# City of Carpinteria
# Planning Commission Agenda
# Monday, February 2, 2026
# Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

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## 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 and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m.and 5:00 p.m., respectively).
- Call 669-900-9128 (and enter Webinar ID 886 2938 3844) to listen to the meeting.
- 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 886 2938 3844.

**How to Provide Public Comments**

- Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Planning Commission 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.
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.

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

may be made available at the meeting.

The Planning Commission reserves the right to change the order in which items are heard. Applicants not in attendance when their item is called may have their item continued to the next regular meeting.

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

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

**Planning Commissioners**
David Allen, Chair
John Moyer, Vice Chair
Glenn La Fevers
Jane L. Benefield
Alexandra Van Antwerp

## Call to Order

## Roll Call

## Pledge of Allegiance

## Introductions, Presentations, Announcements

## Public Comments

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

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

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

## Consent Calendar

1. Approve the minutes of the meeting held December 1, 2025

## New Public Hearing

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

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

2. Coeler New Residence, 333 Linden Avenue
   Planner: Syndi Souter
   Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
   Address: 333 Linden Avenue

   Hearing at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan, Lot Line Adjustment, and a Coastal Development Permit to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet, and a Lot Line Adjustment with the adjacent property at 355 Linden Avenue that would result in two 7,537 square-foot parcels under the provisions of Carpinteria Municipal Code (CMC) §14.14- Planned Residential Development District, §14.68- Development Plan, and §16.12- Map Provisions; and to approve an Exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-440-027 and -028, addressed as 333 and 355 Linden Avenue.

3. Verizon Wireless Communications Facility
   Planner: Bret McNulty
   Applicant: Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC
   Address: 912 Linden Avenue, (other addresses 944, 954, 962, and 970)

   Hearing on the request of Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC to consider Project 25-2336-CUP/CDP/ARB (application filed on March 6, 2025) for approval of a Conditional Use Permit and Coastal Development Permit to allow for installation of a new wireless telecommunications facility with screening on the roof top of an existing single-story retail-commercial building, including two (2) new wireless antenna arrays adjacent to the sides of the Carpinteria clock tower, one (1) new wireless antenna array at the south end of the building , and one (1) battery and radio support equipment enclosure on the roof of an accessory structure at the rear of the building along Cactus Lane, roof top access ladders, and dedicated parking for an emergency generator truck, and installation of utility connections within the Cactus Lane public right of way under the provisions of Section 6409(a) of the federal Spectrum Act; the Carpinteria Municipal Code (CMC) § 14.22 Central Business District, § 14.44 Visitor Serving/Highway Commercial Overlay District, § 14.62.010 Conditional Use Permit, § 14.56 Wireless Communications; and to approve an Exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN: 003-263-029, addressed as 912 Linden Avenue, (other addresses 944, 954, 962, and 970).

## Other Business

## Matters Presented by Commissioners

## Director's Report

4. Action Minutes of the Architectural Review Board Meeting of October 16, 2025 and November 13, 2025
5. Calendar for the month of February
6. Planning Activity Report for January
7. Building Permit Report for January

## Attendance of Planning Commissioners for the Next Meeting

## Adjournment

## Notes

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

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

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

This agenda was posted on January 29, 2026 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

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| **CALL TO ORDER and ROLL CALL**<br>The meeting was called to order at 5:30 p.m. by Chair Allen.<br><br>**Commissioners Present:**<br>David Allen, Chair<br>John Moyer, Vice-Chair<br>Jane L. Benefield<br>Glenn La Fevers<br>Alexandra Van Antwerp<br><br>**Others Present:**<br>Nick Bobroff, Community Development Director<br>Syndi Souter, Senior Planner<br>John Ilasin, Public Works Director | CALL TO ORDER & ROLL CALL |
| **PLEDGE OF ALLEGIANCE –** Chair Allen led the flag salute. | PLEDGE |
| **INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS -** None | ANNOUNCEMENTS |
| **PUBLIC COMMENT**<br><br>Alan Koch commented on the Surfliner Inn project. He questioned the thoroughness and transparency of the Request for Proposals (RFP) process used to select the hotel operator/developer that the City would partner with, and contrasted this with what he described as the robust and transparent RFP process used to select an environmental consultant for the project.<br><br>Nathan Pratt also commented on the Surfliner Inn. Among other things, he said that the RFP process collapsed and there is a lack of documentation. He said it will take six months to approve the project, suggested hiring outside help and asked that staff not be rushed. He also said not having bidders on a project that is on prime real estate is questionable. | PUBLIC COMMENT |
| **CONSENT CALENDAR**<br><br>1) **Minutes of the regular Planning Commission meeting held November 3, 2025**<br><br>MOTION<br>Upon a motion by Commissioner Moyer, seconded by Commissioner Benefield, the Planning Commission voted 5-0 to approve the minutes of the regular Planning Commission meeting of November 3, 2025, as submitted. | CONSENT CALENDAR |

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| **NEW PUBLIC HEARING**<br><br>**2) Burgess-Birk Residence Remodel & Addition, 25-2328-CUP/CDP/ARB**<br>**Address: 748 Maple Avenue**<br>**Applicant: Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk**<br>**Planner: Syndi Souter**<br><br>**Hearing the request of Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk, to consider Project 25-2328-CUP/CDP/ARB (application filed January 28, 2025) for approval of a revision to the Conditions of Approval for a Conditional Use Permit and a Coastal Development Permit to remodel and construct a total of 1,836 square-feet of additions to an existing legal-nonconforming 997 square-foot single-family residence under the provisions of Carpinteria Municipal Code (CMC) §14.14 - Planned Residential Development District and §14.62 - Conditional Use Permit; and to approve an Exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-321-011, addressed as 748 Maple Avenue.**<br><br>DISCLOSURE OF EX-PARTE COMMUNICATIONS<br>Chair Allen said he visited the site and studied the driveway view and tree. He drove around the Concha Loma neighborhood assessing areas with similar impaired visibility and noted the hedges that cause visibility issues. Commissioner Benefield visited twice, took a photo of a very large car that showed plenty of room there, and said neighbors came out to speak to her. Commissioner La Fevers visited the site, observed the tree, and visited similar streets in the city to see driveway entrances with nearby street trees. Commissioner Van Antwerp visited the site, studied the driveway and tree, and surveyed similar Jacarandas on the street and nearby neighborhoods. Commissioner Moyer visited the site and studied where new trees could be planted if this one is taken down.<br><br>Senior Planner Syndi Souter presented the staff report and reviewed action options. She explained the review process and said given the amount of discussion about the tree at the last meeting, staff determined the Planning Commission should be included in the decision whether to remove it.<br><br>Community Development Director Nick Bobroff added that following the | NEW PUBLIC HEARING |

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meeting where the Planning Commission determined the Jacaranda tree should be saved, they became privy to additional information through discussions with Public Works about the reasons for removing it.

Public Works Director John Ilasin stated that the Conditions of Approval include not only removal of the tree but replacement with another one subject to his approval. He spoke about problems with the technical feasibility of improving the existing driveway apron, noting the City's arborist said the tree would be compromised if roots were cut and its location is not ideal next to a driveway apron. He said after physically visiting the site and doing turns out of the driveway, he believes the tree is a potential traffic safety issue that warrants removal. He stressed that the public works director has the authority to remove any street tree that poses a public safety hazard or health risk, although that authority is not always exercised.

Chair Allen questioned how the Planning Commission's suggestion for curving the driveway would compromise the tree more than it is right now (curving after passing the tree to allow entrance to the garage). Ilasin answered technically it could work.

Commissioner Benefield pointed out keeping the area clean around the tree could help, and Public Works Director John Ilasin said the diameter of the trunk is the issue, but they could remove the debris and prune the top.

Commissioner Moyer asked about the Fire Department's response, and Souter said she reached out to Fire Marshall LoMonaco who said there is a hydrant close enough that they would not have to drive their truck into the driveway. She said as a result, the existing 10-foot driveway width is not an issue for the Fire District.

Commissioner Moyer also referred to a photo of the driveway, pointing out that the sightline while backing out is secondary. He said to address the issue of visibility, the curb on either side of the opening needs to be painted red, which does not happen anywhere in town due to the necessity for parking.

Commissioner La Fevers asked if we are violating our standards by not upgrading the current driveway apron and if the Planning Commission's vision for it is even feasible.

Senior Planner Syndi Souter said that even if the tree remains, it is possible it will have to be removed whether the project moves forward or not. She said the driveway is mostly 10 feet wide which meets minimum code except for one little spot that is 9'11."

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PUBLIC HEARING OPENED

Gordon Burgess, applicant, said they tried to figure out how to make the Conditions of Approval work but weren't seeing a way to do it without damaging the tree due to replacement of the curbs.

Chair Allen asked for staff feedback, noting the configuration has been in place for several years. He asked if Public Works could alleviate the requirement that the curb be that extensive.

Public Works Director John Ilasin explained that many times they see design exceptions to the standards and the requirement for sidewalks is standard language.

In response to a question from Allen whether a de novo (new) hearing would be required if a revised project was not approved tonight, Community Development Director Nick Bobroff explained the previous approval would stand. Regarding sidewalk requirements, he explained it is standard boiler plate language. He added there are a number of neighborhoods where sidewalks are not quite the standard, and decisions regarding improvements typically get ironed out during the engineering permit process.

Nathan Pratt described himself as experienced with moving trees. He said the happy compromise is opening up the driveway a little more. He pointed out the area is not a high traffic zone and the value of the tree is around $50,000 if you were to replace it. He thinks a resolution could be worked out.

Patrick O'Connor, ARB member and resident of District 5, pointed out that the reason the tree is a problem is because the rest of the project is non-conforming with respect to setbacks on the other side and back building. He made the following suggestions: Place the driveway on the south side of the property, run it into the back to serve both buildings, redesign the house for the garage on the side that's needed for the fourth garage spot, and give the three-car driveway easement back to the neighbor. He said this is the elephant in the room and it's not a good project at all.

Dylan Chappell, project architect via Zoom, said the tree is not on their property, making it a Public Works issue. It was his understanding that regardless of apron improvements, the obstruction of the tree and sight line was an issue. He said there are a lot of existing non-conforming situations in Carpinteria, and we try to retain those situations, but this happens to be a life safety issue. He acknowledged there is not much traffic but expressed

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concern there are still people walking around and activity with the driveway. He said he would love to keep the tree, but if somebody got hurt, he would put their safety above that tree.

Community Development Director Nick Bobroff stated that Linda Short submitted a written comment prior to the hearing.

PUBLIC HEARING CLOSED

Commissioner Benefield said the topic of cutting trees unnerves her. She said as a street tree Jacarandas provide a shade canopy, their lifespan is 50 to 70 years, and they can live to be 100. She noted the driveway can accommodate a huge SUV with room on each side. She questioned why the driveway cannot enter through the easement in the back. She said she doesn't believe the tree is a visual obstacle, the bottom part can be pruned and nowadays most cars have cameras. She expressed that the applicant has not been a good neighbor and the final blow would be to knock down a beautiful tree. She read an extensive list of benefits provided by street trees, emphasizing there is a reasonable alternative here. She said there is no way that she would approve this change to the project conditions.

Commissioner Moyer described this as more of a discretionary situation. He said he would leave the curb alone and keep the curb radius and tree as they are.

Commissioner La Fevers said he does not believe any conditions should be changed from the previously approved project. He agrees that we ask staff to work with Public Works to look at the apron radius in a way that avoids the bulk of the roots, so we retain the tree. He said the project is an upgrade that he supports, as well as keeping the driveway in its current location. He does not challenge the authority of Public Works to make decisions and requests that we try to work the driveway around the tree.

Commissioner Van Antwerp said it bothers her that it is a situational removal. She noted that the Jacaranda is a tree that is preferred and there is an aging tree population. She said there is a committee for this, and she feels the decision should not be made on an ad hoc basis. There is a financial pie chart that shows how valuable a resource the trees are. She is not looking to change anything at this hearing, she said.

Chair Allen agreed with the commissioners' comments. He said he doesn't want to be perceived as questioning Public Works, noting safety is a paramount consideration but there are balancing considerations. He pointed out cars can be a bigger visual obstruction than a tree and the interval where you back out and cannot see is short. He said if safety was the only

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| criteria there are a lot of things we wouldn't allow, there are examples like this all over town, and you cannot red curb everywhere. He stressed the importance of balancing safety and how people appreciate the street trees. He expressed hope Public Works can make exceptions with the curb cut.<br><br>MOTION<br>Upon a motion by Commissioner La Fevers, seconded by Commissioner Benefield, the Planning Commission voted 5-0 to conceptually deny the request to revise the Conditions of Approval. Motion passed by the following roll call vote: Moyer voted yes, Van Antwerp voted yes, La Fevers voted yes, Benefield voted yes, and Allen voted yes.<br><br>The applicant acknowledged the Planning Commission's direction and indicated the request would be withdrawn. Community Development Director Nick Bobroff clarified that the Planning Commission's conceptual denial would need to return and be made official at the next meeting. He said if the applicant notifies Syndi Souter that they are fine with the Conditions of Approval wanted by the Planning Commission at its previous meeting, the project does not need to be hashed out any further. | |
| **OTHER BUSINESS –** None | OTHER BUSINESS |
| **MATTERS PRESENTED BY COMMISSIONERS**<br><br>Commissioner Van Antwerp shared that she attended a BEACON meeting where there was an amazing presentation from the California Beach Resilience Plan (CBRP) by Dr. Charles Lester and Dr. Kiki Patsch. Topics included sea level rise, beach erosion and adaptation planning. She asked that the presentation be provided to the Planning Commission in some form. Bobroff said there might be a recording he could share and he would look into it. Van Antwerp also asked for additional details and background information regarding the Surfliner Inn project, expressing concern there is a lot of information outside the EIR, as well as process issues about the original RFP, LDDA and more. She said we never had an opportunity to look at alternate land use.<br><br>Community Development Director Nick Bobroff clarified the project has two components: the City acting as a landlord and the City acting as the land use authority. He explained when the project comes before the Planning Commission, the commissioners' role will be land use issues, while other elements will need to go through the City Council. He said materials are available on the City's website to learn more about the project's history. | MATTERS PRESENTED |

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| Chair Allen announced today is the first day of the city ordinance closing the beach's harbor seal haul out, which will last six months. He encouraged people to avoid the area all year round. | |
| **DIRECTOR'S REPORT**<br><br>**3) Architectural Review Board Meeting Minutes of September 25, 2025**<br>**4) City Calendar for the month of December 2025**<br>**5) Planning Activity Report as of November 25, 2025**<br>**6) Building Permit Report as of November 25, 2025**<br><br>Community Development Director Nick Bobroff clarified there will be no December meeting for the General Plan Update Committee (GPUC) at the request of Commissioner Benefield. He added that the Planning Commission has been provided with a proposed hearing schedule for 2026. | DIRECTOR'S REPORT |
| **ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF Monday, January 5, 2026 –** Bobroff said the January 5th meeting would likely be cancelled, with February 2nd likely the next meeting date. All indicated availability for both dates. | ATTENDANCE FOR NEXT MEETING |
| **ADJOURNMENT** – Chair Allen adjourned the meeting at 7:12 p.m.<br><br>_____<br>Secretary, Planning Commission<br><br>**ATTEST:**<br><br>_____<br>Chair, Planning Commission | ADJOURNMENT |

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# PLANNING COMMISSION STAFF REPORT

## MEETING DATE: February 2, 2026

### ITEM FOR CONSIDERATION

## Coeler New Residence

**Project 23-2232-DP/LLA/CDP/ARB**

Request to approve a Development Plan, Lot Line Adjustment, and Coastal Development Permit to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and to accept a categorical exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA).

**Report prepared by:** Syndi Souter, Senior Planner
Community Development Department

SIGNATURE

**Reviewed by**: Nick Bobroff, Director
Community Development Department

SIGNATURE

Owners: Peter and Barbara Coeler

Agent: Dylan Chappell, Architect

Project Location: 333 and 355 Linden Avenue

APNs: 003-440-027 and -028

Zoning: Planned Residential Development (PRD-20)

Land Use Designation: Medium Density Residential (MDR)




## I. RECOMMENDATION

Adopt the attached Resolution No. PC-26-001, thereby approving Project 23-2232-DP/LLA/CDP/ARB to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and to accept a categorical exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA).

# II. PROPOSED PROJECT DESCRIPTION

## Development Plan

The requested Development Plan would allow the construction of a new 3,434 square-foot two-story single-family dwelling with an attached 432 square-foot two-car garage, for a total size of 3,866 square feet. The maximum roof ridge height of the residence would be 23.83 feet above finished grade. The project would include new landscaping and hardscape, including a new curb cut and driveway from Linden Avenue. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place, and a 24-inch diameter Washingtonia robusta (Mexican Fan Palm) street tree is proposed to be removed to construct the new driveway. The 912 square-foot detached garage at 355 Linden Avenue would be demolished to remedy an encroachment onto the 333 Linden Avenue property. Approximately 67 cubic yards of soil would be imported for site preparation. Access would be from Linden Avenue via the new driveway.

## Lot Line Adjustment (LLA)

The project includes a Lot Line Adjustment between 333 and 355 Linden Avenue. The property at 355 Linden Avenue (Parcel A) is 9,787.5 square feet in size and is currently an "L" shaped lot with a portion of its property extending behind 333 Linden Avenue. The property at 333 Linden Avenue (Parcel B) is a 5,287.5 square-foot rectangular lot. The LLA would reconfigure the common lot lines to become a single straight line between the two parcels and take 2,250 square feet from Parcel A and add it to Parcel B, resulting in two equally sized 7,537.5 square-foot parcels.

## Coastal Development Permit

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

Proposed plans are included as Attachment A, Exhibit 2. Story poles for a prior design were erected on April 14, 2025, and are substantially similar in height and locations as the current proposal; photographs can be found in Attachment B.

# III. BACKGROUND

## Site Characteristics and Background

The project area consists of two separate parcels. The property at 355 Linden Avenue (Parcel A) is located at the corner of Linden Avenue and Dorrance Way and is presently developed with a 2,460 square-foot two-story residential structure and a 912 square-foot detached garage. The property at 333 Linden Avenue (Parcel B) is a vacant parcel that is 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field. The project site is located in the Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by a two-story residence with accessory structures and The Spot restaurant to the north, Linden Field and the Carpinteria State Beach campgrounds to the east (across Linden Avenue), a two-story single-family residence to the south, and a vacant lot and residences to the west. The general vicinity contains one- and two-story residential structures.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. The site is, however, located in an area identified as being vulnerable to future sea level rise impacts as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP).[1]

## Architectural Review Board

*Concept Review*

A concept proposal, Project #22-2177-CON, for a duplex on this site was previously reviewed by the Architectural Review Board (ARB) on December 15, 2022 prior to the formal project application submittal on July 13, 2023. (Note that the formal application was originally also for a duplex, and the plans have since been revised for a single-family dwelling.) The ARB had the following comments on the concept proposal for this site:

- The architecture is very "Santa Barbara" style; instead of Spanish, consider a bungalow or Monterey style of architecture,
- Lower the plate heights and step in the second story to bring the massing down as viewed from the street,
- Use colors that add variety to better fit the neighborhood,
- Increase the setbacks and reduce the overall massing, and
- The garage doors facing the street were acceptable, but narrow the driveway width.

*Preliminary Review*

A formal project application for a new duplex on the site was submitted on July 13, 2023, and subsequently revised plans for a Spanish/Mediterranean style 3,251 square-foot two-story single-family residence with an attached 426 square-foot two-car garage, for a total size of 3,677 square feet with a maximum height of 24.42 feet, were submitted in December 2024. The proposal for the single-family residence received preliminary review by the ARB on May 1, 2025. At that meeting, one neighbor spoke and submitted a comment letter raising concerns about privacy, the height and size of the residence, and the architectural style. Another neighbor submitted only a comment letter with concerns about privacy and sea level rise impacts.

The ARB reviewed the design for the single-family dwelling and voted 4-0 to continue the project to a future meeting with the following comments:

- The Spanish/Mediterranean style is acceptable,
- The "muscular" massing should be scaled down to a scale similar to the residence at 355 Linden Avenue,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,
- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and

[1] The City's SLRVAAP can be found on the website here: https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-local-coastal-plan-update/

- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed.

The plans were revised in response to the ARB comments with the following changes:

- A Lot Line Adjustment was incorporated into the project which would reconfigure the lot line between the property at 355 Linden Avenue (which is currently an "L-shaped" parcel) and the project site to create two parallel parcels of equal size at 7,537 square-feet;
- The size of the residence was increased by 189 square feet and a new 356 square-foot covered porch was added to the rear of the residence;
- The plate heights on the second story were reduced to a range of 7.5-feet to 9.5-feet, which lowered the overall height from 24.42-feet to 23.83-feet, a reduction of seven inches;
- The floor plan was reconfigured with the main living area accessible to the backyard and now contains four bedrooms;
- Pop-outs with open gable roofs have been added to the side and rear elevations to articulate the massing;
- The design has been "softened" with more Mediterranean style details and features such as: additional arched windows, adding Santa Barbara stone accents to the front and side walls, the roof pitch on the second story was raised from 2.5:12 to 4:12, the incorporation of shallow or no roof overhangs, additional scallop details in the stucco below the areas without a roof overhang, and an additional tiled arch surround on the northern garage window;
- The second floor has been "wedding-caked" above the first floor at distances ranging from 7-feet to 2-feet on the sides and set back 18.5 feet from the front;
- The landscaping plan has been revised to include a variety of ornamental flowering shrubs and grasses, in addition to perimeter hedges and a lawn area with olive trees in the rear yard; and
- The proposal continues to retain the existing 30-inch diameter native Platanus racemosa (Western Sycamore) that is located at the front of the property, and a tree protection plan has been prepared for the project (see Sheet TPP0.0 in Attachment A, Exhibit 2).

The revised design for the single-family residence received a second preliminary review by the ARB on November 13, 2025. No public comment letters were submitted, and one member of the public spoke with concerns about the existing hedge height blocking views of the story poles, suspicions that the new residence would be a vacation rental, and the size of the proposed residence. The ARB members were generally happy with the revised design, and voted 4-0 to recommend preliminary approval to the Planning Commission with the following comments on the revised design:

- A tree should be added in the planter on the north side of the driveway;
- Additional landscaping should be added along the common property line with the adjacent residence at 355 Linden Avenue; and
- Consider a darker cream/beige stucco color, similar to the color of the stucco at Dart Coffee in Linden Square.

In preparation for the Planning Commission's review of the project, the plans have been updated in response to the ARB comments with the following changes:

- The landscaping plan has been updated to include an olive tree and additional shrubs along the northern property line to soften views from the street; and
- The proposed color for the stucco remains Navajo White, due to the subsequent Final ARB approval of the new residence at 4949 Dorrance Way with a darker cream/beige stucco color (Greek Villa), to avoid two houses with the same color in close proximity.

Copies of the Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB meetings are included in Attachment C.

## IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(a), (b), (c), and (f) (minor alterations to land); 15305(a) (minor alterations in land use limitations); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 3 Exemptions include, but are not limited to, the construction of a new single-family residence. Class 4 Exemptions allow for minor alterations to land that include grading on land with a slope of less than 10%, new landscaping, and minor trenching and backfilling where the surface is restored. Class 5 Exemptions allow for minor lot line adjustments that do not result in the creation of a new parcel. Class 32 Exemptions allow for in-fill development projects provided the project: is consistent with the applicable general plan policies and zoning regulations; the site is within city limits on a site no larger than five acres surrounded by urban uses; the site has no habitat value for rare, threatened, or endangered species; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The project meets the requirements for the listed Categorical Exemptions as the project includes the construction of a new single-family residence, associated grading (including utility trenches and over-excavation and recompaction for the foundation), landscaping improvements, and a lot line adjustment that would not create a new parcel; wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

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

## V. ANALYSIS

The discussion below provides an analysis of the project in terms of its compliance with the development standards of Title 14, Zoning, and Title 16, Subdivisions, of the Carpinteria Municipal Code (CMC), and with the objectives and policies of the City's General Plan/Coastal Land Use Plan.

## Carpinteria Municipal Code (CMC)

A single-family residence is a permissible use in the PRD-20 district, subject to specific development standards and approval of a Development Plan and Coastal Development Permit by the Planning Commission. Pursuant to CMC §16.12.010 - Exceptions to map requirements, the lot line adjustment does not require a tentative map because the parcels are adjacent and land is being taken from one parcel and added to the adjacent parcel, and no additional parcels are created. The proposed lot line adjustment meets these criteria, and can therefore be approved by the Planning Commission.
The following table identifies the project's conformance with applicable Planned Residential Development District and other CMC requirements:

| Standard | Requirement/Allowance | Proposal- 333 Linden Avenue |
|---|---|---|
| Setbacks | | |
| Front (Linden Avenue) | 50 feet from centerline of street or 20 feet from property line, whichever is greater. | 60 feet from centerline of street; 20 feet from property line |
| Side (North) | 5 feet | 5 feet |
| Side (South) | 5 feet | 5 feet |
| Rear (West) | 15 feet | 64 feet |
| Height | 30 feet max. | 23-feet 10-inches max. |
| Building Coverage | 50% max. (3,768 square feet) | Pre-LLA: 46.4% (2,452 square feet)<br>Post-LLA: 32.5% (2,452 square feet) |
| Open Space & Landscaping | 20% min. (1,507 square feet) | Pre-LLA: 47% (2,274 square feet)<br>Post-LLA: 63% (4,725 square feet) |
| Density | 20 units/acre<br>Pre-LLA: 2 units max.<br>Post LLA: 3 units max. | 1 unit (pre- and post-LLA) |
| Parking | 2 garage spaces | 2 garage spaces |
| Driveway Width | 16 feet max. | 16 feet |

*Development Plan Approval*

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

a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*
b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

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

Staff believes all of the necessary findings can be made. The proposed project is consistent with the type and intensity of development anticipated in urbanized areas of the City's beach neighborhood. The project is an in-fill development project resulting in the construction of a new single-family dwelling. With the approval of the requested Lot Line Adjustment, the project would be consistent with all applicable requirements of the City's General Plan/Coastal Land Use Plan and Carpinteria Municipal Code, including Title 14, Zoning. The property is not located in a flood or fire hazard zone, nor is the project located in an area encumbered with any easements or sensitive habitats. Appropriate conditions have been included in the project conditions of approval to address parking, geologic hazards, construction noise, water quality, risk of future sea level rise, and air quality considerations. Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report.

*Demolition of the Detached Garage at 355 Linden Avenue*

The rear wall of the existing detached 912 square-foot garage at 355 Linden Avenue encroaches approximately six inches onto the property at 333 Linden Avenue. During the project review, the applicant team opted to demolish the garage instead of including a re-alignment of that section of the common property line with the Lot Line Adjustment proposal. In the future, under a separate permit application, the applicant team plans to make improvements to the property at 355 Linden Avenue which will likely include a new garage structure. The demolition of the garage, which would result in no covered parking onsite, is permissible under the provisions of AB 2097, which eliminates the requirement for dedicated onsite parking spaces for residential uses within one-half mile of the Amtrak Station. As such, the State law with California Coastal Commission support, supersedes the CMC requirements for residential parking spaces.

**Subdivision Requirements, Title 16 CMC**

Title 16 of the Carpinteria Municipal Code (CMC) regulates land subdivisions, mergers, and lot line adjustments in conformance with the California Subdivision Map Act. For the proposed lot line adjustment, neither a tentative or final parcel map is required pursuant to the exception listed in CMC §16.12.010.E, which states, "A lot line adjustment between two or more existing adjacent parcels [is exempt from the requirements of this Title], where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, provided the lot line adjustment is approved by the planning commission." The proposed lot line adjustment meets this exception as it would result in 2,250 square feet of land taken from the 355 Linden Avenue parcel and added to the adjacent 333 Linden Avenue parcel, and the properties would remain as only two legal lots. The parcel at 355 Linden Avenue would decrease in

size from 9,787.5 square feet to 7,537.5 square feet, and the parcel at 333 Linden Avenue would increase in size from 5,287.5 square feet to 7,537.5 square feet. Thus, the lot line adjustment would result in two equally sized parcels that conform to the current 7,000 square-foot minimum lot size for a residential parcel.

Additionally, the maximum density allowed for both parcels combined would remain at a total of six units. The maximum density in the PRD-20 zone district is 20 units per acre. Presently, the 9,787.5 square-foot parcel at 355 Linden Avenue could contain up to four units, and the 5,287.5 square-foot parcel could contain up to two units, for a total of six units. The lot line adjustment would result in two 7,537.5 square-foot parcels, which could contain up to three units each, for a total of six units. As such, the lot line adjustment would not increase the total allowed density.

For more detail, see the attached Lot Line Adjustment Site Plan and Exhibit included in Attachment A, Exhibit 2.

**General Plan/Coastal Land Use Plan**

The project site has a General Plan/Coastal Land Use Plan designation of Medium Density Residential (MDR) and is within Design Subarea 1 (Beach Neighborhood) of the Community Design Element and is subject to the following policies:

*Land Use Element*

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

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

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

**Policy LU-3l:** *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed project represents an in-fill development project that would result in a gain of one dwelling unit on a site located in an urbanized, developed part of the City's beach neighborhood and zoned for a density of up to three units. Such infill projects are generally encouraged by the above-stated Objective and Policies, provided they are developed in a manner that is consistent with the rest of the City's policies and regulations, as discussed below.

*Circulation Element*

**Policy C-3c:** *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the City's master plan.*

**Policy C-3h:** *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements function. This shall include construction traffic and the designation of construction routes.*

**Policy C-8f:** *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

**Policy C-9o:** *Require well-designed walkways as a condition to new development approval.*

The site fronts Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and bicyclists. Sidewalks line both sides of the street in this area, and a bike lane runs along the western (southbound) side of Linden Avenue. The proposal would introduce a new low 2.5-foot-tall stucco wall and a driveway with a garage that would back-out onto Linden Avenue. The low wall height would enable adequate vision clearance during ingress and egress for line-of-sight and pedestrian travel along the sidewalk.

*Open Space, Recreation, & Conservation Element*

**Policy OSC-7a:** *Oak trees and oak woodlands, because they are particularly sensitive to environmental conditions, as well as walnut, sycamore, and other native trees, shall be protected through appropriate development standards.*

The project site contains a 30-inch diameter Platanus racemosa (Western Sycamore). Through the course of the project design, the applicant has modified the layout of the proposed residence to retain the sycamore tree and protect the critical root zone to the maximum extent feasible. An arborist has prepared a Tree Protection Plan which includes measures to protect the tree and its roots during site preparation and construction (see Sheet TPP0.0 in Attachment A, Exhibit 2). The recommendations included in the Tree Protection Plan have been incorporated into the project conditions of approval.

*Safety Element*

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

The project site is not currently located in the designated 100-year floodplain, nor is it proposed be on the forthcoming updated FIRM maps. However, the site is located in an area projected to become increasingly vulnerable to flooding impacts. These vulnerabilities, as discussed above, are liable to become more pronounced in the future as a result of rising sea levels, as discussed in the City's SLRVAAP, which shows the subject property as being vulnerable to flooding impacts resulting from five-feet or more of sea level rise by 2100.

Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations be taken into account for all new development in identified vulnerable areas. The proposed project could voluntarily incorporate SLR adaptation measures (such as using a raised foundation) into the design to reduce potential impacts from SLR that may occur during the economic lifetime of any new development on the site.

*Noise Element*

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

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached recommended Conditions of Approval (Attachment A, Exhibit 3).

*Citywide Community Design Element Objectives and Policies*

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

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

The surrounding neighborhood contains primarily vernacular cottage and Craftsman style residences ranging from one to two stories. A few Spanish/Mediterranean residences are located throughout the Beach Neighborhood, including the residence just north of the project site (355 Linden Avenue). The size, massing, and height of the proposed residence is comparable to other newer two-story structures in the vicinity. Additionally, the height is lower than the adjacent two-story residence to the north, but higher than the adjacent two-story cottage to the south, so the residence would create a "stepped-down" transition between the existing adjacent structures on Linden Avenue.

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

Although views of the ocean and mountains are available from the site, the proposed project would not significantly block any public views as the building footprint, location, and massing are generally in line with adjacent development to the north and south.

**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-5a:** *Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

**Policy CD-5b:** *Garages should not dominate views from any public street.*

**Policy CD-5c:** *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

**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.*

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

**Policy CD-10b:** *Frontages where residential uses abut a major thoroughfare should include buffering elements such as yards, forecourts, courtyards, and tree rows. Sound walls are the most primitive form of buffer and should be used only where other methods are impractical. If sound walls are used they should be attractive and well landscaped.*

The proposed site fronts on Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and vehicles. Welcoming features to the proposed unit include large windows, doors, and balconies facing Linden Avenue and a low stucco wall with a wooden gate around the front yard area. Landscaping is proposed along the sidewalk in front of the wall. The garage comprises 22.87-feet, or 65% of the front elevation. However, it should be noted that the site is only 45-feet wide, with 35-feet of buildable width given the five-foot side yard setbacks, and the design meets the minimum interior dimensions for a two-car garage at 18-feet deep by 18-feet wide. As such, the garage has been designed to be as small as possible with two single-wide doors to minimize views of the garage from the street and well-articulated, making use of decorative materials and quality detailing. The low 2.5-foot-tall stucco wall along the property's frontage could provide some physical buffering from the highly trafficked Linden Avenue right-of-way.

**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.*

An ornamental sconce is proposed at the side of the garage near the pathway to the entrance. Additionally, hanging lantern-style exterior lights and landscaping pathway lights are proposed for the new residence, as shown on the colors and materials board and on Sheet A6.0 of the plans in Attachment A, Exhibit 2. The specifications for the exterior light fixtures would be reviewed during Final ARB review for consistency with this Objective and Policy.

**Objective CD-14:** *Protect and preserve natural resources by reducing energy consumption.*

**Policy CD-14a:** *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

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

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

Any development on this site would be required to, at minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures, including roof-mounted solar panels. Future site landscaping would be expected to comply with the applicable design policies and water conservation requirements promoting the use of low water use, native or locally adapted species.

*Subarea 1 (Beach Neighborhood) Objectives and Policies*

**Objective CDS1-2:** *Enhance the pedestrian character of the neighborhood streets.*

**Objective CDS1-3:** *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

**CDS1-Implementation Policy 1:** *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

**CDS1-Implementation Policy 2:** *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

**CDS1-Implementation Policy 4:** *No more than 50 percent of the facade width should be occupied by garage doors.*

**CDS1-Implementation Policy 5:** *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children's play areas and/or sitting areas.*

**CDS1-Implementation Policy 7:** *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from "walling off' the beach from the town.*

**CDS1-Implementation Policy 8:** *Building articulation is encouraged: e.g., balconies, bay windows, dormers, porches and pergolas.*

**CDS1-Implementation Policy 10:** *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed design would be articulated with plate heights ranging from 7.5- to 9.5-feet, a combination of gable, hip, and shed roofs, with portions of the elevations "popped-out" and stepped back in various locations. The second story balconies add further depth to the proposal. A 2.5-foot-tall stucco wall with a wooden gate and landscaping would separate the private front yard area from the street. The lower-level finished floor would be approximately eight-inches above existing grade.

The design of the proposed residence consists of varying one- and two-story elements, to avoid a "boxy" building design.

The site is constrained due to width, and as such, the proposed garage encompasses 65% of the lower front elevation of the residence. As discussed above, the garage has been designed to meet the minimum interior dimensions but would nevertheless unavoidably exceed the intent of Implementation Policy 4, above. In an attempt to mitigate this, the proposed garage bays would have individual wooden doors (which comprise 46% of the street elevation) and would have a shed roof above to soften the presence of the garage facing the street.

*Beach Neighborhood Residential Design Guidelines*

**DG 1:** *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposed residence does not encroach into the side yard encroachment plane, so the proposal is compliant with DG 1. Please see the left side of the East Elevation on Sheet A3.1 of the plans in Attachment A, Exhibit 2.

**DG 2:** *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

The proposed size, bulk, and scale of the revised residence appear to be generally similar to and compatible with surrounding newer homes and buildings in the Beach Neighborhood, and the second story plate heights and overall height have been reduced to better relate to the immediately adjacent residences. The Spanish/Mediterranean architectural style is not common in the Beach Neighborhood, however the variety of architectural styles, massing, and colors/materials helps to define the Beach Neighborhood's "small beach town" character.

**DG 3:** *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

**DG 4:** *For single family dwellings, the second story should comprise not more than 40% of the total building square footage (including garages).*

**DG 5:** *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

**DG 7:** *Maximum building heights over 26 feet for two-story structures are discouraged.*

The massing of the proposed residence is variegated between the one- and two-story portions, in addition to the second story balconies. The proposal complies with DG 4 with the second story at

36.5% of the total square footage. The proposed second-story is stepped back 18.5-feet from the lower ground floor façade, so the proposal complies with DG 5. The maximum height of the proposed residence would be 23.83-feet, so the proposal is compliant with DG 7.

**DG 10:** *Building facades longer than 20 feet should incorporate design features such as larger windows or off-set wall planes.*

The proposed front and rear façades are 35-feet wide, and the sides are longer. The elevations incorporate off-set wall planes, varying plate heights, a variety of window sizes and shapes, wooden garage doors, a stone wrap around the base of the garage, stone accent walls, and wooden trellis accents. These elements appear to meet the intention of DG 10.

**DG 12:** *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

As discussed previously, the proposed roof incorporates front-and rear-facing gables, small open gables over the pop-outs along the sides, a hip roof over the covered porch at the rear, and a shed roofs above the primary bath and garage doors. These variations break up the roof mass and appear to comply with the intention of DG 12. A roof plan with more information on the roof design and layout can be found on Sheet A2.2 of the enclosed plans in Attachment A, Exhibit 2.

**DG 13:** *Frontages that include porches and/or yards where residents may sit or interact with the public realm are encouraged. A boundary such as a landscape feature between the public realm (i.e., the street or sidewalk) and the private realm (the private property) may exist, but not in a manner that prevents the desired interaction.*

**DG 15:** *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

The portion of the front yard that does not include the driveway would be surrounded by a proposed 2.5-foot-tall stucco wall with a wooden gate for access. The gate would open from Linden Avenue into the front yard area. The low wall and gate would create an open feeling between the public and private spaces.

**DG 17:** *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

**DG 18:** *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

Due to the nature of the site and the desire to retain the sycamore tree, the driveway and garage are proposed to be located at the front of the residence facing the street. The garage has been designed with the minimum dimensions and will have two separate doors and a stone wrap at the base to break

up the elevation. The face of the garage wall over the doors would be covered by a shed roof with exposed wooden beams, rafter tails, and supports.

**DG 20:** *The selected architectural style should include the primary identifying features indicative of that style.*

**DG 21:** *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

**DG 22:** *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

**DG 23:** *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

**DG 24:** *Exterior architectural detail and treatment should be carried around all sides of the building.*

**DG 25:** *Muted tones are encouraged or other colors determined to be appropriate by the Architectural Review Board.*

**DG 26:** *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The proposed design incorporates white stucco walls, a red tile roof, and exposed wooden beams with rafter tails, all of which are trademark features of the Spanish/Mediterranean architectural style. The architectural details, including stucco scallops along the roof edges, stone accents, wooden doors and gates, and lanterns are fine details that further embellish the quality of the design. The front second story balcony over the garage would primarily overlook the street and would be located approximately 16-feet away from the northerly neighboring residence, which is also two stories and located towards the street. The smaller front second story balcony would overlook the front courtyard and would be set back approximately 60-feet from the nearest adjacent neighbor, so minimal privacy impacts are anticipated. Lastly, the rear second story balcony would overlook the covered porch roof and rear yard.

**DG 27:** *Trees, shrubs and other low plantings should be compatible with the surrounding landscape and urban form. Plantings should include native or drought-tolerant species and trees that complement the public realm. Native species are encouraged where appropriate.*

**DG 29:** *Landscaping should allow visibility of the building and complement its architecture, without hindering privacy or causing excessive shading or leaf litter on adjacent lots.*

**DG 30:** *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

**DG 31:** *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

The proposed landscape/hardscape plan has been prepared to work around the existing sycamore tree. The hardscape materials include permeable pavers for the driveway, north side pathway, and rear patio area. The front walkway, courtyard, south side pathway, and rear covered porch flooring would be flagstone. The bulk of the front yard, under the sycamore tree, would be decomposed granite. Landscaping includes a fruitless olive tree with flowering shrubs and grasses in the front, side hedges, and a lawn area with fruitless olive trees in the backyard. Shrubs would be planted around the perimeter of the site with planters at the front along Linden Avenue to provide a buffer along the street frontage.

**DG 32:** *Exposed walls should be finished with stone, stucco or other aesthetic treatment.*

**DG 33:** *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

**DG 34:** *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, a new 2.5-foot-tall stucco wall with a wooden gate is proposed to enclose the front yard area. This style of wall is consistent with the proposed Spanish/Mediterranean style of architecture for the residence. A landscaped planter is proposed in front of the wall to provide screening and softening.

**DG 36:** *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum heights necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

The proposed plans show a sconce and specify hanging-lantern fixtures and pathway lights to provide exterior lighting. The proposed conditions of approval require that the ARB review the specifications for the proposed exterior lighting for compliance with the above measure and the City's general night-sky friendly lighting policies.

*Housing Element*

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

***Goals:***

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

***Policies:***

- *Adequate Sites: Provide and maintain sufficient sites in the General Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.*
- *Housing Types: In the General Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.*
- *Accessory Dwelling Units: Promote the development of ADUs consistent with State law and City regulations.*
- *Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.*

The proposal would provide a four-bedroom single-family dwelling, which is one of the types of housing that has been identified as needed within the City. The project would result in a gain of one new housing unit for the RHNA.

## VI. DEVELOPMENT IMPACT FEES

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

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

### Estimated Development Impact Fees

**For one new single-family residential unit, based on 3,434 square-feet of new habitable area.**

| Fee Type | Fee Per Square-Foot<br>Unless noted otherwise | Total Fee |
|---|---|---|
| **Streets and Thoroughfares** | $0.12 | $412.08 |
| **Highway Interchanges & Bridges** | $1.68 | $5,769.12 |
| **Traffic Control Facilities** | $0.20 | $686.80 |
| **General Facilities & Equipment** | $0.95 | $3,262.30 |
| **Storm Drainage Facilities** | $1.78 | $6,112.52 |
| **Quimby/Parkland Acquisition** | n/a | n/a |
| **Parks and Recreational Facilities** | $5.63 | $19,333.42 |
| **Aquatics Facilities** | $0.34 | $1,167.56 |
| **TOTAL DIFs** | | **$36,743.80** |

**Other Estimated Fees**

| Fee Type | Fee Per Unit<br>Unless noted otherwise | Total Fee |
|---|---|---|
| **Carp.-Summerland Fire District** | | |
| Fire Mitigation Fee | $3,261.59 | $3,261.59 |
| Fire Protection Certificate | $ 229.00 | $229.00 |
| **Carpinteria Sanitary District** | | |
| Development Impact Fee | $6,746.00 | $6,746.00 |
| Sewer Service Charge | $800.70/unit/yr. | $800.70/yr. |
| **School District** | | |
| Residential (habitable area) | $3.48/sq. ft. | $11,950.32 |
| **New Construction Tax** | $500.00 | $500.00 |
| **Landscape Bond** | $500.00 or $0.03/sq. ft. | $500.00 |
| **TOTAL Other Fees** | | **$23,987.61** |

## VII. ACTION OPTIONS

1. Adopt Resolution No. PC-26-001, thereby approving Project 23-2232-DP/LLA/CDP/ARB to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and accept the CEQA Notice of Exemption; and adopt the Findings for Approval in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3. (Staff's recommendation)

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

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

## VIII. ATTACHMENTS

Attachment A Resolution PC-26-001
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval

Attachment B Story Pole Photographs

Attachment C Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB Meetings

Attachment D CEQA Notice of Exemption

# Attachment A
# Resolution PC-26-001

## Coeler New Residence
## 23-2232-DP/LLA/CDP/ARB

## February 2, 2026

**RESOLUTION NO. PC-26-001**

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN, LOT LINE ADJUSTMENT, AND COASTAL DEVELOPMENT PERMIT FOR PROJECT 23-2232-DP/LLA/CDP/ARB FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE, AND ADJUST THE LOT LINE WITH THE ADJACENT PROPERTY AT 355 LINDEN AVENUE. THE PROJECT IS LOCATED AT 333 & 355 LINDEN AVENUE (APNs 003-440-027 & -028), REQUESTED BY DYLAN CHAPPELL.**

**WHEREAS,** the Carpinteria Planning Commission has considered an application for a Development Plan, Lot Line Adjustment, and Coastal Development Permit filed by Dylan Chappell, Architect, on behalf of Peter and Barbara Coeler on July 13, 2023, to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage and adjust the lot line with the adjacent property at 355 Linden Avenue; and

**WHEREAS,** the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 13, 2025; and

**WHEREAS,** the City of Carpinteria Architectural Review Board considered the proposed project at their December 15, 2022, May 1, 2025, and November 13, 2025 meetings, wherein the project was recommended for preliminary approval; and

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

**WHEREAS,** the project is categorically exempt from the California Environmental Quality Act under Guidelines Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); 15305(a) (minor alterations in land use limitations); and 15332 (in-fill development projects); and

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

**NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:**

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

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and

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

***PASSED, APPROVED AND ADOPTED*** this 2nd day of February 2026, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

_____
David Allen, Chair

**ATTEST:**

_____
Nick Bobroff, Secretary

***I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 2nd day of February 2026.***

# Attachment A
# Exhibit 1:
# Findings for Approval

**Coeler New Residence**
**23-2232-DP/LLA/CDP/ARB**

**February 2, 2026**

**ATTACHMENT A**
**EXHIBIT 1: FINDINGS FOR APPROVAL**

**CITY OF CARPINTERIA PLANNING COMMISSION HEARING**
**PROJECT NO. 23-2232-DP/LLA/CDP/ARB**
**FEBRUARY 2, 2026**

**COELER NEW RESIDENCE & LOT LINE ADJUSTMENT**
**333 & 355 LINDEN AVENUE**

**REQUESTED BY DYLAN CHAPPELL**

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

### 1.0 Administrative Findings

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

### 1.1 Procedures

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

a. An application for a Development Plan, Lot Line Adjustment and Coastal Development Permit was submitted on July 13, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 13, 2025. Said application and all related material have been available for public review at City offices since the date of submittal.

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

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

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

## 1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); 15305(a) (minor alterations in land use limitations); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single-family dwelling with an attached garage, associated grading and landscaping, and a minor lot line adjustment that does not result in the creation of a new parcel, on a lot in an urbanized part of the City with no habitat value and with access to all necessary services and utilities.

## 1.3 Development Plan Findings

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

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

   As presented in the staff report prepared for the Planning Commission hearing of February 2, 2026, and herein incorporated by reference, the project involves the construction of a new two-story single-family dwelling with an attached garage pursuant to Chapter 14.14, Planned Residential Development (PRD), and a minor lot line adjustment pursuant to Title 16, Subdivisions, of the City's Municipal Code. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family dwelling and that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements consistent with the Spanish/Mediterranean style. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation, & Conservation, Safety, Noise, and Housing Elements.

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

   The subject parcel is not located within a known geologic, floodplain, or fire hazard zone. The property is not in an area presently subject to the requirements of the City's Interim Sea Level Rise Guidance document for new- or re-development. The proposed density is within the limits defined within the City's zoning district and land use designation.

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

   The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood. An existing native sycamore tree would be preserved on the project site. There are no known other sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise. A condition has also been included requiring adherence to the requirements of the Tree Protection Plan for the preserved-in-place sycamore tree.

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

   There are no known recorded easements on the property for public access or public utilities. No new easements are required of the project as a condition of approval. The project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

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

   The project does not have the potential to adversely affect these services in that these services are currently available to the property and for the surrounding residences located throughout the neighborhood. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

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

The project involves the construction of a new single-family residence with an attached garage within an urbanized, residential part of the City. The proposed structure is compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated February 2, 2026. The demolition of the detached garage at 355 Linden Avenue to remedy the encroachment onto the property at 333 Linden Avenue is permissible under the provisions of AB 2097, and the area of the demolished garage would remain as an open area for onsite uncovered parking.

### 1.4 Lot Line Adjustment Finding

Pursuant to the Subdivision Map Act and Title 16 of the Carpinteria Municipal Code, it has been found that the Lot Line Adjustment requested may be issued based on the following finding:

1. *A lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency. A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements. No tentative map, parcel map, or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code.*

   The proposed lot line adjustment is between two legal lots and would result in 2,250 square feet of land taken from the 355 Linden Avenue parcel and added to the adjacent 333 Linden Avenue parcel, and the properties would remain as only two legal lots. The parcel at 355 Linden Avenue would decrease in size from 9,787.5 square feet to 7,537.5 square feet, and the parcel at 333 Linden Avenue would increase in size from 5,287.5 square feet to 7,537.5 square feet. The adjusted parcels would be consistent with the City's Local Coastal Plan/General Plan and the Carpinteria Municipal Code. Therefore, this finding can be made.

## 1.5 Coastal Development Permit Finding

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

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

   The project involves the construction of a new two-story single-family dwelling with an attached garage pursuant to Chapter 14.14, Planned Residential Development, and a minor lot line adjustment pursuant to Title 16, Subdivisions, of the City's Municipal Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated.

   An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of February 2, 2026, and herein incorporated by reference. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout, and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation, & Conservation, Safety, Noise, and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

# Attachment A
# Exhibit 2:
# Reduced Plan Set

**Coeler New Residence**
**23-2232-DP/LLA/CDP/ARB**

**February 2, 2026**

# 333 LINDEN AVE

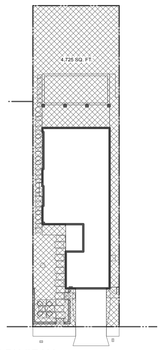
## BIRDSEYE VIEW



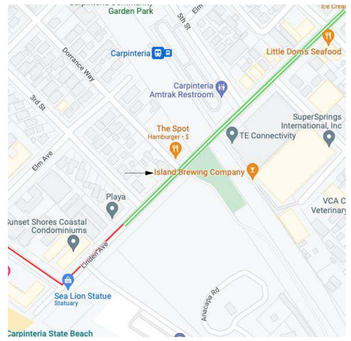
## FEMA FIRM




## OPEN SPACE DIAGRAM




## VICINITY MAP




## GOVERNING AGENCY

CITY OF CARPINTERIA

## PROJECT INFORMATION

| | |
|---|---|
| PROJECT ADDRESS | 333 LINDEN AVE<br>CARPINTERIA, CA 93013 |
| ASSESSOR'S PARCEL NUMBER | 003-440-028 |
| LOT AREA | 7,537.5 SQ. FT. 30% |
| ZONE | PRD-20 |
| OCCUPANCY | R-3, U |
| BUILDING TYPE | SFR |
| CONSTRUCTION TYPE | V-B |
| FIRE HAZARD | NO |
| FIRE SPRINKLERS REQUIRED | YES |
| GENERAL PLAN | |
| FLOOD ZONE DESIGNATION | X |
| SLOPE | 2% |
| STORMWATER MANAGEMENT PLAN | |
| MAX BUILDING HEIGHT | 30' |
| PROPOSED BUILDING HEIGHT | 23'-10" 7" |
| SETBACKS | FRONT: 50' FROM CL OF STREET or 20', SIDE 5' REAR: 15' |
| PARKING | 2 GARAGE SPACES PROVIDED |

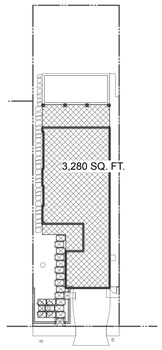
## PROJECT AREAS

| SQUARE FOOTAGE | EXISTING (SF) | | PROPOSED (SF) | |
|---|---|---|---|---|
| | NET | GROSS | NET | GROSS |
| 1ST FLOOR [LC] | | | | 1,945 |
| 2ND FLOOR | | | | 1,414 |
| HOUSE TOTAL | | | | 3,359 |
| GARAGE [LC] | | | | 432 |
| 1ST FLOOR COVERED PORCH | | | | 356 |
| 2ND FLOOR BALCONIES | | | | 468 |
| LOGGIA [LC] | | | | 75 |

| LOT COVERAGE DATA | PROPOSED (SF) | | |
|---|---|---|---|
| SITE | 7,537.5 | 100% | 30% |
| BUILDING FOOTPRINT (LOT COVERAGE) | 2,511 | 33% | 13% |
| MAX LOT COVERAGE ALLOWED | 3,769 | 50% | 1,258 |
| HARDSCAPE ( IMPERVIOUS) | 0 | 0% | |
| LANDSCAPE | 3,063 | 41% | 9% |
| PERMEABLE PAVERS | 1,963 | 26% | |
| COMMON OPEN SPACE PROVIDED | 4,725 | 63% | 16% |
| COMMON OPEN SPACE REQUIRED | 1,507 | 20% | |

**GRADING STATS:**
**REQUIRED BY OVER EXCAVATION AND RECOMPACTION**
**667 CY CUT, 667 CY FILL, 67 CY IMPORT**

## IMPERVIOUS DIAGRAM




## CODE COMPLIANCE

"FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT"

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE

CITY OF CARPINTERIA MUNICIPAL CODE

## SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS:

1. MINIMUM AIRFLOW
2. VERIFIED EER / SEER
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS/ CFM
5. DUCT LEAKAGE TESTING

**SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS**

## PROJECT TEAM

| | |
|---|---|
| **OWNER** | **PETER AND BARBARA COOLER**<br>**PB LIVING TRUST**<br>12716 RIVERSIDE DRIVE<br>VALLEY VILLAGE, CA 91607 |
| **ARCHITECT** | **DYLAN CHAPPELL**<br>DYLAN CHAPPELL ARCHITECTS<br>PO BOX 8291<br>MAMMOTH LAKES, CA 93546 |

## STREET VIEW




## STORMWATER

Stormwater Control Plan for Small (Tier1) Projects

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

| | |
|---|---|
| Project Name / Case File Number | 333 LINDEN AVE |
| Project Location<br>[Street Address if available, or intersection and/or APN] | 333 LINDEN AVE.<br>003-440-028 |
| Name of Owner or Developer | PB LIVING TRUST |
| Project Type and Description<br>[Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"] | **SFR** |
| Total New Impervious Surface Area (square feet)<br>[Sum of currently pervious areas that will be covered with new impervious surfaces] | 3,280 |
| Total Replaced Impervious Surface Area<br>[Sum of currently impervious areas that will be covered with new impervious surfaces.] | **0** |
| Total Pre-Project Impervious Surface Area | 0 |
| Total Post-Project Impervious Surface Area | 3,280 |
| Runoff Reduction Measure(s) Selected<br><br>(Check one or more) | ❑ 1. Disperse runoff from roofs or pavement to vegetated area<br>☑ 2. Permeable pavement<br>❑ 3. Cisterns or Rain Barrels<br>❑ 4. Bioretention Facility or Planter Box |

410

Stormwater Control Plan for Small (Tier1) Projects

Measure 2: Permeable Pavement



Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.

Show on your site plan:

❑ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

❑ No erodible areas drain on to permeable pavement.

❑ Subgrade compaction is minimal.

❑ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).

❑ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.

❑ Subgrade is level and slopes are not so steep that subgrade is prone to erosion.

❑ Rigid edge is provided to retain granular pavements and unit pavers.

❑ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.

❑ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.

❑ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

❑ Additional comments:_____

Check with local Fire Department for applicability criteria using permeable pavement.

610

## FIRE DEPARTMENT NOTES

14.14.060 - BUILDING SETBACKS.

1. FRONT. NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTERLINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE, WHICHEVER IS GREATER.

2. SIDE. THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEE

3. REAR. THERE SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

(ORD. 315 § 1 (PART), 1981)

14.14.070 - DISTANCE BETWEEN BUILDINGS.

NO BUILDING SHALL BE LOCATED CLOSER TO THE OPPOSING WALLS OF ANOTHER BUILDING CONTAINING DWELLING UNITS ON THE PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET. (ORD. 315 § 1 (PART), 1981)

14.14.080 - BUILDING COVERAGE.

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING(S) CONTAINING DWELLING UNITS. (ORD. 315 § 1 (PART), 1981)

## FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

3. CARBON MONOXIDE ALARM/DETECTORS: SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

## LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTION).

2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

**SITE MANAGER TO CONTACT:**
NAME:
PHONE:

## CONDITIONS OF APPROVAL

## UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPARATE PUBLIC WORKS PERMIT.

## SCOPE OF WORK

A NEW TWO STORY SFR OF 3,359 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 432 SQ. FT. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

## SHEET INDEX


**GENERAL**

| | |
|---|---|
| G1.0 | TITLE SHEET |
| G2.0 | SITE PHOTOS |
| TPPO.O | TREE PROTECTION PLAN |

**CIVIL**

| | |
|---|---|
| C0.0 | SURVEY |
| C1.0 | COVER SHEET |
| C2.0 | FINE GRADING PLAN |
| C3.0 | EROSION CONTROL PLAN |
| C4.0 | EROSION CONTROL DETAILS |

**ARCHITECTURAL**

| | |
|---|---|
| A1.0 | SITE PLAN |
| A2.0 | 1ST FLOOR PLAN |
| A2.1 | 2ND FLOOR PLAN |
| A2.1 | ROOF PLANS |
| A3.0 | ELEVATIONS |
| A4.0 | SECTIONS |
| A6.0 | DETAILS |

**LANDSCAPE**

| | |
|---|---|
| L1.0 | LANDSCAPE PLAN |



CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677



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LICENSED ARCHITECT — DYLAN CHAPPELL — No. C-31,307 — STATE OF CALIFORNIA

**COORDINATION SET**
**NOT FOR BIDDING OR CONSTRUCTION**

**CITY CASE NUMBER**
**PLN2022-2232**

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-
ARB PRELIMENARY APPROVAL 11-13-2025

**REVISION**

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

**TITLE SHEET**

**G1.0**




















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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31357
STATE OF CALIFORNIA

**COORDINATION SET**
**NOT FOR BIDDING OR CONSTRUCTION**

**CITY CASE NUMBER**
**PLN2022-2232**

# 333 LINDEN AVE SFR

**333 LINDEN AVE**
**CARPINTERIA, CA 93013**
**-**

**ARB PRELIMENARY APPROVAL 11-13-2025**

△ **REVISION**

| NO | DESCRIPTION | DATE |
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**SITE PHOTOS**

**G2.0**

City of Carpinteria Tree Protection Guidelines

Any encroachment within the dripline of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the dripline of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the dripline of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j Only trees designated for removal on the approved Tree Protection Plan shall be removed.

k. Any native trees which are removed, relocated and/or damaged (including any encroachment into the dripline) shall be replaced onsite on a 10:1 basis with saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree that is feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period. Rodenticides containing any anticoagulant compounds (including, but not limited to, Vy'arfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.

2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.

3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.

4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND DYING.

5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4" OF MULCH. IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.

6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.

7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.

8. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.

9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.

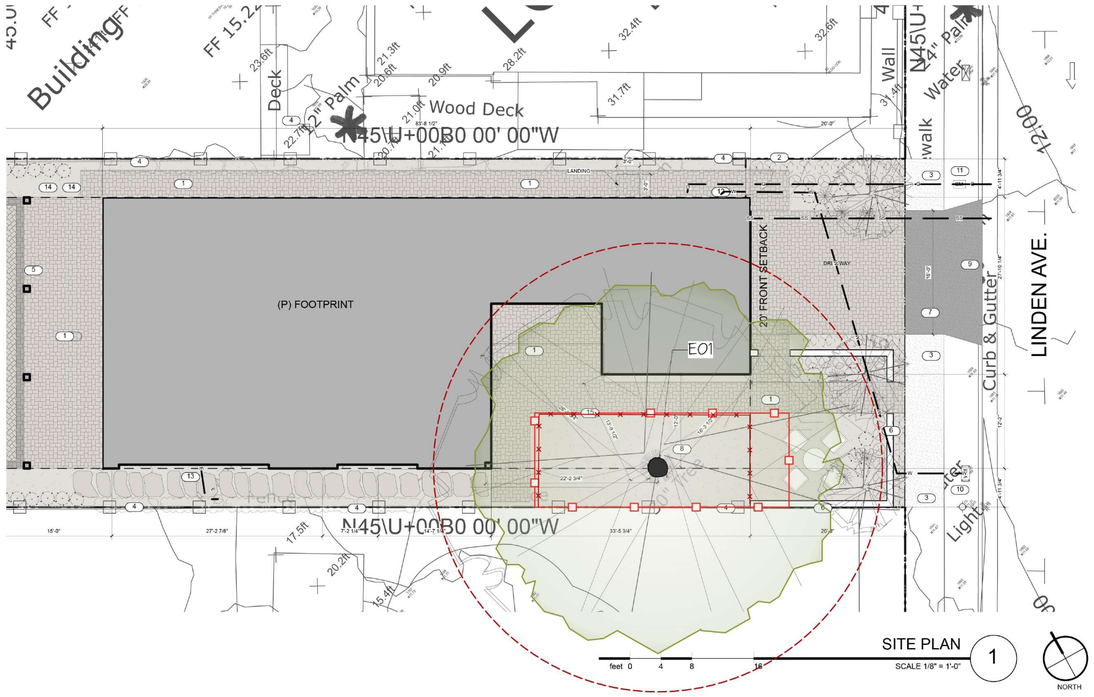
11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
    A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
    B. ANY TRENCHING REQUIRED WITHIN THE T.P.Z. SHALL BE DONE BY HAND.
    C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.

12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

13. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.

14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.

15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.




SITE PLAN
SCALE 1/8" = 1'-0"

NORTH

| Existing Tree Report | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ID | Botanical Name | Common Name | Average Spread | Height | DBH (Inches) | No. of Stems | Condition | Action | Vigour | % CRZ Encroachment | Date Assessed |
| E01 | Platanus racemosa | Western Sycamore | 48'0" | 78'0" | 29.9 Inches | 1 | Average | Retain | Average | 42.8% | 10/11/2024 |

LEGEND:

TREES TO BE REMOVED X

(T.P.Z.) TREE PROTECTION ZONE

TREE PROTECTION FENCING

DIGALERT

NOTES:
- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

NOTE:
- TREE TO BE PRUNED AND MAINTAINED 3' CLEAR OF ALL STRUCTURES.

NOTES
1. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Landscape Architect prior to the commencement of work.
2. Contractor to review all specifications prior to commencement of work.
3. Landscape construction documents based on site plan provided by Chappell Architecture on 11/01/2024.

CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING WITH ARBORIST BEFORE ANY SITE MODIFICATIONS CAN OCCUR.

TREE PROTECTION PLAN

**SUBMITTAL SET**

All design, ideas, arrangements, and plans indicated by these drawings and specifications are the property and copyright of Bill Mellett Design and shall neither be used on any other work, nor be disclosed to any other person for any use whatsoever without written permission.

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

0 8' 16' 24'

REVISIONS
07/12/2025

SHEET TITLE: TREE PROTECTION PLAN

PROJECT: MANCIRAS RESIDENCE
333 LINDEN AVENUE
CARPINTERIA,CA 93013

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
PO BOX 104
OJAI, CA 93024
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
(805) 640-0168

DATE: 11/26/2024
SCALE: AS SHOWN
DRAWN: WLM
JOB: 24158
SHEET: TPP0.0
01 of 00 Sheets

**EXHIBIT "A"**

**LOT LINE ADJUSTMENT**

**LEGAL DESCRIPTION**

**PARCEL A**

Lot 1 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

**Together with** the north half of Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

**PARCEL B**

Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

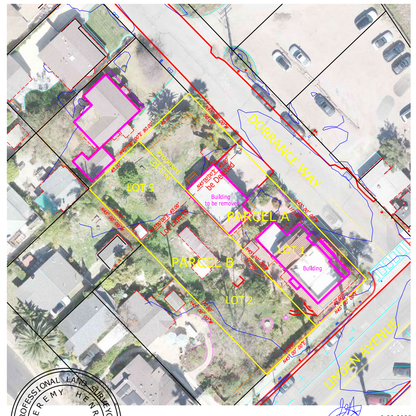
**Together with** the south half of Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Prepared on September 1, 2025 by:

Jeremy Henry PLS 8135
Henry Land Surveying
805-216-6124
Jeremyhenry1118@gmail.com



SITE PLAN


DORRANCE WAY
LINDEN AVENUE
PARCEL A
PARCEL B
Building to be removed
Building
Building
Building

# CITY OF CARPINTERIA

## 333 LINDEN AVENUE

### LEGAL DESCRIPTION:

APN 003-440-028
Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003-440-027
Lot 1 and Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003-440-026
Lot 6 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003-440-010
Lot 4 in Block "H" of the J.W. Dorrance Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, in the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, according to the map thereof recorded in Book 9, Page 95 of Maps and Surveys, in the Office of the County Recorder of said County.

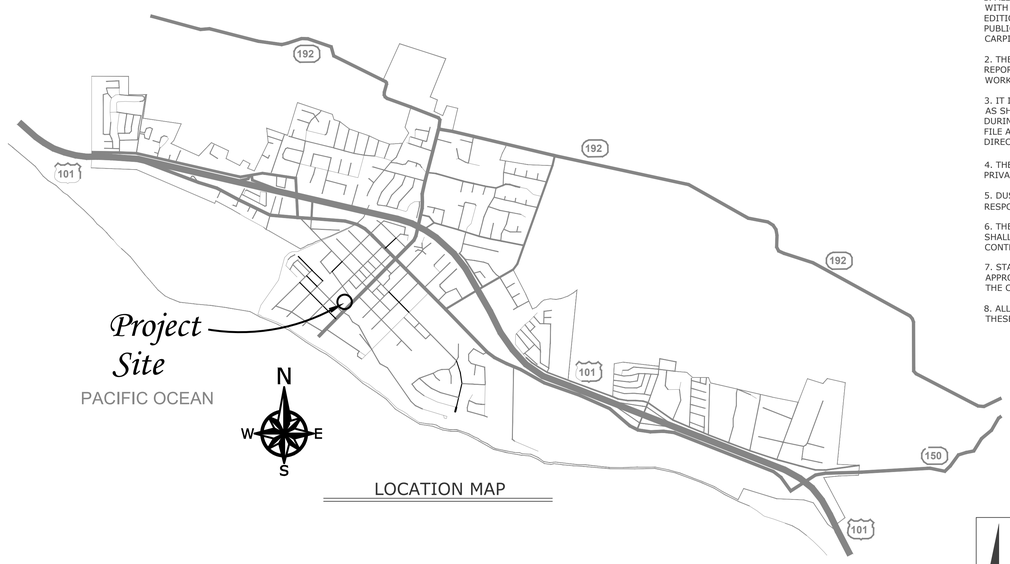
### LEGEND/SYMBOLS

| | | | |
|---|---|---|---|
| 20 | EXISTING INDEX CONTOUR | TSPB | TRAFFIC SIGNAL PULLBOX |
| 22 | EXISTING INTERVAL CONTOUR | | LIGHT POLE |
| | CONSTRUCTION CENTERLINE | | LIGHT POLE SIGNAL ARM |
| G | EXISTING GAS LINE | | LIGHT POLE SIGNAL |
| W | EXISTING WATER LINE | UP | UTILITY POLE |
| S | EXISTING SEWER LINE | SIGN | SIGN |
| SD | EXISTING STORM DRAINAGE | | TREE |
| COMM | EXISTING COMMINICATIONS | GV | GAS VALVE |
| | SAWCUT LINE | ICV | IRRIGATION CONTROL VALVE |
| FH | FIRE HYDRANT | V | VALVE (UNSPECIFIED) |
| WM | WATER METER | WV | WATER VALVE |
| SDMH | STORM DRAIN MANHOLE | CP1 | CONTROL POINT |
| SMH | SEWER MANHOLE | | FOUND MONUMENT AS NOTED |
| MH | MANHOLE | SMW | SURVEY MONUMENT WELL |
| CATV | CABLE TV PULLBOX | 2529.43 TC / 2529.4 | EXISTING SPOT ELEVATION (GROUND SURVEY) |
| COMM | COMMUNICATION PULLBOX | 41.86 FS | PROPOSED SPOT ELEVATION |
| ELEC | ELECTRICAL PULLBOX | | APPROX PAVEMENT CORING LOCATION |
| SLPB | STREET LIGHT PULLBOX | | |

### ABBREVIATIONS

| | | | |
|---|---|---|---|
| AB | AGGREGATE BASE | ICV | IRRIGATION CONTROL VALVE |
| AC | ASPHALT CONCRETE | INV | INVERT |
| AS | AGGREGATE SUBBASE | IRR | IRRIGATION |
| APPROX | APPROXIMATE | LP | LOW POINT |
| ARHM | ASPHALT RUBBER HOT MIX | MB | MAIL BOX |
| BC | BEGIN CURVE | NPDES | NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM |
| BCR | BEGIN CURB RETURN | OHW | OVERHEAD WIRE |
| BLDG | BUILDING | PB | PULL BOX |
| BVC | BEGIN VERTICAL CURVE | PCC | POINT OF COMPOUND CURVE |
| BW | BOTTOM OF WALL OR BACK OF WALK | P/L | PROPERTY LINE |
| CB | CATCH BASIN | PMB | PROCESSED MISC. BASE |
| CF | CURB FACE | PRC | POINT OF RETURN CURVE |
| C&G | CURB AND GUTTER | RCB | REINFORCED CONCRETE BOX |
| CL | CENTERLINE | RCP | REINFORCED CONCRETE PIPE |
| CLF | CHAIN LINK FENCE | RD | ROAD |
| COMM | COMMUNICATIONS | R.O.W. | RIGHT OF WAY |
| CONC | CONCRETE | R/W | RIGHT OF WAY |
| CP | CONTROL POINT | SCO | SEWER CLEAN OUT |
| DI | DROP INLET | SD | STORM DRAIN |
| EC | END CURVE | SDMH | STORM DRAIN MANHOLE |
| ECR | END CURB RETURN | SMH | SEWER MANHOLE |
| ELEC | ELECTRIC | SMW | SURVEY MONUMENT WELL |
| EMH | ELECTRIC MANHOLE | ST | STREET |
| EP | EDGE OF PAVEMENT | SW | SIDEWALK |
| EVC | END VERTICAL CURVE | TC | TOP OF CURB |
| EX | EXISTING | TEL | TELEPHONE |
| FG | FINISH GRADE | TG | TOP OF GRATE |
| FH | FIRE HYDRANT | TMH | TELEPHONE MANHOLE |
| FL | FLOWLINE | TS | TRAFFIC SIGNAL |
| FS | FINISHED SURFACE | TYP | TYPICAL |
| GB | GRADE BREAK | VLT | VAULT |
| GM | GAS METER | VLV | VALVE |
| GV | GAS VALVE | WM | WATER METER |
| HP | HIGH POINT | WV | WATER VALVE |

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



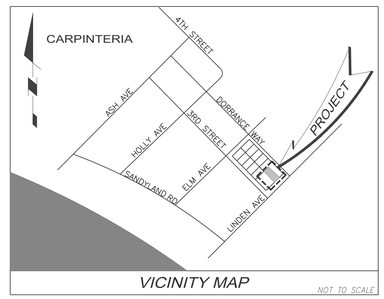

LOCATION MAP

### PROPOSED EARTHWORK QUANTITIES

CUT: 0 CU. YDS. EXPORT: 0 CU. YDS. DISPOSAL SITE N/A

FILL: 0 CU. YDS IMPORT: 67 CU. YDS SOURCE TBD

REMOVAL & RECOMPACTION: 667 CU. YDS AVERAGE NATURAL SLOPE IN THE AREA OF GRADING 2.1%




VICINITY MAP NOT TO SCALE

### GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION, SUPPLEMENTS, AND ERRATA THERETO, WRITTEN AND PROMULGATED BY PUBLIC WORKS STANDARDS, INC., AND ADDITIONS AND AMENDMENTS BY THE CITY OF CARPINTERIA.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE SURVEY CONTROL AS SHOWN ON THESE PLANS. IF THE SURVEY CONTROL IS DESTROYED OR DISTURBED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE FOR RESETTING THEM AND FILE APPROPRIATE DOCUMENTS WITH THE COUNTY OF SANTA BARBARA AT THE DIRECTION OF THE ENGINEER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS BE AFFECTED BY THESE OPERATIONS.

5. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY DUST FROM CONSTRUCTION.

6. THE CONTRACTOR SHALL COMPLY WITH NPDES REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL DURING AND AFTER CONSTRUCTION.

7. STAGING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE AT A LOCATION APPROVED BY THE ENGINEER. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE CITY RIGHT-OF-WAY.

8. ALL GRADING SHALL CONFORM TO CARPINTERIA MUNICIPAL CODE CHAPTER 8.36, THESE PLANS, AND AS DIRECTED BY THE ENGINEER.

### SHEET INDEX


| | |
|---|---|
| 1. | TITLE SHEET |
| 2. | FINE GRADING PLAN |
| EC-1 | EROSION CONTROL PLAN |
| EC-2 | EROSION CONTROL DETAILS |


**APN: 003-440-028**
**FILE NO:**

OWNER/DEVELOPER:
COELER RESIDENCE
ADDRESS: 333 LINDEN AVE
CARPINTERIA, CA

CITY OF CARPINTERIA
APPROVED BY:

PUBLIC WORKS DIRECTOR / CITY ENGINEER DATE

**CITY OF CARPINTERIA**
**333 LINDEN AVE**
**GRADING COVER SHEET**

PROJECT NO. 10615.000
SHEET 1 OF 2
PLAN DATE 09-11-2023


CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31357 STATE OF CALIFORNIA

**COORDINATION SET**
**NOT FOR BIDDING OR CONSTRUCTION**

**CITY CASE NUMBER**
**PLN2022-2232**

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-
ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

| NO | DESCRIPTION | DATE |
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**GRADING COVER SHEET**

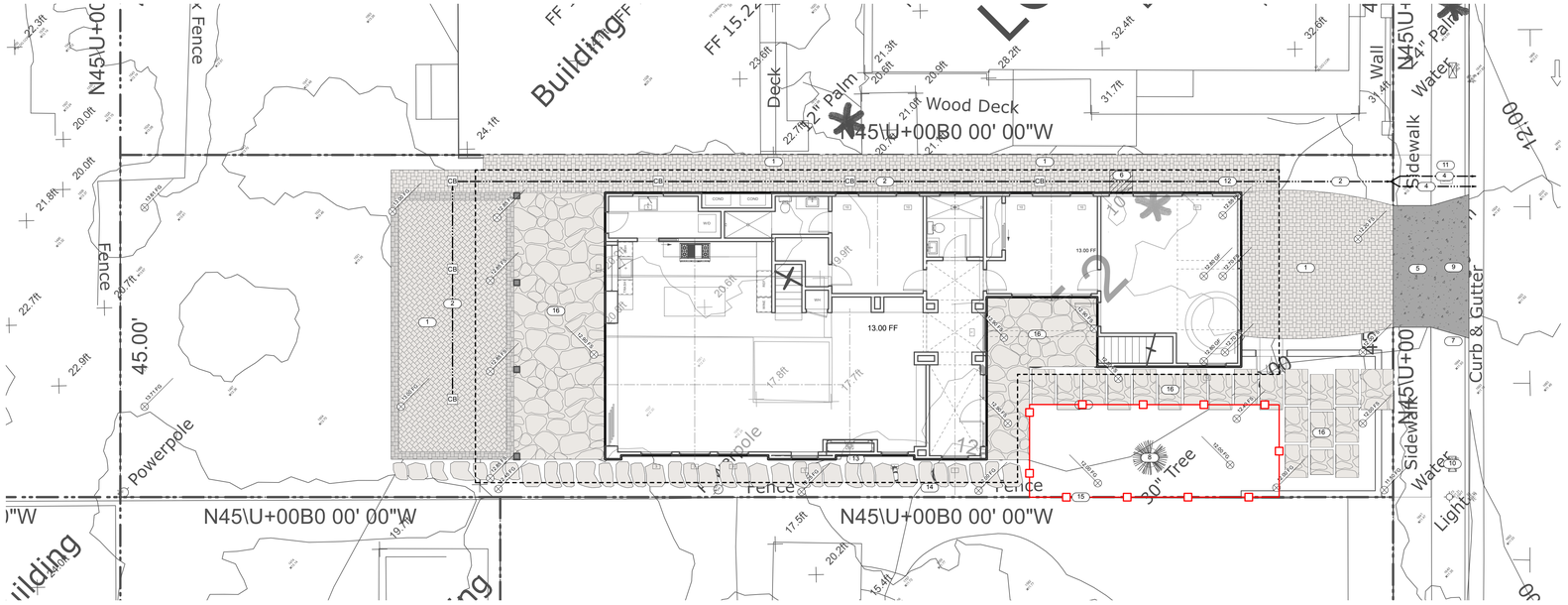
**C1.0**

## LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | SETBACK |
| | 4" STORM DRAIN |
| CB | 9" SQUARE STORM DRAIN CATCH BASIN |
| G | GAS LINE |
| E | ELEC. LINE |
| S | SEWER LINE |
| W | WATER LINE |
| BF | BACKFLOW PREVENTER |
| | Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766 |

## GRADING KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN. COORDINATE ON SITE IN CRZ OF SYCAMORE TREE.
2. **SITE DRAIN**: 4" DIA. SCHEDULE 40 PVC DRAINLINE (S=.5% MIN)
3. **SITE WALL:** CONSTRUCT SLUGH WALL PER DETAIL #1
4. **DRAIN OUTLET:** INSTALL 4" PVC WYE, 2-3"X4" REDUCERS, 2-3" DIA. SCHEDULE 80 PVC SIDEWALK DRAINS
5. **DRIVEWAY APPROACH:** INSTALL 6" PCC DRIVEWAY APPROACH W/ **#4** @ 18" O.C. EACH WAY OVER 2' OF REMOVAL AND RECOMPACTION
6. **LANDING:** PER ARCH PLANS
7. **NO PARKING SIGN:** REMOVE AND REPLACE "NO PARKING" SIGN.
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:*** *3/4" WATER METER, 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT.*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:****WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P)EXCAVATION:*** *LIMITS OF REMOVAL AND RECOMPACTION FOR STRUCTURE. 5 FEET OUTSIDE STRUCTURE AND 3 FEET BELOW FOOTING.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. **FLAGSTONE:** ON CONCRETE PAD




FINE GRADING PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"
NORTH


CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31,357
STATE OF CALIFORNIA

**COORDINATION SET**
**NOT FOR BIDDING OR CONSTRUCTION**

**CITY CASE NUMBER**
**PLN2022-2232**

# 333 LINDEN AVE SFR

**333 LINDEN AVE**
**CARPINTERIA, CA 93013**
**-**

**ARB PRELIMENARY APPROVAL 11-13-2025**

**REVISION**

| NO | DESCRIPTION | DATE |
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**FINE GRADING PLAN**

**C2.0**

## GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPCP) DEVELOPED AND IPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT SANTA BARBARA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF CARPENTERIA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OR THAT ARE LESS THAN ONE ACRE BUT THE SITE IS PART OF A LARGER COMMON AREA OF DEVELOPMENT OR SALE.
3. THE SWPPP SHALL:
   A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (OCT. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. DYLAN CHAPPELL SHALL BE NOTIFIED AT ( 805 ) 205-4760 IN CASE OF AN EMERGENCY.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
11. ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
12. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
13. EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
14. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
15. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
16. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR.
17. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 72 HOURS AFTER EACH RAINSTORM. BEFORE REMOVAL OF THE RAINWATER INTO THE STORM DRAIN SYSTEM, THE
18. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
19. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR.
20. THE UNDERSIGNED OWNER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNATURE _____ DATE _____

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

## REFERENCE:

1. SANTA BARBARA COUNTY WIDE STORM WATER QUALITY MANAGEMENT PROGRAM (SWPCP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS004002 (ORDER 09-0057)
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
3. SANTA BARBARA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. 2010-0108-DWQ

## AIR QUALITY:

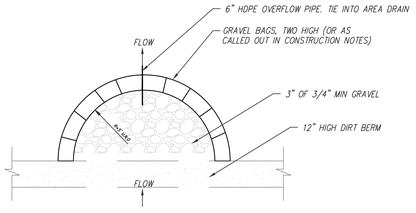
B7. THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:
   a. IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST.
   b. DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION.
   c. SEED-EXPOSED SURFACES WITH FAST-GROWING, SOIL BINDING PLANT MATERIALS.
   d. GRADING SUBJECT TO COMPLIANCE WITH THE SANTA BARBARA COUNTY APCD DUST CONTROL MEASURES.
   e. ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OF DEVELOPMENT ARE COMPLETE.
   f. SITE ACCESS ROADS COVERED WITH GRAVEL OR CONTINUOUSLY WATERED.
   g. THE GRADING OPERATIONS SHALL BE CEASED IN PERIODS OF HIGH WINDS (WINDS IN EXCESS OF TWENTY [20] MILES PER HOUR) AND SMOG ALERT DAYS.
   h. ALL MATERIAL BEING MOVED SHALL BE WATERED AND COVERED.
   i. PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES.
   j. APPLY WATER TWICE DAILY OR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS.
   k. ON-SITE VEHICULAR TRAFFIC LIMITED TO NO MORE THAN FIFTEEN (15) MILES PER HOUR.
   l. PERIODICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE.

## ADDITIONAL REFERENCES:

1. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY - WATER QUALITY ORDER 2009-0009-DWQ

2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ

3. SANTA BARBARA COUNTY STORMWATER MANAGEMENT PLAN




GRAVEL BAG DESILTING BASIN (1) NTS

## LEGEND:

FIBER ROLL BARRIER LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET EC-2.

SILT FENCE LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET EC-2.

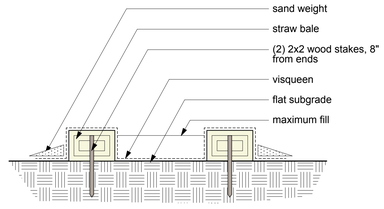
STABILIZED CONSTRUCTION ENTRANCE - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK TC-1 AND DETAIL "C" ON SHEET EC-2.

GRAVEL BAG DE-SILTING BASIN - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK SE-2 AND DETAIL 1 HEREON.

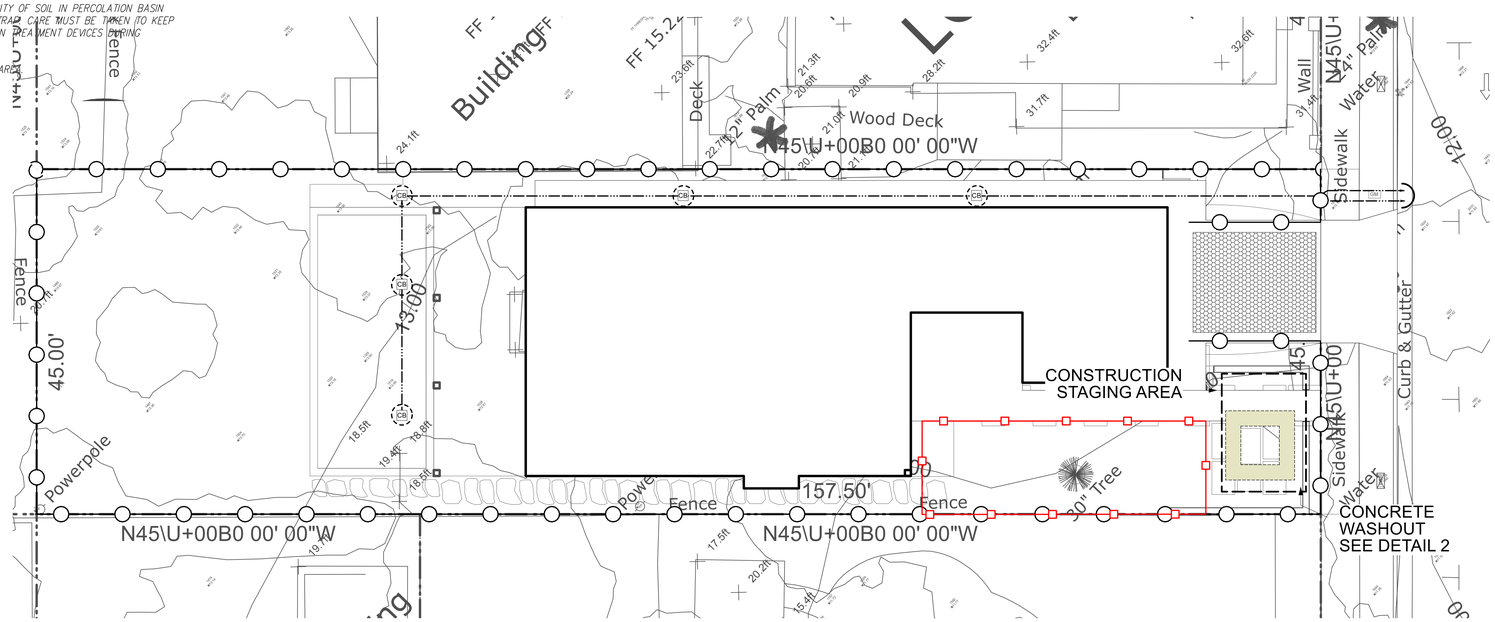
CATCH BASIN/INLET PROTECTION - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK SE-1 AND DETAIL "A" ON SHEET EC-2.

## NOTE:

1. CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN PERCOLATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SOILS OUT OF BASIN, CDS, OTHER POST-CONSTRUCTION TREATMENT DEVICES DURING CONSTRUCTION TO PREVENT CLOGGING.
2. THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA




CONCRETE WASHOUT (2) feet 0 4 8 16 SCALE 1/8" = 1'-0"




EROSION CONTROL PLAN (1) feet 0 4 8 16 SCALE 1/8" = 1'-0" NORTH


CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
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LOOMIS, CA 95650
805.852.1677



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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31307 STATE OF CALIFORNIA

**COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION**

**CITY CASE NUMBER PLN2022-2232**

# 333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
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ARB PRELIMENARY APPROVAL 11-13-2025

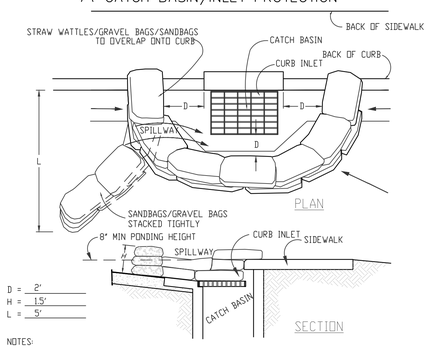
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**EROSION CONTROL PLAN**

**C3.0**

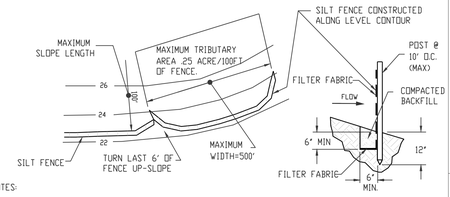
## A CATCH BASIN/INLET PROTECTION




NOTES:

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
7. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

## B SILT FENCE



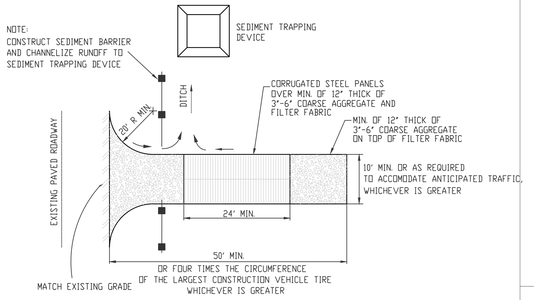

NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
8. REFER ALSO TO BMP SE-1 FROM 2015 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

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

811

## C STABILIZED CONSTRUCTION ENTRANCE




NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3"-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

### STREET MAINTENANCE

NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

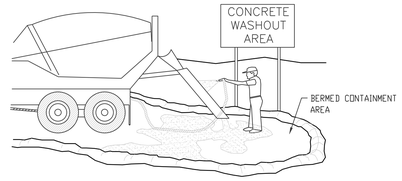
## D MATERIAL STORAGE AND DELIVERY

APPLY BMP WM-1 FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

1. MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
2. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
3. MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
4. EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

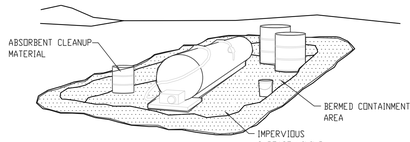
## E CONCRETE WASTE MANAGEMENT




NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
4. CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK

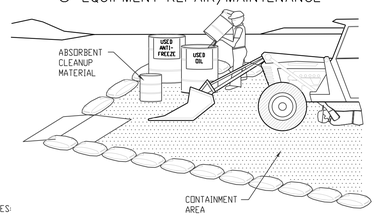
## F VEHICLE/EQUIPMENT FUELING




NOTES:

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM DRAINAGE COURSES.
2. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.
3. REFER ALSO TO BMP NS-9 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

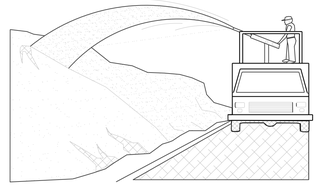
## G EQUIPMENT REPAIR/MAINTENANCE




NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
3. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.
8. REFER ALSO TO BMP NS-8 AND NS-10 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

## H EROSION CONTROL



NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/ FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR SANTA BARBARA COUNTY RCD.
8. FOR DETAILED BMPs, SEE BMP EC-1 THROUGH EC-13 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

J


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ARCHITECTURE
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LICENSED ARCHITECT — DYLAN CHAPPELL — REG. #31357 — STATE OF CALIFORNIA

**COORDINATION SET**
**NOT FOR BIDDING OR CONSTRUCTION**

**CITY CASE NUMBER**
**PLN2022-2232**

# 333 LINDEN AVE SFR

**333 LINDEN AVE**
**CARPINTERIA, CA 93013**
**-**

**ARB PRELIMENARY APPROVAL 11-13-2025**

△ REVISION

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**EROSION CONTROL DETAILS**

**C4.0**

## EROSION CONTROL AND BMP NOTES

Owner:

PETER COOLER
4934 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

Detailed Erosion Control Plan preparer:

**Dylan Chappell**
**Dylan Chappell Architects**
389 PINECREST AVE. P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.205.4760

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a redline map of remedial implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate clean up shall occur.

• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction
entranceway.

• Sanitary facilities shall be maintained on-site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, **November 1 to April 15.** Facilities are to be operable prior to October
15 of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, tackifier, and erosion control blankets.

• This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. **Prior to September 15**, the completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year until site improvements are accepted by the County.

**Construction Entrance:**
The existing asphaltic concrete shared driveway, acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas, even with the installation of gravel construction entrances.

**Catch Basin Protection:**
A filter system shall be used on catch basins (drop inlets) in public and private streets, or parking lots downstream of this project. See detail ON SITE PLAN.

**Sediment Filters/Barriers (Silt Fences and Straw Wattles):**
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns into the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

**Plastic Sheeting/Tarps:**
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

**Existing Vegetation and Revegetation:**
As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable, but no later than **October 15.** If vegetation is not established by said date, see Wet Weather Measures below.

**Slope Protection:**
Slopes greater than 4V:1H should be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

**Wet Weather Measures:**
If a protective ground cover is not established by **October 15**, open areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac, or wood fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

**General Site Protection:**
Stockpiles of earth, sand 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. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw wattle containment area.

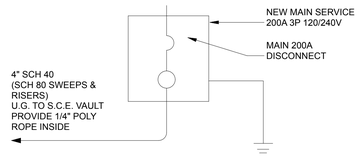
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

**Shoring, Construction Fencing, and other Site Safety:**
The responsibility for design to meet site conditions, and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for tree and vegetation protection only.

**Protection Measure Removal:**
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

## NEW 200 AMP PANEL

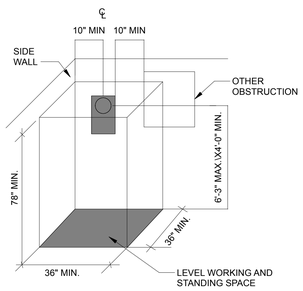
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E MSR # XXXXXXX




GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

1. OF THE CONCRETE ENCASED TYPE.
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING.
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH.
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 5
0 N.T.S.




1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.

2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4
0 N.T.S.

ELECTRICAL SERVICE PANEL 3
0 N.T.S.

## MWELO WORKSHEET

*OUTDOOR water use estimate (Non-Agricultural)*
**Water Efficient Landscape Worksheet**

Reference Evapotranspiration (ETo) Table for Carpinteria

| ETo | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec | Annual |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Carpinteria | 2.0 | 2.4 | 3.2 | 3.9 | 4.8 | 5.2 | 5.5 | 5.7 | 4.5 | 3.4 | 2.4 | 2.0 | 44.9 |

Reference Evapotranspiration (ETo) 44.9

| Hydrozone # /Planting Description[a] | Plant Factor (PF) | Irrigation Method[b] | Irrigation Efficiency (IE)[c] | ETAF (PF/IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU)[d] |
|---|---|---|---|---|---|---|---|
| Regular Landscape areas | | | | | | | |
| Low Water | .3 | Drip | .81 | .37 | 3102 | 808 | 11350 |
| Medium Water | 0.5 | Drip | .81 | .62 | 200 | 124 | 3451 |
| Back Lawn | .07 | Overhead Spray | .75 | .75 | 1200 | 900 | 25054 |
| | | | | **Totals** | **(A)2502** | **(B)1432** | **39,855.00** |
| Special Landscape Areas *(edible plants, recreational areas, areas irrigated with recycled water, or water features)* | | | | 1 | | | |
| | | | | 1 | | | |
| | | | | **Totals** | **(C)** | **(D)** | |
| | | | | | | **ETWU Total** | **39,855.00** |
| | | | | | | **Maximum Allowed Water Allowance (MAWA)[e]** | **39,855.00** |

[a] Hydrozone #/ Planting Description
Examples
1) Front lawn
2) Low water use plantings
3) Medium water use planting

Plant Factor
Very low water use: 0-0.1
Low water use: 0.1-0.3
Moderate water use: 0.4-0.6
High water use: 0.7-1.0

[b] Irrigation method
1) Overhead spray
2) Drip

[c] Irrigation Efficiency
1) 0.75 for spray head
2) 0.81 for drip

[d] ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

Single Family Residential water features, including pools, should be documented in the Regular Landscape area with a Plant Factor of 1
Non single-family (multi-family, commercial etc.) water features, including pools, should be documented in the Special Landscape area with a ETAF of 1.0.

[e]MAWA (Annual Gallons Allowed) = (Eto) x [(0.62) x (ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non- residential areas

ETAF Calculations

| Regular Landscape Areas | |
|---|---|
| Total ETAF x Area | (B) |
| Total Area | (A) |
| Average ETAF | B ÷ A |

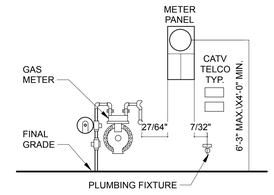
| All Landscape Areas | |
|---|---|
| Total ETAF x Area | (B+D) |
| Total Area | (A+C) |
| Sitewide ETAF | (B+D) ÷ (A+C) |

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

**EXAMPLE**
Reference Evapotranspiration (ETo) 44.9

| Hydrozone # /Planting Description[a] | Plant Factor (PF) | Irrigation Method[b] | Irrigation Efficiency (IE)[c] | ETAF (PF/IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU)[d] |
|---|---|---|---|---|---|---|---|
| Regular Landscape areas | | | | | | | |
| Front yard | 0.3 | Drip | 0.81 | 0.37 | 1000 | 370 | 10,300.06 |
| Back yard | 0.5 | Spray | 0.75 | 0.67 | 1000 | 670 | 18,651.46 |
| | | | | **Totals** | **(A) 2000** | **(B) 1040** | **28,951.52** |
| | | | | | | **Maximum Allowed Water Allowance (MAWA)[e]** | **28,951.52** |

4



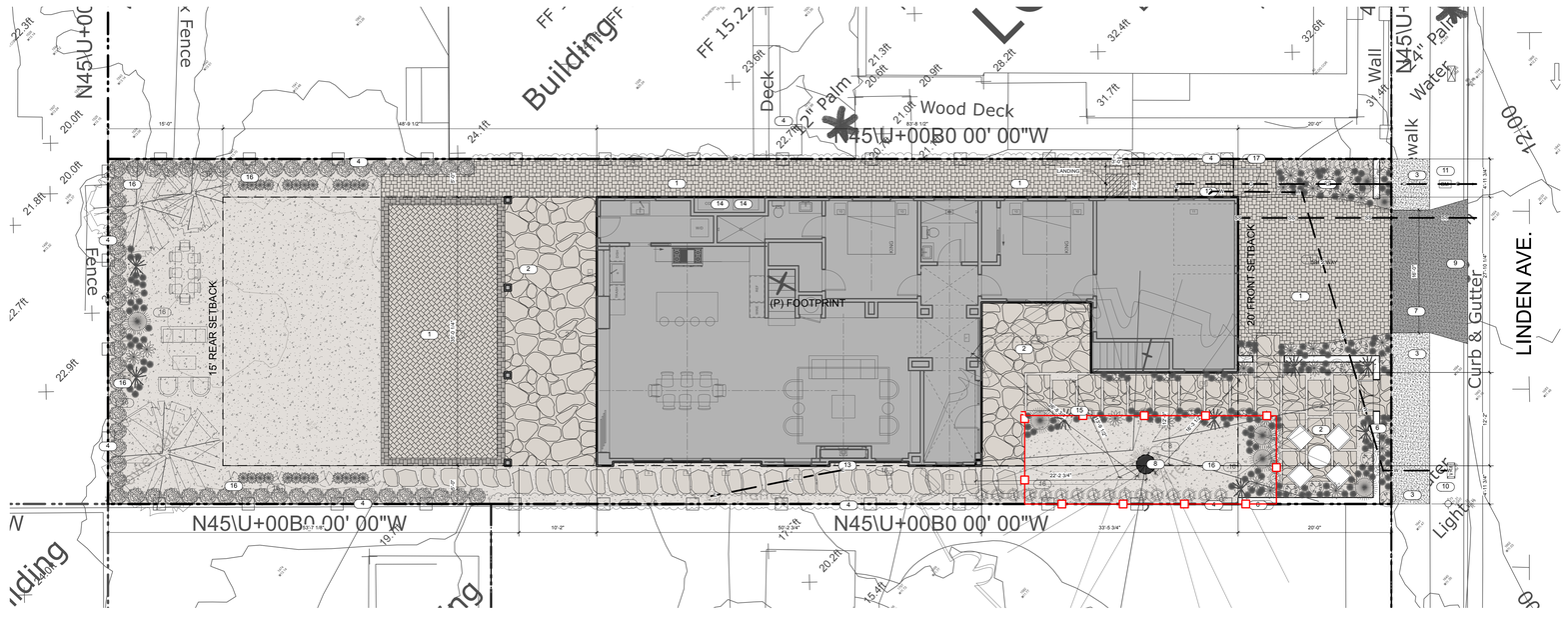

1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES.

## LEGEND

- PROPERTY LINE
- SETBACK
- (N) ACCESSIBLE ROUTE
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

## KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5. 
6. **STUCCO SITE WALL:** 30" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:** 3/4" WATER METER, 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:** 1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:**WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:** WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:** SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **42" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH




SITE PLAN 1
feet 0 4 8 16
SCALE 1/8" = 1'-0"
NORTH


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LICENSED ARCHITECT DYLAN CHAPPELL No. C-36307 STATE OF CALIFORNIA

**COORDINATION SET**
**NOT FOR BIDDING OR CONSTRUCTION**

**CITY CASE NUMBER**
**PLN2022-2232**

# 333 LINDEN AVE SFR

**333 LINDEN AVE**
**CARPINTERIA, CA 93013**
**-**

**ARB PRELIMENARY APPROVAL 11-13-2025**

△ REVISION

| NO | DESCRIPTION | DATE |
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**SITE PLAN**

**A1.0**

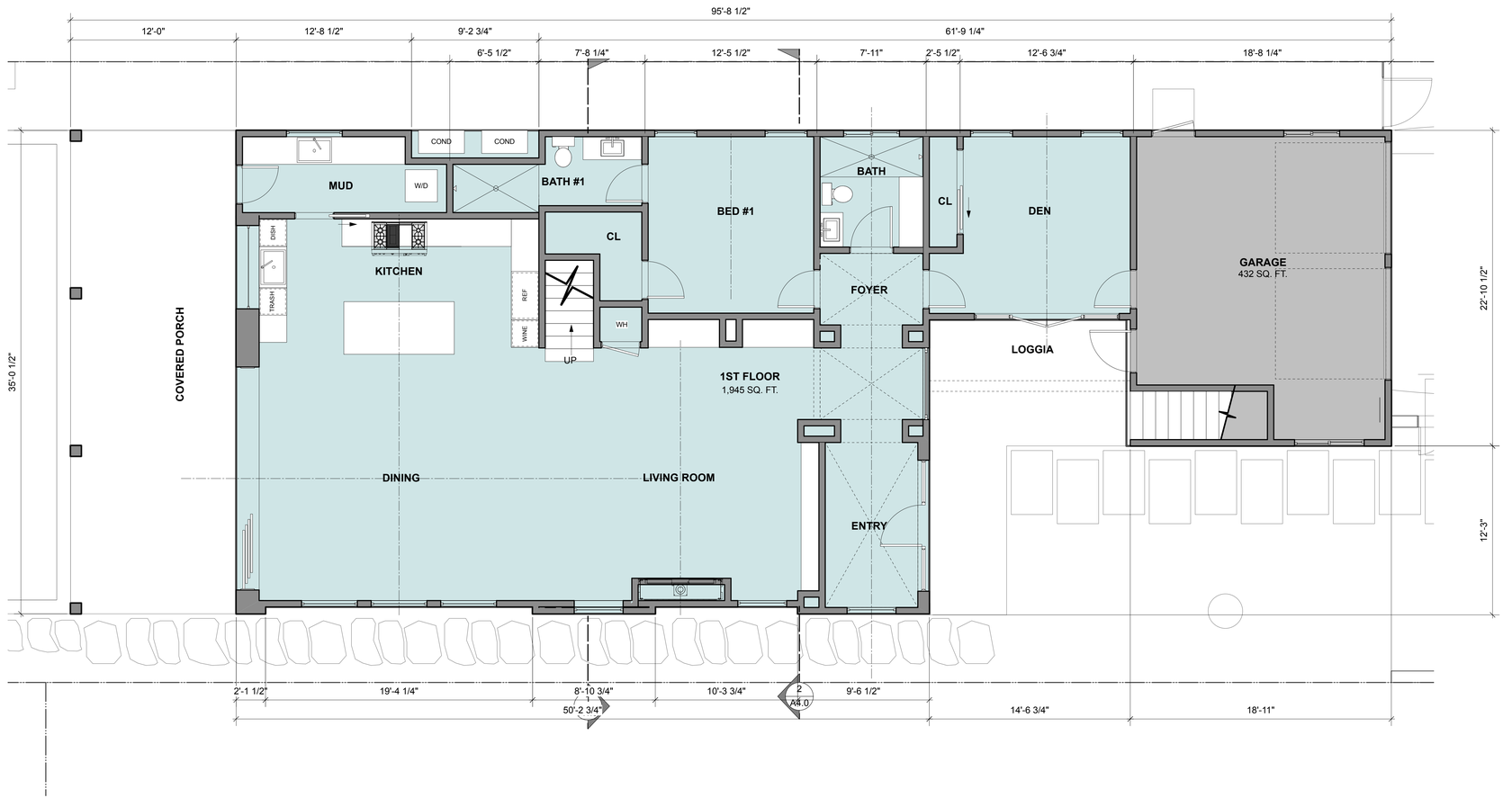
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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
10-31-2027
STATE OF CALIFORNIA

**COORDINATION SET**
**NOT FOR BIDDING OR CONSTRUCTION**

**CITY CASE NUMBER**
**PLN2022-2232**




1ST FLOOR PLAN
feet 0 2 4 8
SCALE 1/4" = 1'-0"
1
NORTH

# 333 LINDEN AVE SFR

**333 LINDEN AVE**
**CARPINTERIA, CA 93013**
**-**

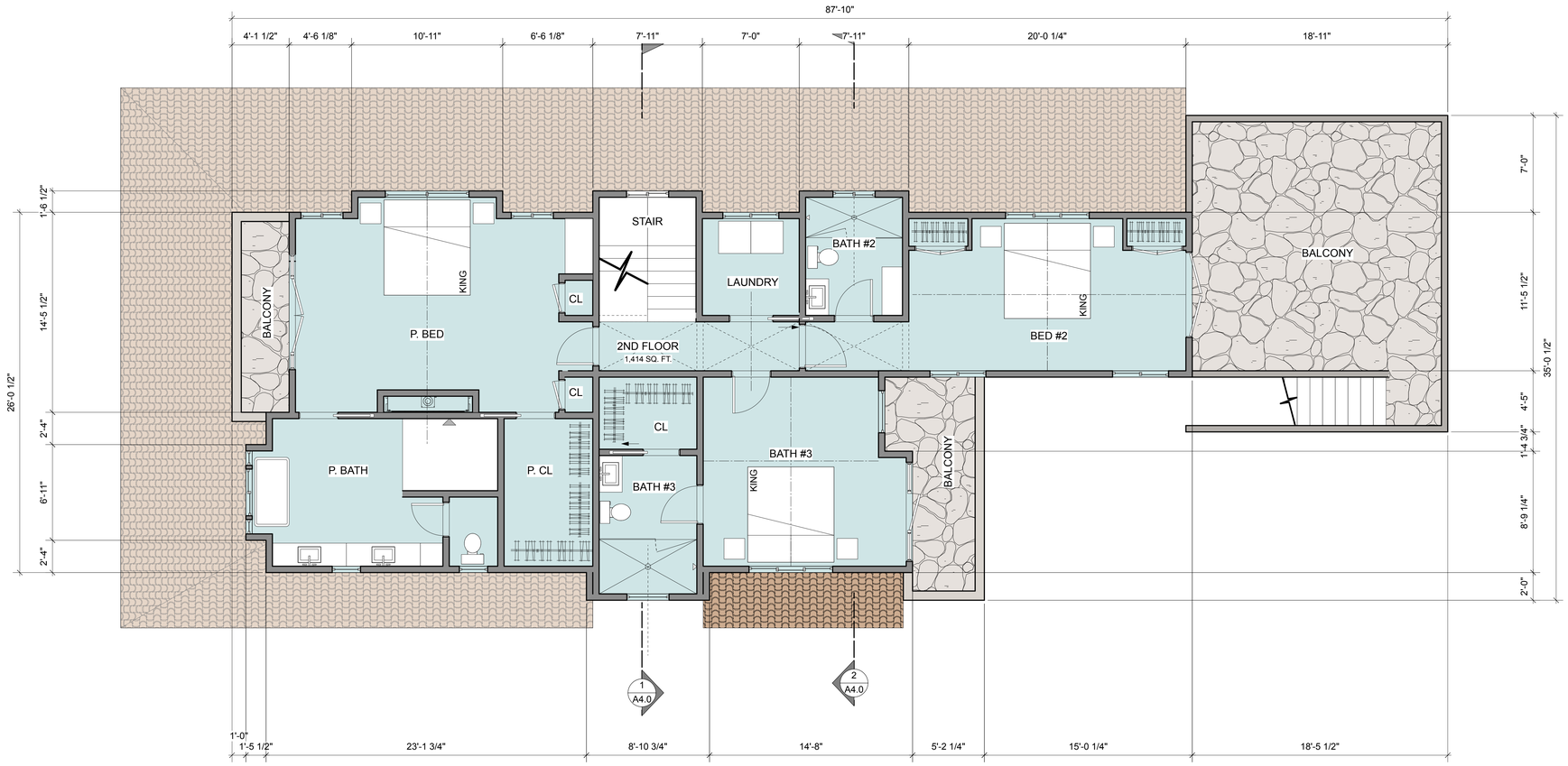
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**1ST FLOOR PLAN**

**A2.0**




2ND FLOOR PLAN 1

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


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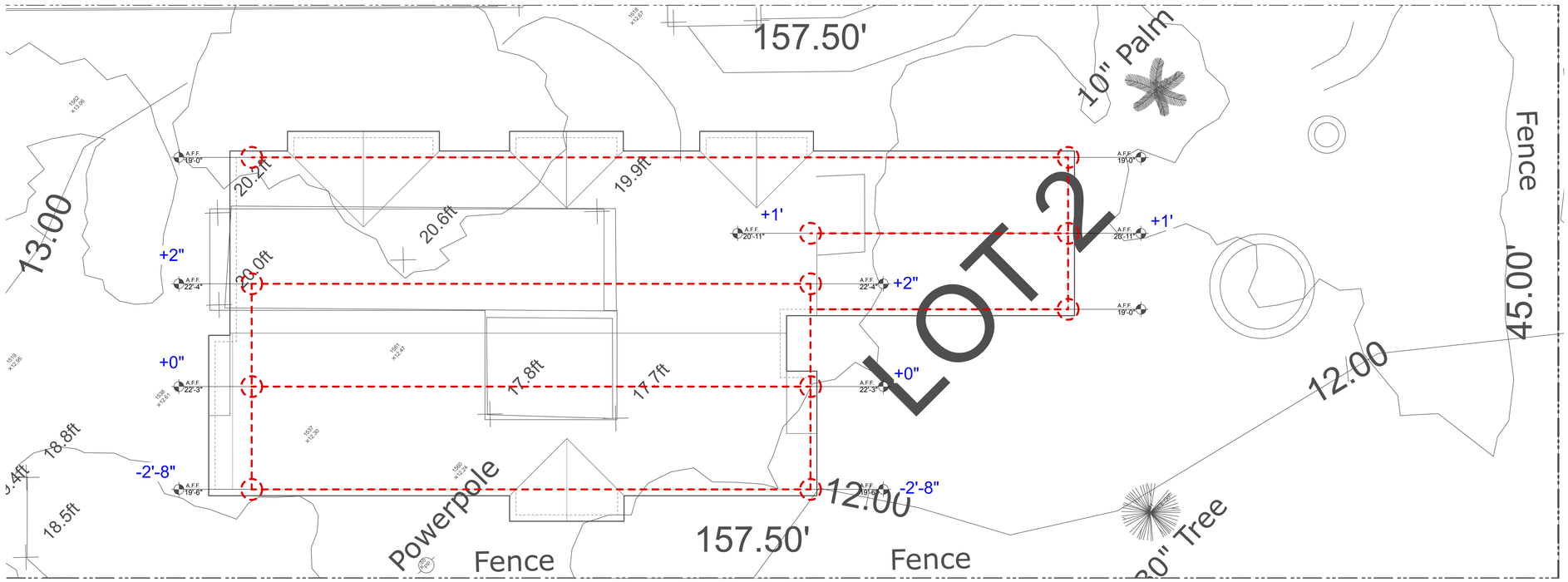
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**2ND FLOOR PLAN**

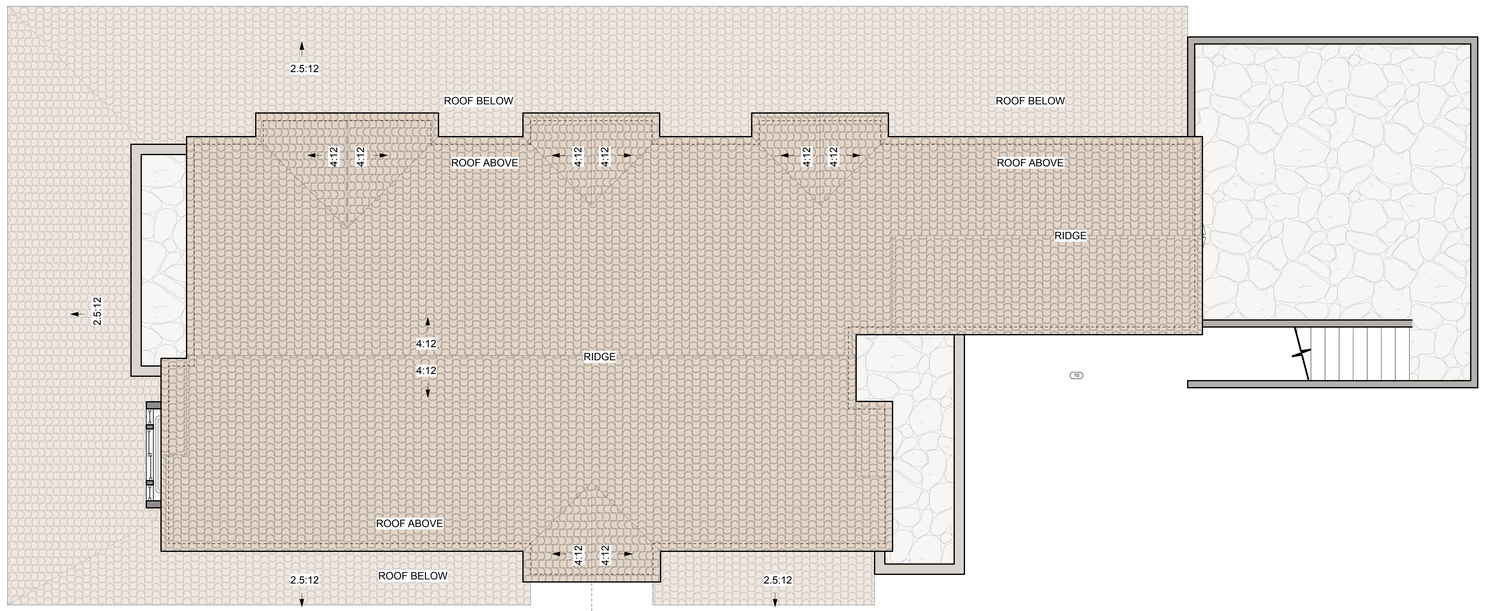
**A2.1**




STORY POLE PLAN

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

2




ROOF PLAN

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

1

NORTH


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**ARB PRELIMENARY APPROVAL 11-13-2025**

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**ROOF PLAN**
**STORY POLE PLAN**

**A2.2**

## KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT IRON FINISH
5. **EXT. LIGHTING**: DARKSKY COMPLIANT
6. **EXT. WOOD FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER




WEST ELEVATION 2

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




SOUTH ELEVATION 1

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


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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 STATE OF CALIFORNIA

**COORDINATION SET**
**NOT FOR BIDDING OR CONSTRUCTION**

**CITY CASE NUMBER**
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**CARPINTERIA, CA 93013**
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|---|---|---|
| | | |

**ELEVATIONS**

**A3.0**

## KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
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8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER




EAST ELEVATION (STREET)

feet 0 2 4 8 SCALE 1/4" = 1'-0" — 2



NORTH ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0" — 1


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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 STATE OF CALIFORNIA

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|---|---|---|
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**ELEVATIONS**

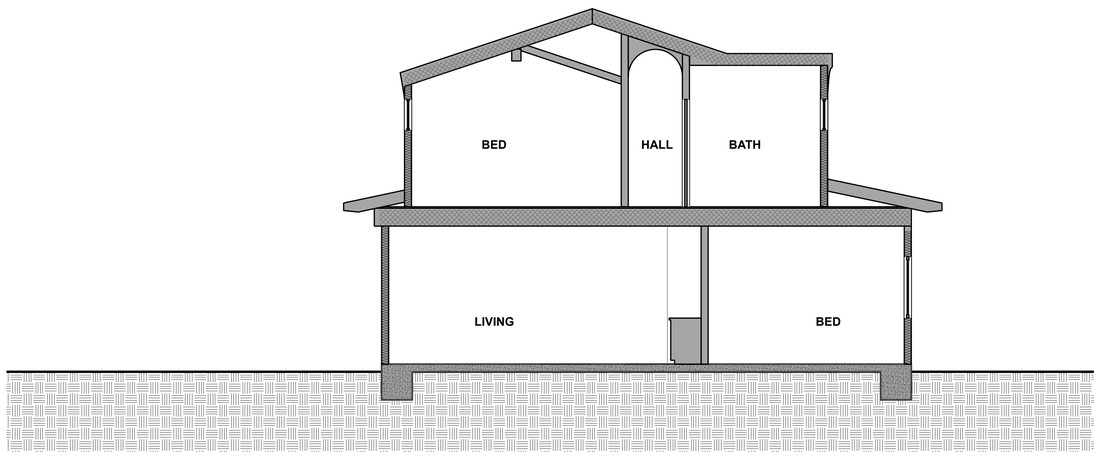
**A3.1**

## SECTION KEY NOTES

1. **ROOF SPRAY FOAM INSULATION**: R-30 HOUSE
2. **WALLS BATT INSULATION**: R-21
3. **FLOOR BATT INSULATION**: R-19 SLAB ON GRADE
4. **SLOPE**: SLOPE TO DRIVEWAY 1/8": 1' MIN.

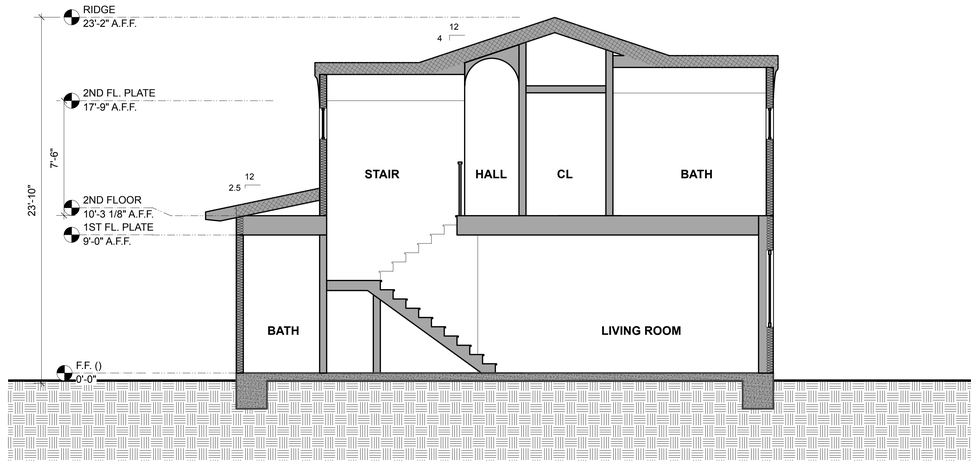
## SECTION NOTES

**1. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH**




SECTION @ GREAT ROOM 2

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




SECTION @ STAIR 1

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


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ARCHITECTURE
COMMERCIAL - RESIDENTIAL
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LOOMIS, CA 95650
805.852.1677



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LICENSED ARCHITECT
DYLAN CHAPPELL
10/31/2025
STATE OF CALIFORNIA

**COORDINATION SET**
**NOT FOR BIDDING OR CONSTRUCTION**

**CITY CASE NUMBER**
**PLN2022-2232**

# 333 LINDEN AVE SFR

**333 LINDEN AVE**
**CARPINTERIA, CA 93013**
**-**

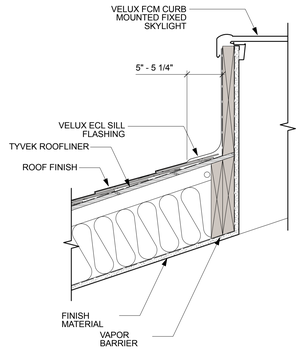
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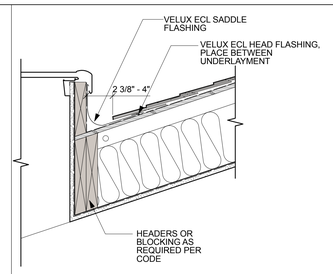
**REVISION**

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**SECTIONS**

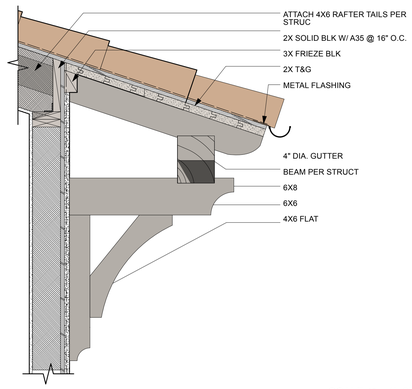
**A4.0**



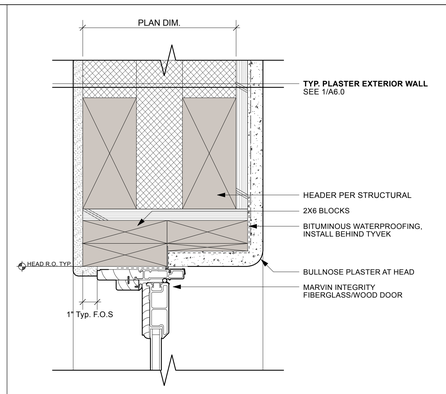

SCALE 1 1/2" = 1'- 0"

**16 CURB MOUNTED SKYLIGHT**



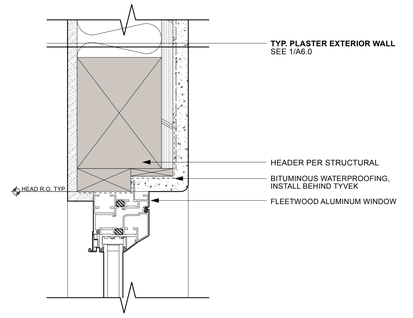

SCALE 1" = 1'- 0"

**12 TYP. PLASTER @ EAVE**



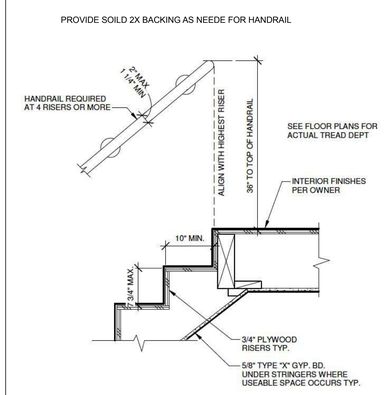

SCALE 3" = 1'- 0"

**8 DOOR HEAD @ THICK WALL, JAMB SIM.**

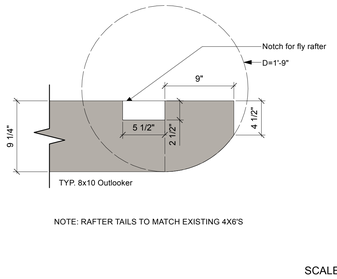



SCALE 3" = 1'- 0"

**4 PLASTER @ WINDOW HEAD**



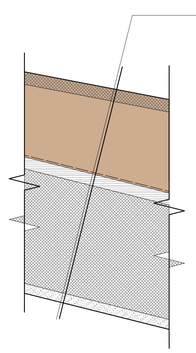

**19 TYP. STAIR LANDING @ TOP**




NOTE: RAFTER TAILS TO MATCH EXISTING 4X6'S

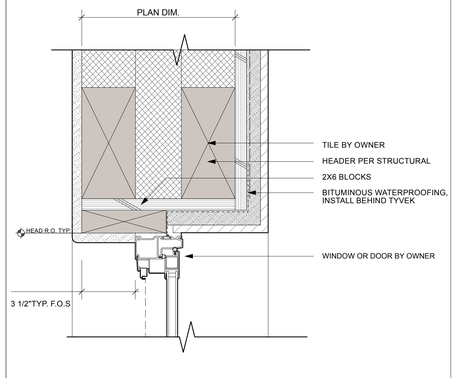
SCALE 1 1/2" = 1'- 0"

**15 TYP. OUTLOOKER AND RAFTER TAIL DESIGN**



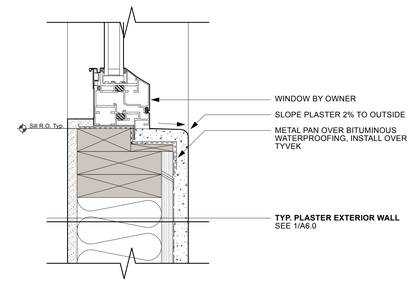

SCALE 3" = 1'- 0"

**11 TYP. ROOF DETAIL**



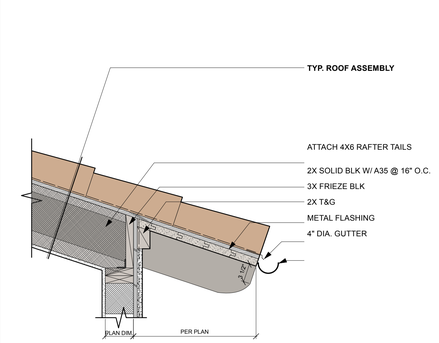

SCALE 3" = 1'- 0"

**7 TILE @ WINDOW HEAD, JAMB SIM.**



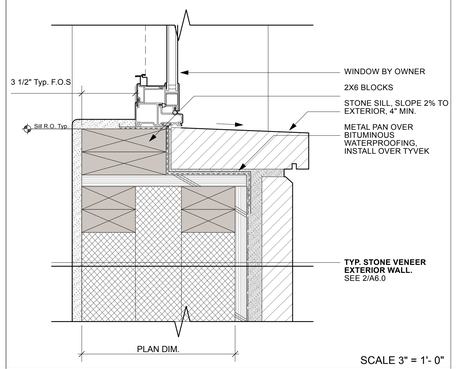

SCALE 3" = 1'- 0"

**3 PLASTER @ WINDOW SILL**



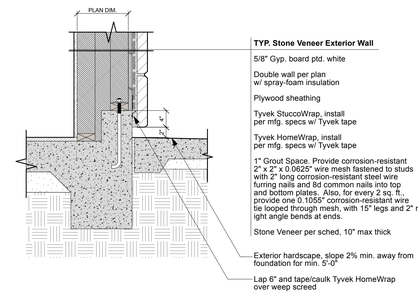

SCALE 1" = 1'- 0"

**10 TYP. PLASTER @ EAVE**



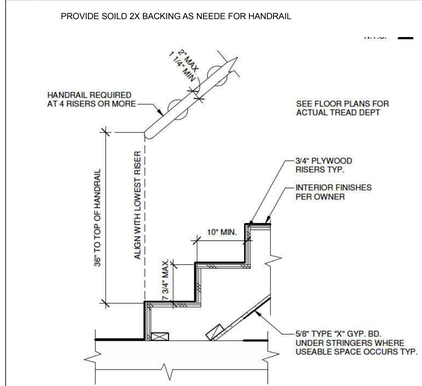

SCALE 3" = 1'- 0"

**6 STONE @ WINDOW SILL**




SCALE 1" = 1'- 0"

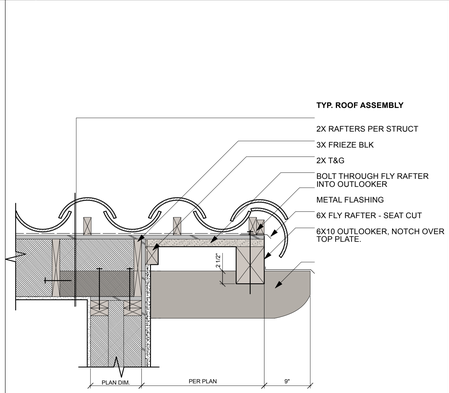
**2 TYP. STONE VENEER @ HARDSCAPE**




**17 TYP. STAIR LANDING @ BOTTOM**

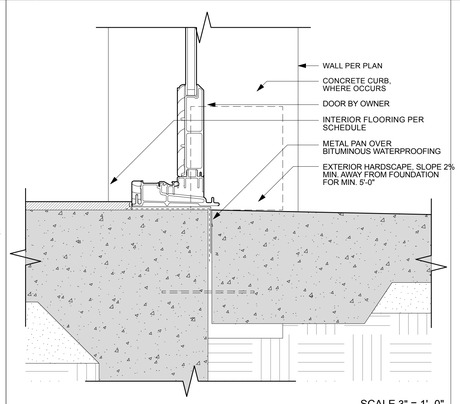


**13 TYP. EXTERIOR LIGHTING FIXTURE**



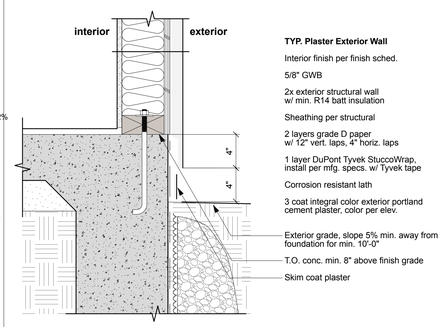

SCALE 1" = 1'- 0"

**9 TYP. PLASTER @ RAKE**




SCALE 3" = 1'- 0"

**5 TYP. DOOR THRESHOLD @ HARDSCAPE**




SCALE 1 1/2" = 1'- 0"

**1 TYP. PLASTER EXTERIOR WALL @ GRADE**


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LICENSED ARCHITECT
DYLAN CHAPPELL
REG. NO. C31,207
STATE OF CALIFORNIA

**COORDINATION SET**
**NOT FOR BIDDING OR CONSTRUCTION**

**CITY CASE NUMBER**
**PLN2022-2232**

# 333 LINDEN AVE SFR

**333 LINDEN AVE**
**CARPINTERIA, CA 93013**
**-**

**ARB PRELIMENARY APPROVAL 11-13-2025**

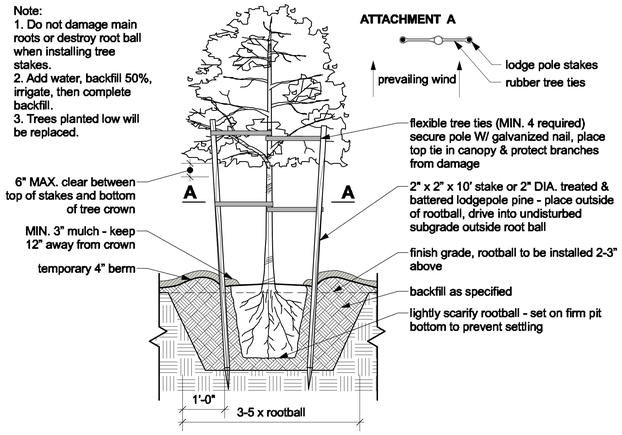
**REVISION**

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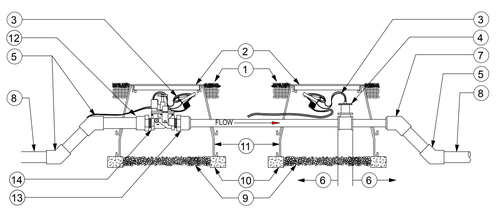
**DETAILS**

**A6.0**

Note:
1. Do not damage main roots or destroy root ball when installing tree stakes.
2. Add water, backfill 50%, irrigate, then complete backfill.
3. Trees planted low will be replaced.

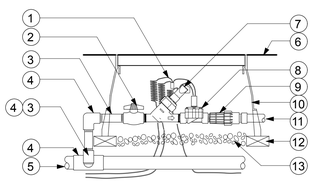



TREE PLANTING 5
feet 0 N.T.S.



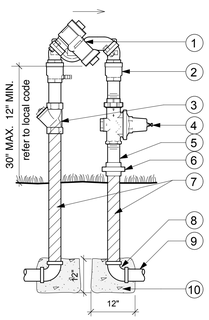

1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC.'S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL, TYP.
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAIN LINE-LENGTH AS REQUIRED
9. GRAVEL (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS AS REQUIRED
12. PVC MALE ADAPTER
13. PVC MALE ADAPTER-BUSH DOWN TO FLOW METER SIZE AS NECESSARY
14. MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4
feet 0 N.T.S.



1. 30" LENGTH OF WIRE, COILED, W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4. PVC SCH 40 ELL, OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL
13. 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3
feet 0 N.T.S.




1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5. BRASS THREADED NIPPLE
6. BRASS UNION
7. 6 MIL. PIPE WRAP
8. BRASS ELBOW, TYP.
9. PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10. 1 CF CONCRETE SUPPORT; POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2
feet 0 N.T.S.

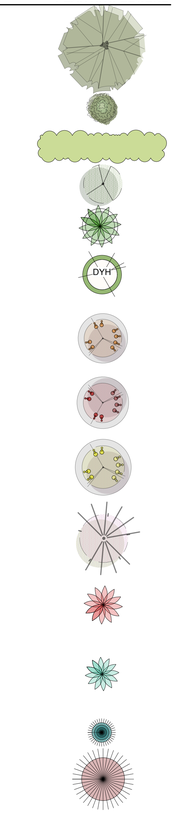
## KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5. 
6. **STUCCO SITE WALL:** 30" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:*** *3/4" WATER METER. 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:*** *WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **42" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH

## PLANTING LIST

| BOTANICAL NAME | COMMON NAME | QTY | SIZE | WUCOLS | NOTES |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| OLEA EUROPAEA 'WILSONII' | FRUITLESS OLIVE | 4 | 24" BOX | VERY LOW | |
| **SHRUBS** | | | | | |
| FICUS 'GREEN GEM' | INDIAN LAUREL | 61 | 15 GAL | MED | |
| GREWIA OCCIDENTALIS -ESPALIER STALKED | LAVENDER STAR | 19 | 15 GAL | MED | |
| BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY" | BOXWOOD | 8 | 15 GAL | MED | |
| IRIS 'NADA' | BUTTERFLY IRIS | 24 | 1 GAL | LOW | |
| RHAPHIOLEPIS UMBELLATA 'MINOR' | DWARF YEDDA HAWTHORN | 26 | 15 GAL | LOW | |
| ANIGOZANTHOS ' ORANGE CROSS' | ORANGE CROSS KANGAROO PAWS | 6 | 5 GAL | MED-LOW | |
| ANIGOZANTHOS ' RED CROSS' | RED CROSS KANGAROO PAWS | 10 | 5 GAL | MED-LOW | |
| ANIGOZANTHOS "YELLOW GEM' | YELLOW GEM KANGAROO PAWS | 7 | 5 GAL | MED-LOW | |
| PENNISETUM SETACEUM 'RUBRUM' | PURPLE FOUNTAIN GRASS | 8 | 5 GAL | LOW | |
| PHORMIUM ' AMAZING RED' | NEW ZELAND FLAX | 6 | 5 GAL | LOW | |
| **SUCCULENTS** | | | | | |
| AGAVE ATTENUATA | FOX TAIL AGAVE | 16 | 15 GAL | LOW | |
| **GRASSES** | | | | | |
| CAREX DIVULSA | BERKELEY SEDGE | 160 | 1 GAL | LOW | |
| CHONDROPETALUM TECTORUM 'EL COMPO' | CAPE RUSH | 7 | 5 GAL | LOW | |
| **GROUNDCOVER** | | | | | |
| DYMONDIA MARGARETAE | SILVER CARPET | 50 | 4" | LOW | @ FLAGSTONE JOINTS |

## PLANTING LEGEND

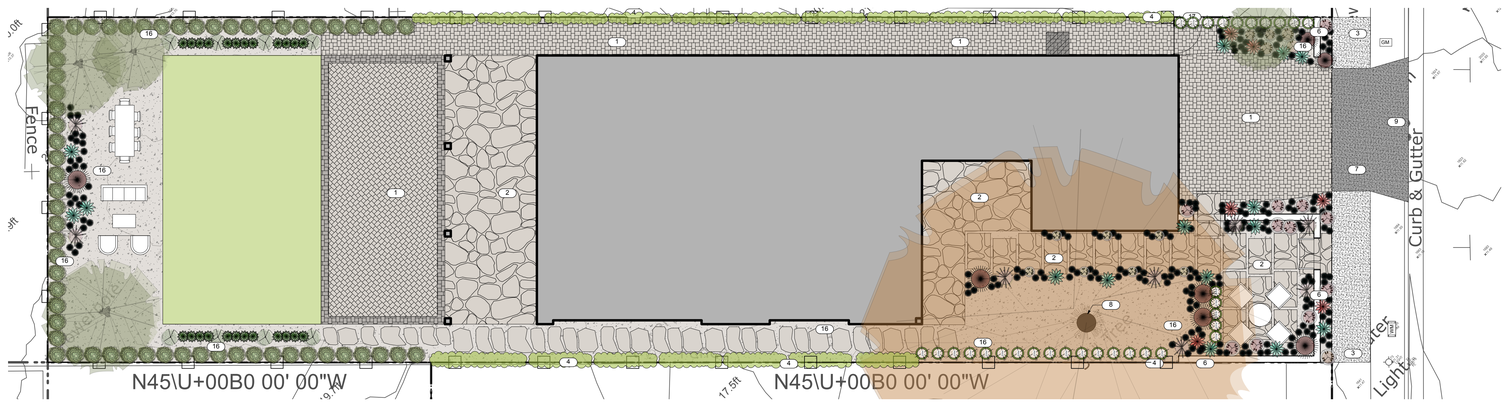



## MATERIAL LEGEND

- PEA GRAVEL 3/8" DEL RIO OR HANDLY GOLD
- DECOMPOSED GRAITE
- SYNTHETIC LAWN
- FLAGSTONE: BUCKSKIN OR OKLAHOMA
- **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS. SAND-STONE-MOCHA. ASHLAR PATTERN

## IRRIGATION LEGEND

| ID | MODEL | LENGTH | MANUFACTURER | PSI | NOTES |
|---|---|---|---|---|---|
| —— —— | 5/8" Polyethylene Dripline | 500 LINEAR FEET | DURA-POL | 30 | |




LANDSCAPE PLAN 1
feet 0 SCALE 3/16" = 1'-0"

NORTH

CHAPPELL ARCHITECTURE
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LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL REG. NO. C-31207 STATE OF CALIFORNIA

**COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION**

**CITY CASE NUMBER PLN2022-2232**

# 333 LINDEN AVE SFR

**333 LINDEN AVE**
**CARPINTERIA, CA 93013**
**-**

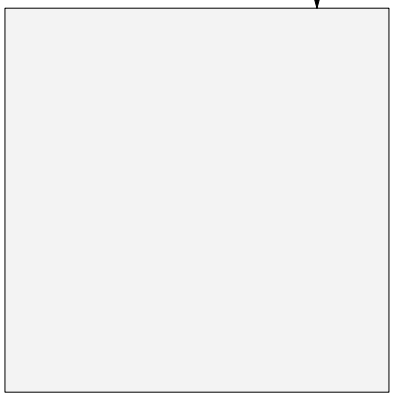
**ARB PRELIMENARY APPROVAL 11-13-2025**

**REVISION**

| NO | DESCRIPTION | DATE |
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**LANDSCAPE PLAN**

**L1.0**



**EXT. STUCCO**

**MANUFACTURER:**

LA HABRA

**COLOR:**

NAVAJO WHITE P-525
BASE 100



**TILE ROOF**

**MANUFACTURER:**

BORAL

**COLOR:**

2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED
IN FOR 15% OF FIELD,CASA GRANDE BLEND



**DARKSKY LIGHT FIXTURE**

**MANUFACTURER:**

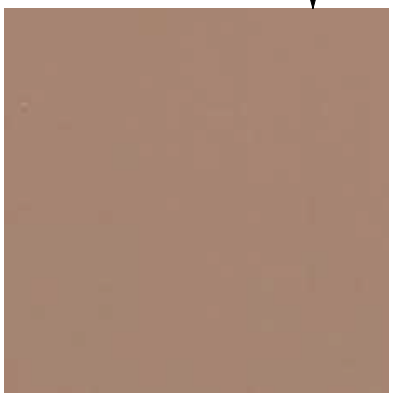
MAXIM

**MODEL:**

WHISPER DARK SKY

**LED:**

1-8 WATT INTEGRATED



**EXT. WOOD STAIN**

**MANUFACTURER:**

CABOT

**COLOR:**

CHESTNUT BROWN



**PATH LIGHT**

**MANUFACTURER:**

HAMPTON BAY

**COLOR:**
**DARK BRONZE**

2.3 WATT LED
PATH LIGHT



**SANTA BARBAR SANDSTONE**

**MANUFACTURER:**

NATURAL STONE

5 POINT DESIGN



**WINDOWS & DOORS**

**MANUFACTURER:**

METAL WINDOW CORP

**COLOR:**

DARK BRONZE


CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DR. STE. 1027
ROCKLIN CA, 95677
805.852.1677


PROJECT: **333 LINDEN DUPLEX**

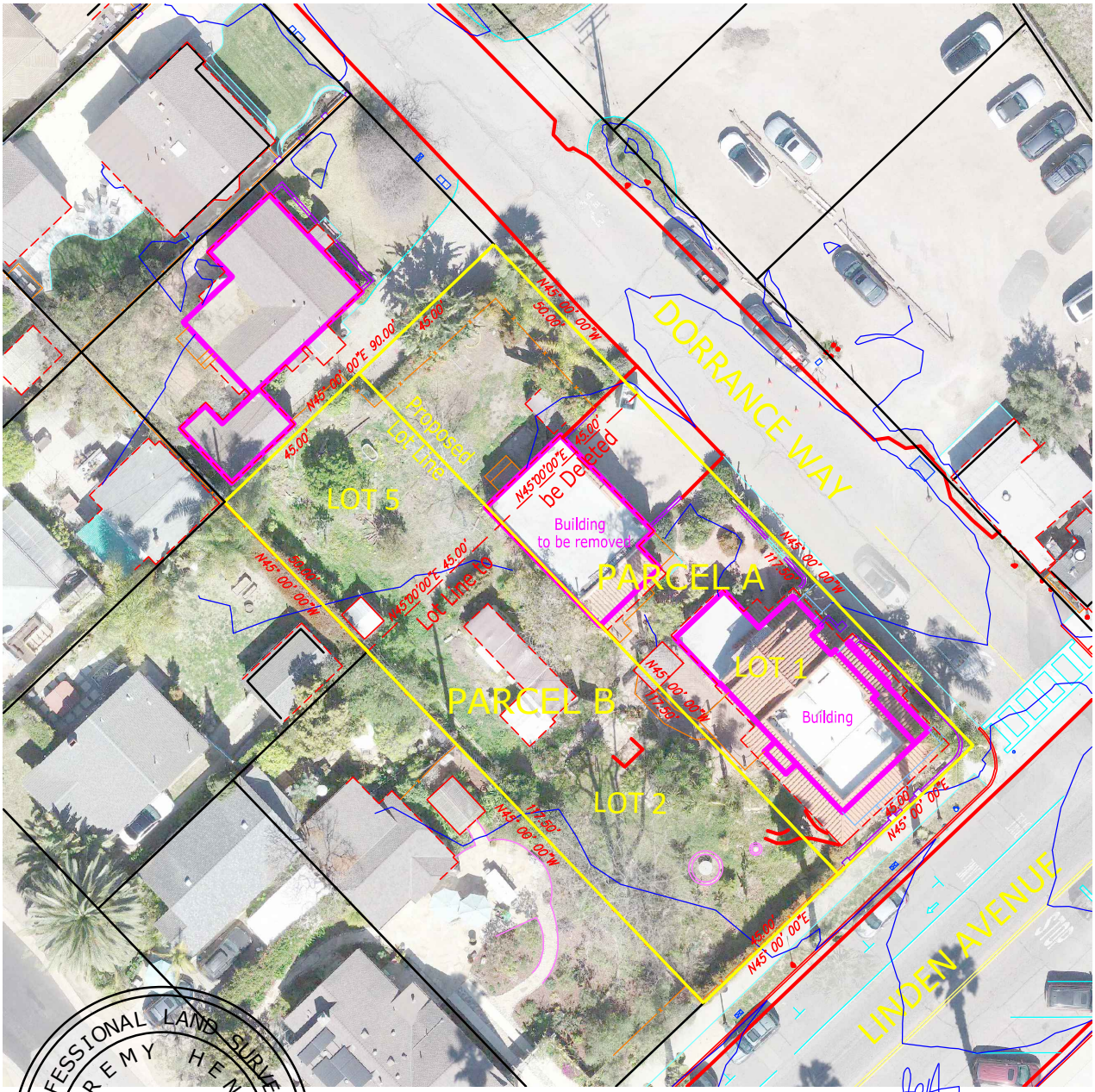
LOCATION: 333 LINDEN, CARPINTERIA, CA 93013

OWNER: PB LIVING TRUST

# MATERIAL BOARD

11-05-2025

# SITE PLAN




PROFESSIONAL LAND SURVEYOR
JEREMY HENRY
PLS 8135
STATE OF CALIFORNIA

NORTH

8-26-2025

Jeremy Henry PLS 8135 Date

0' 40' 80' 120'

FEET

SCALE: 1" = 40'


HENRY LAND SURVEYING
JEREMY HENRY - LAND SURVEYOR
619 Crestview Drive, Ojai, Ca. 93023
jeremyhenry1118@gmail.com
(805) 216-6124


LOT LINE ADJUSTMENT No._____

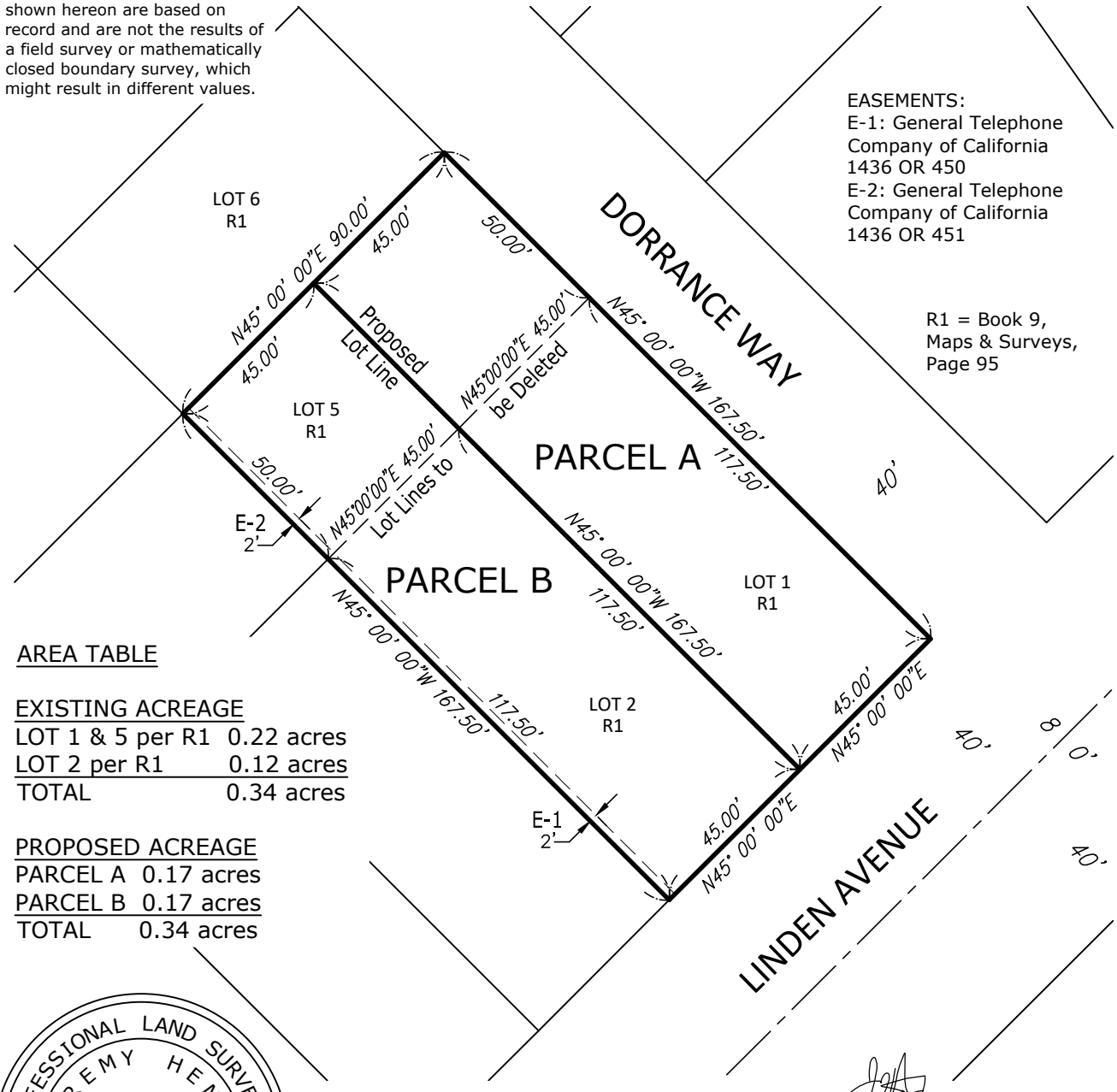
City of Carpinteria

County of Santa Barbara, State of California

| DATE: 8-26-2025 | JOB No.: 22-57 | DRAWN BY: JEREMY HENRY | SHEET: 1 OF 1 |
|---|---|---|---|

# EXHIBIT "B"

The courses and distances shown hereon are based on record and are not the results of a field survey or mathematically closed boundary survey, which might result in different values.




EASEMENTS:
E-1: General Telephone Company of California 1436 OR 450
E-2: General Telephone Company of California 1436 OR 451

R1 = Book 9, Maps & Surveys, Page 95

AREA TABLE

| EXISTING ACREAGE | |
|---|---|
| LOT 1 & 5 per R1 | 0.22 acres |
| LOT 2 per R1 | 0.12 acres |
| TOTAL | 0.34 acres |

| PROPOSED ACREAGE | |
|---|---|
| PARCEL A | 0.17 acres |
| PARCEL B | 0.17 acres |
| TOTAL | 0.34 acres |

PROFESSIONAL LAND SURVEYOR
JEREMY HENRY
PLS 8135
STATE OF CALIFORNIA

NORTH

8-26-2025
Jeremy Henry PLS 8135 Date

0' 40' 80' 120'
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LOT LINE ADJUSTMENT No._____
City of Carpinteria
County of Santa Barbara, State of California

| DATE: 8-26-2025 | JOB No.: 22-57 | DRAWN BY: JEREMY HENRY | SHEET: 1 OF 1 |
|---|---|---|---|

# Attachment A
# Exhibit 3:
# Recommended Conditions of Approval

**Coeler New Residence**
**23-2232-DP/LLA/CDP/ARB**

**February 2, 2026**

**PLANNING COMMISSION HEARING**
**PROJECT 23-2232-DP/LLA/CDP/ARB**
**333 & 355 LINDEN AVENUE**
**(APNs 003-440-027 & -028)**
**FEBRUARY 2, 2026**

## ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
## COELER NEW RESIDENCE & LOT LINE ADJUSTMENT

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

### PROJECT DESCRIPTION

1. This Development Plan, Lot Line Adjustment, and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated February 2, 2026), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   *Request for a Development Plan, Lot Line Adjustment, and Coastal Development Permit to construct a new 3,434 square-foot two-story single-family dwelling with an attached 432 square-foot two-car garage, for a total size of 3,866 square feet. The maximum roof ridge height of the residence would be 23.83 feet above finished grade. The project would include new landscaping and hardscape, including a new curb cut and driveway off of Linden Avenue. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place, and a 24-inch diameter Washingtonia robusta (Mexican Fan Palm) street tree is proposed to be removed to construct the new driveway. The 912 square-foot detached garage at 355 Linden Avenue would be demolished to remedy an encroachment onto the 333 Linden property. Approximately 67 cubic yards of soil would be imported for site preparation. Access would be from Linden Avenue via the new driveway.*

*The project includes a Lot Line Adjustment between 333 and 355 Linden Avenue. The property at 355 Linden Avenue (Parcel A) is 9,787.5 square feet in size and is currently an "L" shaped lot with a portion of its property extending behind 333 Linden Avenue. The property at 333 Linden Avenue (Parcel B) is a 5,287.5 square-foot rectangular lot. The LLA would reconfigure the common lot lines to become a single straight line between the two parcels and take 2,250 square feet from Parcel A and add it to Parcel B, resulting in two equally sized 7,7537.5 square-foot parcels.*

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

**COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS**

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.

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

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

5. The existing 912 square-foot detached garage on 355 Linden Avenue (APN 003-440-027) and any other accessory structures (tool sheds, gazebos, etc.) that encroach onto the property at 333 Linden Avenue (APN 003-440-028) shall be removed prior to the issuance of any Grading or Building Permits for the new residence at 333 Linden Avenue. **Plan Requirement and Timing:** The applicant shall apply for and obtain a Demolition Permit,

demolish the structure(s), and obtain a final inspection to verify the demolition of the garage and any other encroaching accessory structures prior to the issuance of any Grading or Building Permits for new development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans and conduct site inspections to verify removal.

6. In order to protect existing native trees and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan. No ground disturbance, including grading, shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:

    a. An exhibit showing the location, diameter and critical root zone of all native trees located onsite.

    b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to CDD and shall be staked every six feet. The applicant shall place signs stating "tree protection area" at 15-foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to commencement of grading and/or construction and shall remain in place throughout all grading and construction activities.

    c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by CDD.

    d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for issuance of a Grading or Building Permit. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.

    e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.

    f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.

    g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:

i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

ii. Any trenching required within the critical root zone of a protected tree shall be done by hand.

iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the critical root zone of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

j. Only trees designated for removal on the approved tree protection plan shall be removed.

k. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with one gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (three years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

l. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by CDD. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of CDD prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by CDD after its inspection and approval of such installation.

**Plan Requirements:** Prior to issuance of a Grading or Building Permit, the applicant shall submit grading plans, building plans and the tree protection and replacement plan to CDD for review and approval. All aspects of the plan shall be implemented as approved. Prior to issuance of a Grading or Building Permit, the applicant shall successfully file and receipt evidence of posting a performance

security which is acceptable to CDD to guarantee tree replacement. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures shall be in place throughout all grading and construction activities. **Monitoring:** CDD shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires CDD staff signature.

7. Construction parking, staging, and materials storage shall be located onsite and in a manner that does not obstruct public parking for coastal access. **Plan Requirements and Timing:** A plan that depicts the location of onsite construction parking, staging areas, and materials storage shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect for compliance prior to and as needed during all grading and construction activities.

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

9. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit

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

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

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

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

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

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

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

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

17. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

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

19. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and

geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

20. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

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

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

21. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall

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

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

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

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

**DEVELOPMENT PLAN CONDITIONS**

24. Approval of the Development Plan and Coastal Development Permit shall expire three (3) years after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

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

26. No permits for development shall be issued except in conformance with the approved Development Plan, Lot Line Adjustment, and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan and Lot Line Adjustment marked Attachment A, Exhibit 2, dated February 2, 2026. Substantial conformity shall be determined by the Community Development Department Director.

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

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

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

**LOT LINE ADJUSTMENT CONDITIONS**

30. The Lot Line Adjustment shall be recorded prior to the issuance of any Grading or Building Permits for new construction.

31. The following language shall be included on the deeds arising from the lot line adjustment:

    *"This deed arises from the lot line adjustment 23-2232-DP/LLA/CDP/ARB and defines a single parcel within the meaning of California Civil Code Section 1093."*

    Any document used to record the lot line adjustment shall include a statement that the document arises from a lot line adjustment that is intended to identify two legal parcels.

32. Before recordation of the Lot Line Adjustment, Developer shall provide the City Engineer and CDD with written evidence from the Santa Barbara County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493.

## CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

33. This Development Plan, Lot Line Adjustment, and Coastal Development Permit are not valid until the Lot Line Adjustment is recorded and a Building Permit for the development has been obtained. The Lot Line Adjustment shall be recorded prior to Grading or Building Permit issuance. Failure to record the Lot Line Adjustment and obtain said Building Permit shall render this Development Plan, Lot Line Adjustment, and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Development Plan, Lot Line Adjustment, and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Lot Line Adjustment and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

48. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan, Lot Line adjustment, and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may

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

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

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

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

**SPECIAL DISTRICT CONDITION LETTERS**

52. Compliance with the attached Departmental and District letters is required as follows:
    a) City of Carpinteria Public Works Department, dated July 26, 2023,
    b) City of Carpinteria Public Works Department- Sustainability Division, dated April 15, 2024,
    c) Carpinteria Sanitary District, dated December 19, 2024,
    d) Carpinteria-Summerland Fire Protection District, dated December 19 2024,
    e) Carpinteria Valley Water District- Intent to Serve Letter, dated January 16, 2025, and
    f) Carpinteria Valley Water District- Condition Letter, dated January 16, 2025.

Approved by the Planning Commission on February 2, 2026.

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

_____

Applicant/Property Owner Date

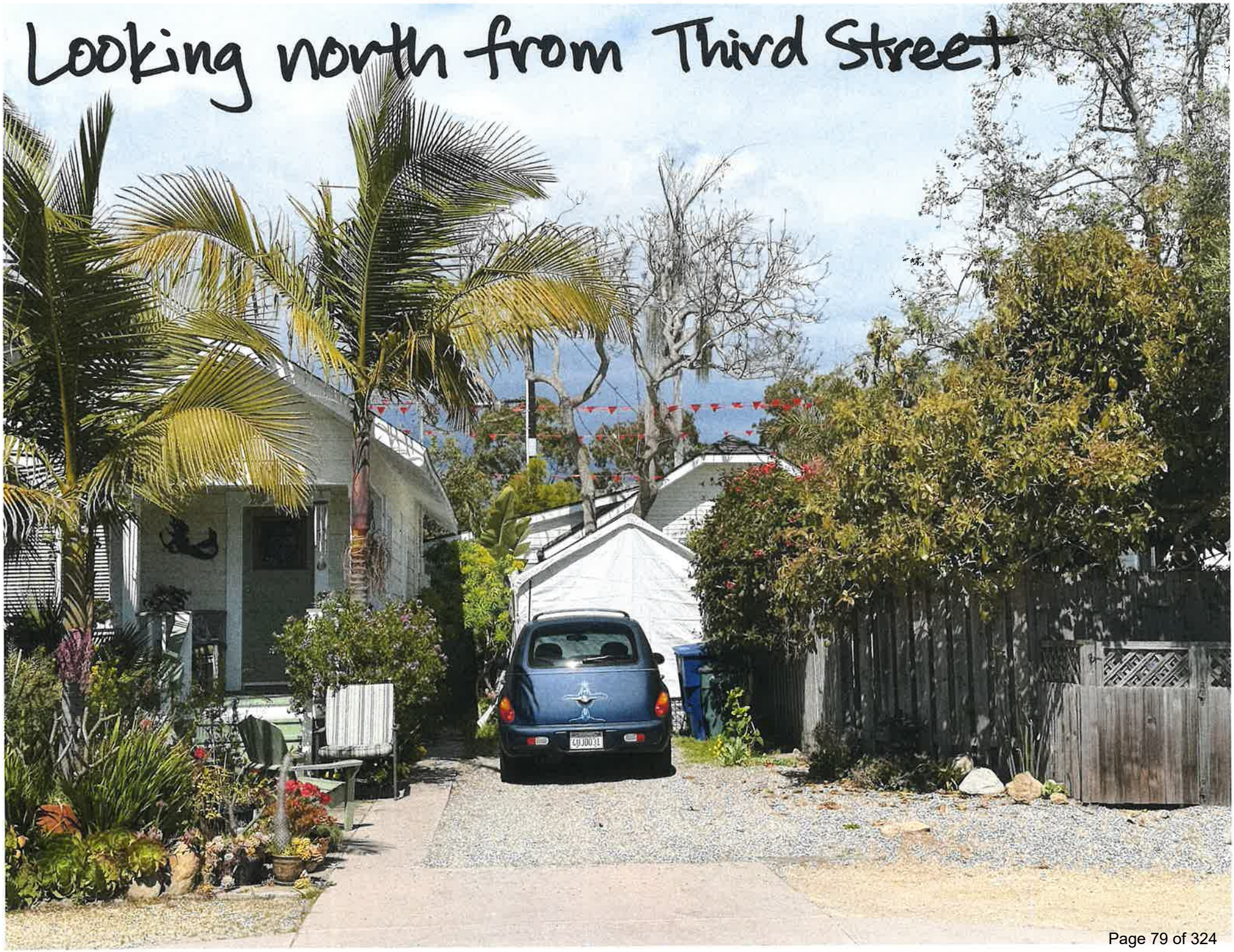
# Attachment B
# Story Pole Photographs

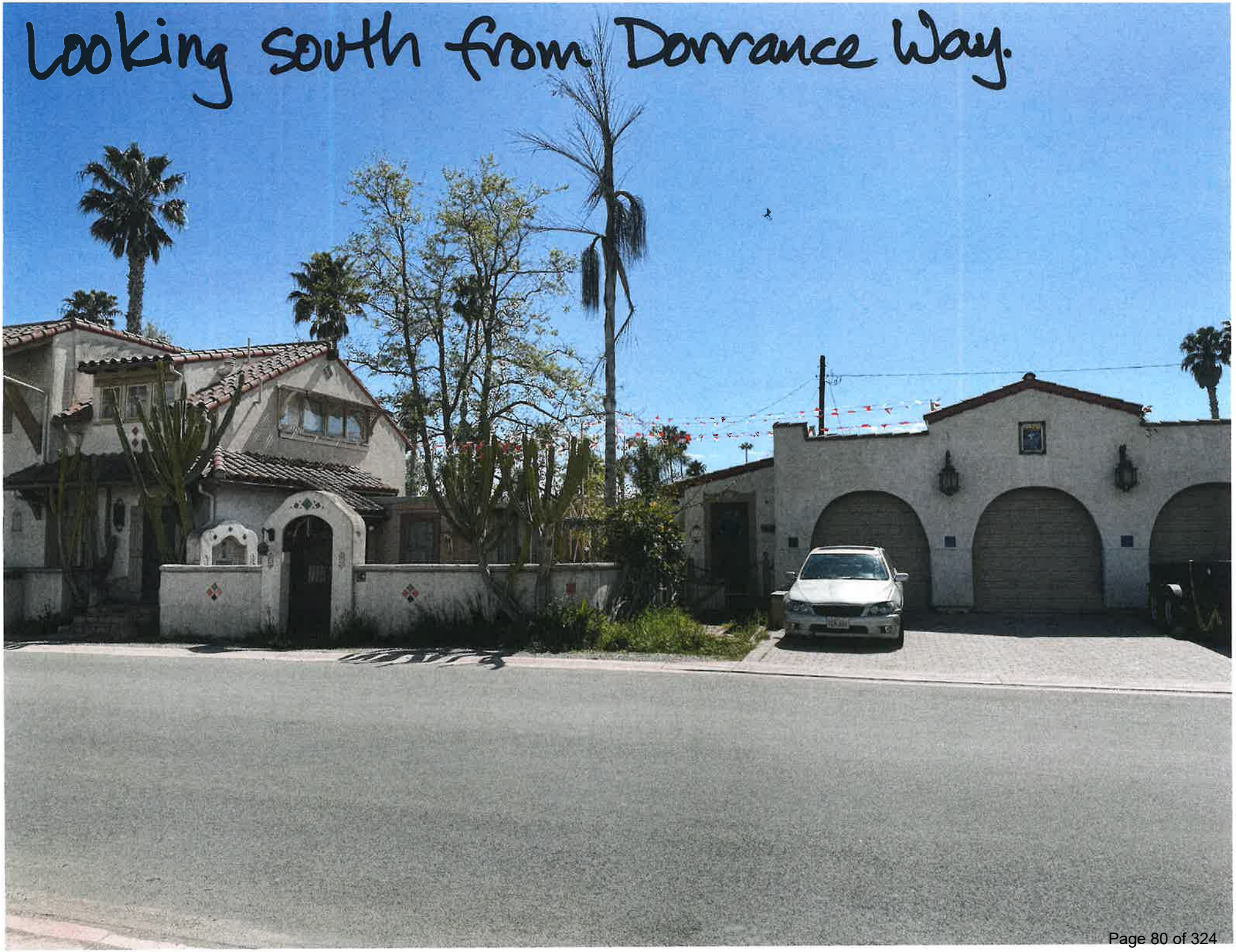
## Coeler New Residence
## 23-2232-DP/LLA/CDP/ARB

## February 2, 2026


Looking NW
from Linden Ave.


Looking SW
from Linden Ave.


Looking north from Third Street.


Looking south from Dorrance Way.

# Attachment C
# Minutes from the December 15, 2022, May 1, 2025, and November 13, 2025 ARB Meetings

**Coeler New Residence**
**23-2232-DP/LLA/CDP/ARB**

**February 2, 2026**

- Address Boardmember recommended changes to the landscape plan (i.e., Sycamore and Bay);
- Resolve property line fence issues with neighbor in a mutually agreeable manner and show the solution on the building plans;
- Revised plans to be reviewed and approved by Boardmember Reginato prior to building permit issuance.

**VOTE:** 4-0

2) Project: Coeler New Duplex Concept, Project 22-2177-CON
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2177-CON for conceptual review of a proposal for a new 2,307 square foot two-story duplex with a maximum height of 24 feet and two attached one-car garages totaling 352 square feet, for a total size of 2,659 square feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Staff presented the conceptual plans for the three contemplated duplexes together (333 Linden Ave; 4949 Dorrance Way; and 4934 Dorrance Way), describing the particular details of each and some of the issue areas that staff wished for the Board and applicant to consider. These included various Zoning Code Modification requests needed for the concept designs as shown (driveway width; driveway exiting; front setback encroachments); architectural style, variety and neighborhood compatibility; and flood hazards / sea level rise considerations.

Architect Dylan Chappell described the three duplexes. He noted the chosen architectural style was intended to complement the main residence on the corner of Linden Avenue and Dorrance Way, but that the architectural styles could be changed or made more varied. He explained that the building layouts and floor plans was intended to make the buildings read like single family dwellings rather than duplexes in terms of entry placement and garage design. The buildings were placed forward on the lot to provide large usable rear yard spaces for the tenants and upper floor decks were oriented towards the street to avoid privacy impacts. He clarified that the driveways could be narrowed to meet City standards.

George Manuras, representing the owners, reiterated many of Dylan's comments. He noted the emphasis on provide usable rear yards was to give residents a respite from the busy streets of the Beach Neighborhood.

Public Comment:
Leah Dabney explained further the design rationale for the new duplexes and the desire to relate to, and complement, the main residence on the corner of Linden Ave and Dorrance Way. She explained when the property was for sale, the community was very fond of the existing residence and its style.

Boardmember Discussion:
Boardmember Johnson asked if the site plans for the two lots on Dorrance Way can be organized in such a way to only impact the minimum number of existing on-street parking spaces. He also asked whether the proposed duplexes on Dorrance Way could be pushed back farther into the lot to meet

required setbacks. He asked if there were many other examples of Spanish style architecture in the neighborhood, noting he thought of it as mostly a "cottage" or "bungalow" neighborhood. Introduce more variety into architecture; maybe trend more towards a bungalow style or soften the Spanish style architecture to something more Monterey in style. He commented that 10' plates on the front elevation are not very friendly to neighborhood. He recommended restudying to bring the massing down as viewed from street through lowering the scale (lower 2nd floor plate heights) of the building, stepping in the second floor massing, similar measures. He also recommended moving the buildings back to the front setback line and narrowing the driveway widths. Toning down colors/shades to better fit the neighborhood was also suggested.

Boardmember O'Connor inquired about the historic lotting patterns of the area and whether there was development potential of additional surrounding lots. He described the architecture as "muscular" and said it was very Santa Barbara in style. He related to the layout and organization of the surrounding properties and how that should influence the design of these duplexes. He thought the similar style and detailing of the duplexes was too uniform amongst the three, giving the impression of a gated or planned community. He agreed that backing out of the driveways raises safety concerns but seems somewhat inevitable.

Boardmember Reginato asked if the projects would require a full redesign if the structures were required to be elevated due to flood zone or sea level rise considerations. He described the architecture as beautiful but not the right fit for the neighborhood. At minimum, he thought the architecture could be toned down and some more colors/shades introduced. He noted his disagreement with the need for multiple zoning modifications and felt the projects could be revised to not need as many or perhaps any modifications.

Boardmember Blakemore overall noted she was in agreement with the others. She reiterated the need for more variety in style/appearance amongst the buildings. She also recommended building massing be reduced and setbacks increased.

The Boardmembers clarified that while they generally preferred the buildings to be set back farther into the lot and the driveways made narrower, they were not opposed to the garages facing the street.

**ACTION**: Public comment received and conceptual feedback provided.

**VOTE:** N/A

3) Project: Coeler New Duplex Concept, Project 22-2178-CON
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2178-CON for conceptual review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 26.17 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

**CITY OF CARPINTERIA**
5775 Carpinteria Avenue
Carpinteria California 93013

**ARCHITECTURAL REVIEW BOARD**
Meeting Date May 1, 2025

# FINAL 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

**Boardmembers absent:** None

**Boardmembers recused:** Lisa Woolf

**PUBLIC COMMENT:** None

**PROJECT REVIEW**

1) Project: Coeler New Residence, Project 23-2232-DP/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/CDP/ARB for preliminary review of a proposal to construct a new 3,251 square foot two-story single-family residence with an attached 426 square foot two-car garage, for a total size of 3,677 square feet and a maximum height of 24.42 feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: Blackmore had a meeting with the applicant about the palm.

Staff Presentation:
Syndi Souter provided a presentation and described the proposal to construct a new 3,677 sq ft 2-story single-family residence including 3,251 sq ft of living space, a 426 sq ft two-car garage with 24.5 feet maximum height and slab on grade foundation. The project will include new landscaping and hardscape with driveway off Linden Avenue and include a Protection Plan for an existing Sycamore tree. She showed an aerial of the site and described the project setting and context at 333 Linden, which is a currently vacant project site of 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field.

Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the east, north, south, and west perspectives, framing, roof plans, colors and materials, landscape and hardscape plans. She discussed and showed photos of the story pole locations and views from Lindon Avenue, Third Street, and Dorrance Way.

Syndi requested ARB comments on the following:

- Proposed Spanish/Mediterranean architectural style.
- The architectural details and color scheme.
- The street façade, including the dominance of the garage doors.
- Plate heights and overall resultant building height.
- Proposed landscaping and hardscape.
- Proposed exterior lighting fixtures and night-sky friendly compliance.
- Compatibility with the neighborhood and the "small beach town" character.
- Planning for future sea level rise impacts.

She answered questions from the ARB regarding changes to the project and how the applicant addressed issues raised during the December 15, 2022 meeting.

Applicant Comments:
Dylan Chappell, architect, and George Manuras, project manager, discussed their approach to addressing the prior ARB comments on the project and answered ARB member questions. He reviewed the site plans focusing on foundation, plate heights, architectural style, and the new design with the courtyard based around the preservation of the existing sycamore tree.

Public Comments:
Marilyn Jenkins: There are 5-foot-tall piles of soil stockpiled on the lot that might be used to raise the height of the foundation. She discussed the historical photos she sent of the vicinity. She discussed the Stein house, the former hotel near the site, and the design of her house. She discussed the design of her house and her concerns that she would lose her views. She asked that the height be reduced and expressed her perspective regarding who may be living in the house. She wants the lot to be preserved to the maximum extent possible with a small single-story residence. She noted that the prior hotel use of the Stein house should be considered. She would like the project to be scaled back.

Boardmember Discussion:

O'Connor: The hedges along Linden Avenue should be cut down so story poles can be seen. The mass and scale have been compared to the Stein house and other houses. The Stein house has not been restored to the original style, but has unique style. He feels the proposed style is similar in concept, but the massing is too "muscular" and should be brought to a similar scale to the Stein house.

Little: He agrees with Boardmember O'Connor and would like to see a smaller house with a reduced scale. Bringing the 10-foot plate heights down would help. Look at changing the layout of the ground floor to provide more direct access to the backyard. The Spanish Mediterranean style is great but the size should be reduced from 5-bedrooms to achieve an appropriate scale.

Johnson: In regards to the north and south elevations: The 10-foot plate heights on 2nd floor are not appropriate for small lots in the neighborhood. He expressed the top floor should not appear as a "train car" and needs more articulation. He suggested they could add gables and pop outs to improve the appearance and design of the long walls. In addition, on the south elevation, he would like the window plates to be reduced to get an asymmetrical ridge. He likes the arched window over the stairway and suggests revising the interior so access could be provided from the master bedroom and become an outdoor deck with south views. Perhaps, the wall could be brought up to reduce the overview effects

on the neighbor. He likes the articulation of the east elevation, wants it scaled down, and likes the idea of providing through access to the patio.

Blakemore: Agrees with previous comments regarding the scale being too large and maxed out to the setbacks. She expressed that she wants to retain the palm, although she sees that there is no work around between saving the sycamore or the palm. A new palm should be planted on Linden to replace the palm. The scale is too large for the landscape area and encroaches on the Sycamore. She thinks the style is great but the scale is too large for the neighborhood.

**ACTION:** Motion by Chair Blakemore seconded by Boardmember O'Conner, to recommend that the project be continued to a future meeting and directed the applicant to address the ARB comments.

**VOTE:** 4-0

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

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal to demolish an existing 1,060 square foot residence and a 309 square foot garage and construct a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage, for a total size of 3,479 square feet and a maximum height of 24.58 feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter presented the preliminary plans for demolition of the existing 1,060 square foot residence and 309 square foot garage and construction of a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage. She discussed how the proposed new two-story single-family residence will exhibit a combination of Spanish and Mediterranean architectural traits.

She showed photos of the site and existing residence proposed to be demolished, and discussed the neighborhood context. Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the south, west, east, and north elevations, roof plans, colors and materials, landscape and hardscape plans, and an exhibit showing the proposed setback modifications. She discussed and showed photos of the story pole locations and views from Dorrance Way and from the intersection of Linden Avenue and Dorrance Way. She explained that the applicant is seeking modification to the 50-foot front yard setback from the centerline of Dorrance Way. The front of the residence is proposed to be located 20-feet from the front property line, which meets the required minimum setback as measured from the property line but not as measured from street centerline. The proposed setback is consistent with other residences in this location.

**ACTION:** Motion by Chair Blakemore, seconded by Boardmember Johnson, to recommend final approval to the Community Development Director

**VOTE:** 4-0

2) Project: Coeler New Residence, Project 23-2232-DP/LLA/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB for continued preliminary review from the 5/1/2025 ARB meeting, of a proposal to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet. The proposal includes a Lot Line Adjustment with an adjacent property that would result in a 7,537 square-foot parcel zoned Planned Residential Development (PRD-20) shown as APN 003-440-028 and a portion of 003-440-027, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: None.

Staff Comments:
Syndi Souter provided a presentation of the proposed increase in the size of the residence to by 183 square feet and the garage by 6 square feet and the building height lowered by 7 inches compared to the previous version of the project. The changes include an increase of 2,250 square foot lot size as part of a Lot Line Adjustment that is now part of the project description and would create two identical lots. This increased the buildable area on the lot. She reviewed the changes to the interior, plates, pop outs, the gable roof, and described the exterior changes and colors. She reviewed the revised landscaping plans with a new lawn sitting area with a new olive tree. Syndi summarized the ARB comments from the 5/1/2025 meeting, as follows:

- The Spanish/Mediterranean style is acceptable,
- The "muscular" massing should be scaled down to a scale similar to the Stein house,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,
- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and
- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed

Syndi explained the proposed Lot Line Adjustment between the existing parcel and the parcel to the north. She reviewed the changes to the floor plans and elevations and described how the changes addressed the previous comments. She noted the potential for Sea Level Rise impacts to the project and noted for the record that the applicant has chosen not to raise the proposed foundation or grade of the site.

Public Comments:

Marilyn Jenkins noted one ARB member had previously asked about the plan for the Stein property. She expressed that she has the same question as the house has been left in an unsightly state with missing tiles, dead landscaping, and untrimmed hedges. She stated that the house is right on the property line and cannot be moved. She noted that the contractor has not cut the hedge and it is still at 1.5 stories tall and the story poles cannot be seen behind the hedge and do not show the dimensions of the house and its extent all the way to the Linden Avenue frontage. She expressed that the neighborhood is concerned about what will built in this location. She noted that the ARB had asked that the size be reduced but it has increased. She said she heard that all three properties had submitted applications to become vacation rentals. She said that is exemplified by how a bathroom is proposed for each of the bedrooms and it will be a party house. She said that she talked with the manager of the La Playa property who told her they are having trouble renting the property. She expressed that with the two houses being constructed and the new hotel, that we are approving too many vacation rentals. She recommended the ARB members walk down Dorrance Way. She noted there are several houses built in the last five years in the neighborhood that are smaller and expressed that the taller three houses being proposed are so close together that they would be out of character with the existing beach neighborhood.

Boardmember Discussion:

Boardmember Little commented that he really likes the redesign, especially with the Lot Line Adjustment as it makes a big difference on the house. He did find it odd in the backyard to have flagstone that go into pavers. He said he would go with all pavers or all flagstone for continuity. He noted that chairs are shown on the gravel and that would not work. He recommended a change from decomposed granite gravel. He would like to see an iron gate instead of the wood gate at the street entry. He stated that unrelated to this project, he requested that the existing tiles be saved when the garage on the Stein property is torn down. He expressed that overall, he really likes the design of the project. He further expressed a concern that it might become a party house and hoped that the owners would live there instead.

Boardmember Johnson stated that the changes are an improvement and thanked the applicant for responding to the ARB's comments. He expressed that the site is zoned for Single Family Residential and that it would be required to comply with the zoning. However, that is a planning issue and that is not the purview of the ARB. In regard to the backyard, he recommended that they let the applicant play around with what they want to have back there. He then thanked the applicant for agreeing to change the color to match the darker cream/beige stucco color at Dart Coffee in Linden Square.

Vice Chair O'Connor agreed with Boardmember Johnson that the applicant had addressed the ARB comments. He expressed that the debate over larger versus smaller with the neighbors is going to continue. He expressed that he is sensitive to the location of the power pole and requested the applicant to remove it as it would be a great contribution and facilitate removal of the adjacent garage. The applicant agreed, and expressed that they would look into removing the power pole.

Vice Chair O'Connor agreed that the bedroom to bathroom ratio is a signal that raises concern with him regarding the potential for vacation rental use of the house. He stated that this ratio is considered "Lux" and is not typical in the beach neighborhood and that is why there is criticism. He further expressed concern about the very narrow driveway and the addition of a curb cut for ingress and egress into an already crowded space. He asked why the applicant does not propose to address the sea level rise issue by raising the foundation. The applicant shared that raising the foundation would also

increase the height, and they are trying to keep the height down. Vice Chair O'Connor expressed that he would not ask for it and said it would be up to the applicant to raise the foundation. In addition, he asked for clarification about the use of heavy flagstone on the second story deck above and the applicant explained how the installation would address drainage and weight.

Chair Blakemore noted a new tree that was added along the north side walkway on the elevation that was not on the planting plan. She was happy to see that a tree was being added to that location. She noted there is more time for changes as they would be coming back for Final review. Chair Blakemore expressed that the tree should be added to the planting plan and that she would also like more planting along the Stein House side of the walkway, enough that it would provide visual interest and shield views of the potential "bowling alley" appearance of the long walkway at the side of the building. She also noted the paving in front of the side gate goes right to the property line and that the fence continues on past the gate. She expressed that this configuration would look out of place in that location and could be revised to achieve a softer, improved appearance. She asked for more information about the lighting fixture to confirm it is Night Sky compliant, and expressed that she likes the look. Syndi noted that the light element is recessed into the sconce cap, but agreed that the final cut sheet with specifications would be required for Final review.

Chair Blakemore further expressed that the massing and articulation of the project has improved and that she is more comfortable about the massing because the lot is bigger and makes it work. She also expressed concerned that it would become a vacation rental but that this was not the purview of the ARB and the City would address the issue.

The applicant explained the reason they chose a solid wood gate at the front location was to block the headlights of cars shining into the main bedroom window and to provide a design consistent with the garage doors and requested that the wood gate be allowed. Boardmember Little expressed his understanding of their reasons for wanting to keep the gate as designed.

**ACTION:** Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval with comments to the Planning Commission.

**VOTE:** 4-0

3)Project: Kolbe Garage Door Relocation, Fencing and Landscaping
Project 25-2360-DR/ARB
Address: 4445 La Tierra Lane
Applicant: Hunter McGrath Ruiz, H. McGrath Designs LLC, for Jessica Kolbe
Planner: Bret McNulty

Request of Hunter McGrath, H. McGrath Designs LLC on behalf of Jessica Kolbe, to consider Project #25-2360-DR/ARB for preliminary review of a proposal to relocate the garage door and driveway of a 1,563 square foot single-family residence from the current side garage location to a street facing location. The request includes consideration of new walkways to and from the house garage and sidewalk, grading, landscaping, gate relocations, and new aluminum fencing and gates. The proposal includes work in the City of Carpinteria public right way to demolish and remove an existing driveway and to install a new driveway, and includes removal and replacement in kind of an existing City maintained ginkgo biloba tree. The project will increase

# Attachment D
# CEQA Notice of Exemption

**Coeler New Residence**
**23-2232-DP/LLA/CDP/ARB**

**February 2, 2026**

Print Form

# Notice of Exemption

**Appendix E**

**To:** Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

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

Project Title: Coeler New Residence

Project Applicant: Dylan Chappell, Chappell Architecture

Project Location - Specific:

333 & 355 Linden Avenue, Carpinteria, CA 93013 (APN 003-440-027 & -028)

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

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project would allow the construction of a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage and a lot line adjustment to the common lot line with the adjacent property at 355 Linden Avenue.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Peter and Barbara Coeler, property owners

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15303, §15304, §15305, & §15332
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:
The project includes only the construction of a new SFD and a minor LLA that does not create a new parcel, wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency Contact Person: Syndi Souter, Senior Planner Area Code/Telephone/Extension: (805) 755-4405

**If filed by applicant:**

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

Signature: Syndi Souter Date: 2/6/2026 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Revised 2011

# PLANNING COMMISSION STAFF REPORT

## MEETING DATE: February 2, 2026

### ITEM FOR CONSIDERATION

## Verizon Wireless Telecommunications Facility

**Project 25-2336-CUP/CDP**

Request for a Conditional Use Permit and Coastal Development Permit to allow installation of a new wireless telecommunications facility on an existing one story retail commercial building located at 912 Linden Avenue. The request includes the installation of three (3) wireless telecommunication antennas, three (3) wireless radios, three (3) wireless remote radios, with architectural screening materials to visually shield the antennas and an associated rooftop equipment enclosure. Two of the proposed antenna screening enclosures would be installed on the flanks of the Carpinteria Clock Tower attached to the building's northwest corner and be approximately 6.5 feet tall by 4 feet wide. The third antenna would be located on the building roof near the southeast building corner, and the equipment enclosure on the roof of an accessory structure. Access and dedicated parking and utility installation will be located adjacent to and within the Cactus Lane right of way. No other wireless facilities are located on the site.

**Report prepared by:** Bret McNulty, Principal Planner
Community Development Department

SIGNATURE

**Reviewed by**: Nick Bobroff, Director
Community Development Department

SIGNATURE

**Owner**: Sarguis Francis Separate Property Trust/16

**Applicant**: Celeste Magennis, Centerline Communications on behalf of Verizon Wireless

**Project Location**: 912 Linden Avenue

**APN**: 001-190-056

**Zoning**: Central Business District (CB) and the Visitor-serving Commercial (V) Overlay District

**General Plan Designation**: Visitor-Serving Commercial (VC)



# I. RECOMMENDATION

Adopt the attached Resolution No. PC-26-002, thereby approving Project 25-2336-CUP/CDP to allow installation of a new wireless telecommunications facility on an existing single story retail commercial building; and to accept a categorical exemption pursuant to Sections 15301 and 15303 of the California Environmental Quality Act (CEQA).

# II. PROPOSED PROJECT DESCRIPTION

**Conditional Use Permit:** This is a request of Celeste Magennis, Centerline Communications, on behalf of Verizon Wireless, LLC for approval of a Conditional Use Permit and Coastal Development Permit to allow for installation of a new wireless telecommunications facility with stealth screening on the roof top of an existing single-story retail-commercial building. The installation includes four main components:

The first component consists of three (3) individual antenna equipment installations, each of which would be approximately 4 feet wide and 6 feet 5 inches in height. Two (2) of the antennas would be located adjacent the Carpinteria clock tower at the north end of the building (one on each side), also referred to herein as the "Alpha and Gamma sectors." The one (1) remaining antenna would be located at the southeast corner of the building, also referred to herein as the "Beta sector." Each of the three antenna installations would include one (1) *Verizon Model #JMA-NNH4-65A-R6H4* wireless antenna panel (3 total), with one (1) *Raycap Model #RVZDC-6627-PF-48* support surge protection radio (3 total). The antenna and radio installations would be completely enclosed by radio frequency panels (RFP) textured and painted to match the existing stucco and colors of the existing clock tower and building. The three new antenna screening enclosures would reach 25 feet 5-inches in height above grade.

The second component consists of one (1) eight-foot tall wood fenced equipment enclosure with an access gate that is textured and painted to match the existing stucco and colors of the existing building, that would be mounted on the roof of the existing accessory structure located at the rear of the building adjacent to Cactus Lane. The equipment enclosure would house one (1) *Tel.X-Plus* battery and cabinet, three (3) *Raycap Model #RVZDC-6627-PF-48* support radios, one generic Intersect and & Telco Box, one generic power cabinet, a generic Wireless GPS antenna, and four generic (4) service lights with a 60-90 minute timer located inside the enclosure. A network of wall and roof mounted tray-enclosed wiring harnesses would provide power from the equipment enclosure to the "Alpha, Beta, and Gamma sector" antenna installations.

The third project component would include one (1) dedicated onsite parking space for an as-needed emergency generator truck with a power wiring harness connection to the equipment enclosure and includes two (2) secured 8 foot tall rooftop access ladders, one located behind an existing gated fence to access the equipment enclosure, and the other to access the roof from atop the accessory structure.

The fourth and final project component consists of installing connections to the existing underground fiber cable and electrical utilities located across Cactus Lane via a trench under the public right of way. Work within the City right-of-way would require an encroachment permit from the City of

Carpinteria Public Works Department. No grading or existing landscape changes are proposed or required.

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

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

## III. BACKGROUND

### Site Characteristics

The project site is located on the east side of Linden Avenue, one building in from the Linden Avenue and Carpinteria Avenue intersection. The 0.3-acre site is improved with a multi-tenant commercial building; all with frontages facing Linden Avenue. Existing tenants include, but may not be limited to, Sushi Teri Restaurant, Whimsy Antiques, and Pacific Health Foods. The rear of the building (east side) includes a rear patio entrance to the Sushi Teri Restaurant, two (2) attached 8 feet 4 inches tall accessory structures, a storage locker, gates, a fence, an unenclosed dumpster area, and loading and parking areas located along Cactus Lane. The project site is bounded by a vacant restaurant building to the north (the former Giovanni's Pizza site), City Parking Lot # 2, across Cactus Lane to the east, and the Torri Gate Shops to the south.

The existing art deco style clock tower located at the northwest corner of the building facing the Linden Avenue/ Carpinteria Avenue intersection, is the primary architectural feature of the building. Its design is complemented and integrated into the building by the two existing building parapets located 17 feet 6 inches and 19 feet above grade, respectively, and the existing 10-foot high roof line that extends along the building. The existing rooftop is 15 feet 2 inches in height. The existing clock tower is 34 feet 7 inches in height and is flanked by offset vertical wing panels, two on each side, measuring 31 feet and 1 inch in height and 26 feet 4 inches in height, respectively that step down and feature slight variations in detailing that lend to the tower's appearance of height. Currently, the Sushi Teri Restaurant sign is affixed to the lower tower face just above the roof line and the restaurant's north corner entrance. The existing clock and lighting are not functioning at this time. Existing Site Photos are included in Attachment B.

The 13,068 square foot parcel is zoned Central Business District (CB) and is also within the Visitor-serving Commercial (V) Overlay District. The site is also located within the Visitor Serving Commercial (VC) land use designation and General Plan Community Design Subareas 2, Downtown and Old Town and 2a, Downtown Core District.

### Project History

The proposed project is intended to address a gap in the wireless signal in-building coverage and capacity in the downtown area of the City of Carpinteria and provide "offload" for existing surrounding antenna sites that are at capacity, to help improve the overall network performance in the area. The Justification Statement and mapping provided by the Verizon Radio Frequency (RF)

Engineer, determined that the City of Carpinteria downtown service area draws a large amount of foot traffic from locals and tourist, and has a need for improved fixed wireless access (FWA) capacity to improve service (for both voice and data transmission) to their customers and provide for collocation (on structure installation). The project application included documentation demonstrating this lack of coverage, which means reception is poor and/or spotty and could be subject to dropping during high-use periods.

The applicant identified the proposed new wireless telecommunications facility to be the least intrusive means of addressing the service gap and improving overall service in the area for both voice and wireless data service.

The original application was submitted to the City on March 6, 2025. During initial review, on April 1, 2025, staff requested clarifications of the technical studies submitted in a letter deeming the application incomplete and received partial revisions on April 10, 2025 and August 25, 2025, respectively. The new information provided included analyses of facility collocation, alternative sites, radio frequency (RF) emissions, and existing and proposed structural components. Subsequently, staff requested and received additional information from the applicant concerning clarifications of the technical studies submitted and to address the design and detailing of the proposed installation in preparation for review by the Architectural Review Board (ARB).

**Architectural Review Board (ARB)**

*Preliminary Review: October 16, 2025*

The application materials and a "preliminary" revised Plan Set were presented for preliminary review to the ARB on October 16, 2025. At the time of the ARB hearing, the revised Plan Set was considered "preliminary" by the applicant and City since it had not yet been formally reviewed and approved by Verizon. Nevertheless, staff included the "preliminary" revised Plan Set in the review as some of the architectural and visual impacts identified by staff in the initial plan submittal and discussed in the ARB staff report had been addressed through the revisions.

The ARB received 34 public comments prior to the meeting and 5 members of the public spoke during the meeting. The received comments generally expressed opposition to the project, its appearance, and concerns for structural safety.

At the meeting, the ARB voted to continue the item to a future meeting and to provide the applicant with more time to study the project and address Boardmember and staff comments. A summary of key comments or discussion points from the meeting are provided below:

- The ARB expressed concern over the visual impact of the installations as a key issue, noting that maintaining the appearance and character of the existing building frontages was paramount. As currently proposed, the ARB did not feel they could make the necessary consistency findings for an approval recommendation.
- The ARB questioned the compatibility and appropriateness of the selected location.
- The ARB asked the applicant to provide a more detailed discussion of the alternative sites considered by Verizon with a discussion about why the other locations were rejected and the

current location was selected, in particular why the Eugenia Place Office Complex was not chosen.
- If the site cannot be relocated, the ARB asked the applicant to consider leaving the tower alone and studying whether the antennas could be moved back towards the center of the building while still meeting project objectives.
- The ARB asked the applicant to provide more information regarding the building's level of historical significance and to clearly demonstrate that the proposed improvements would not diminish the site's historical integrity.
- The ARB expressed concern about the existing deferred maintenance of the tower and building citing the non-functioning clock and lighting and crumbling masonry as examples of neglect, and were concerned that the proposed antenna installations could further add to long-term maintenance problems if not properly maintained.

The final approved minutes from the October 16, 2025 ARB meeting are provided as Attachment D.

After the October 16, 2025 meeting, the City and Verizon agreed to "toll the clock" on the required statutory timeline for a local jurisdiction to complete its review and act upon a qualifying wireless communications facility application. In doing so, the City and applicant agreed to work together in good faith to address staff and ARB comments and provide timely decision-maker review of the project consistent with federal communications law pursuant to the Spectrum Act.[1]

*Preliminary Review - Continued: December 11, 2025*

*Project Revisions*

In response to the ARB comments during the October 16, 2025 meeting, the applicant provided revised plans, which are described and discussed in further detail, below. Additional information was also provided regarding the location analysis and the existing building's historical significance.

The revised project proposal included a slightly reduced footprint with the following primary changes:

- The proposed clock tower antenna installations were reduced from two to one new fin wall antenna installation on each side of the tower and the height extension previously proposed to the adjacent tower fins were removed from the project.
- The proposed antenna installation at the south corner of the building was moved back from the corner of the building and reduced in height slightly from 8 feet 10 inches to 8 feet 4 inches.

[1] Section 6409(a) of the Spectrum Act establishes a federally mandated "shot clock" for state and local governments to approve or deny applications for the modification or installation of certain wireless facilities. If a local authority fails to act within the specified timeframe, the application can be "deemed granted," effectively streamlining the deployment of wireless infrastructure. Currently, the "shot clock" expires on the date of this Planning Commission hearing (2/2/2026). Approval of the CUP would ensure the project complies with the Carpinteria General Plan and Municipal Code telecommunications regulations, while also complying with the statutory requirements of the Spectrum Act.

- The proposed six 4-foot tall panel antennas (2 at each antenna array location) were removed and replaced with a different smaller antenna model, requiring only one antenna at each array location.
- The proposed new equipment enclosure was increased in height from 7 feet to 8 feet and increased in width from 10 feet to 11 feet 5 inches in width to accommodate a new metal H-frame necessary to ensure proper mounting of the equipment enclosure on the accessory structure.
- One new wireless electrical meter was included inside the electrical box and the number of wireless radio units reduced from 3 to 2 (6) total at each new antenna installation, further reducing the overall antenna footprints.

At the continued meeting, the ARB expressed general support for the proposal to reduce the number of antennas and the overall size of the antennas installations next to the clock tower, but continued to share concerns with aspects of the design and detailing. The issues identified by the ARB included:

- A need for revisions to address inaccuracies in the roof plans and architectural elevations.
- Further setting the new antennas back from the edge of the building to better complement the existing clock tower and reducing the size of the installations at the south side of the building (antenna and equipment enclosures) to avoid visual impacts to the adjacent Torri Gate Shops plaza area.
- Extending the shielding enclosures to entirely enclose the antennas to ensure they are not visible from adjacent vantage points.
- Moving the lower roof access ladder behind an existing fence at the rear of the building to reduce visual clutter along Cactus Lane.

The ARB also continued to express concern regarding the lack of maintenance and upkeep of the existing clock tower and building, including fixing the broken Carpinteria clock and lighting fixture, the need for painting, and repairing damaged masonry along the roof line that is crumbling onto the Linden Avenue sidewalk. Applicant Celeste Maginnis informed the ARB that Verizon Wireless had agreed to repair the clock and lighting fixture, and paint the clock tower as recommended by the ARB.

The ARB approved a motion recommending preliminary approval of the project with direction to the applicant to address the issues identified above along with the staff recommendations summarized in the ARB meeting staff report. No public comments were submitted before or during the meeting. The minutes of the December 11, 2025 ARB meeting are provided in Attachment E.

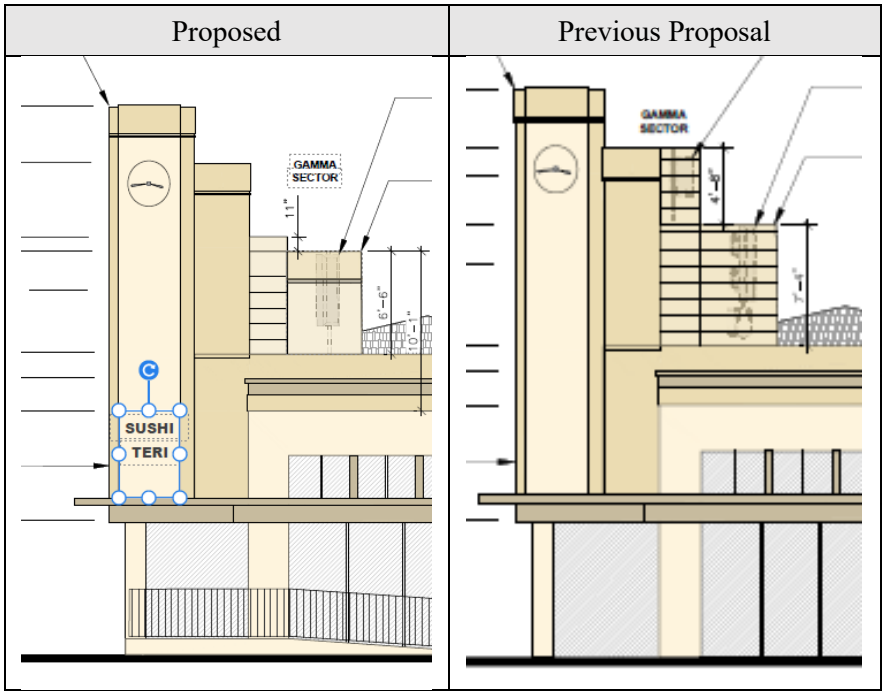
After the preliminary ARB meeting, the City, the applicant, and Verizon Wireless continued to work on revisions to address the issues identified by staff and the ARB in regard to the design and sizing of the facility components, while continuing to make a good faith effort to provide timely decision-maker review of the project consistent with the Spectrum Act.

**Revised Project for Planning Commission Review**.

On January 23, 2026, the applicant and Verizon Wireless submitted Plan Set revisions to address the ARB and staff comments. These plans are provided in Attachment A, Exhibit 2. The revisions to the plans are summarized as follows:

- Revisions were made to the proposed roof plan and the architectural elevations to address inaccuracies in the previous depictions of the existing clock tower and proposed new antenna setbacks from the edge of the north corner roof line (Plan Sheets A-1.2).
- The north "Alpha and Gamma" antennas proposed to be installed next to the clock tower were set back from the edge of the building and include consistent crown features to better complement the clock tower's architectural articulation (Plan Sheets A-3, A-4.1).
- The proposed sizes of the two (2) rectangular "Alpha and Gamma" clock tower antenna enclosures, were further reduced from 5-feet wide to 4-feet wide and lowered in height by 4 inches to be 11-inches lower than the adjacent clock tower fins, and to a total maximum height of 25 feet 5 inches above ground (Shown in Figure 1).
- The number of support radios and surge protective Raycaps would remain at 2 each per antenna, 6 total.
- These changes would lower the overall vertical height and width of the antenna enclosures and further reduce the visual widening effect of the originally proposed installation. To accommodate the new "Alpha and Gamma" installations, a new Raycap radio would be installed to the rear of the existing clock tower and also be completely enclosed by RFP panels. Figure 1 shows elevations of the revised project design for the installation adjacent to the clock tower demonstrating the reduced scale of the installation compared to the original proposal.

Figure 1. Design Revisions
Linden Avenue - West Elevation

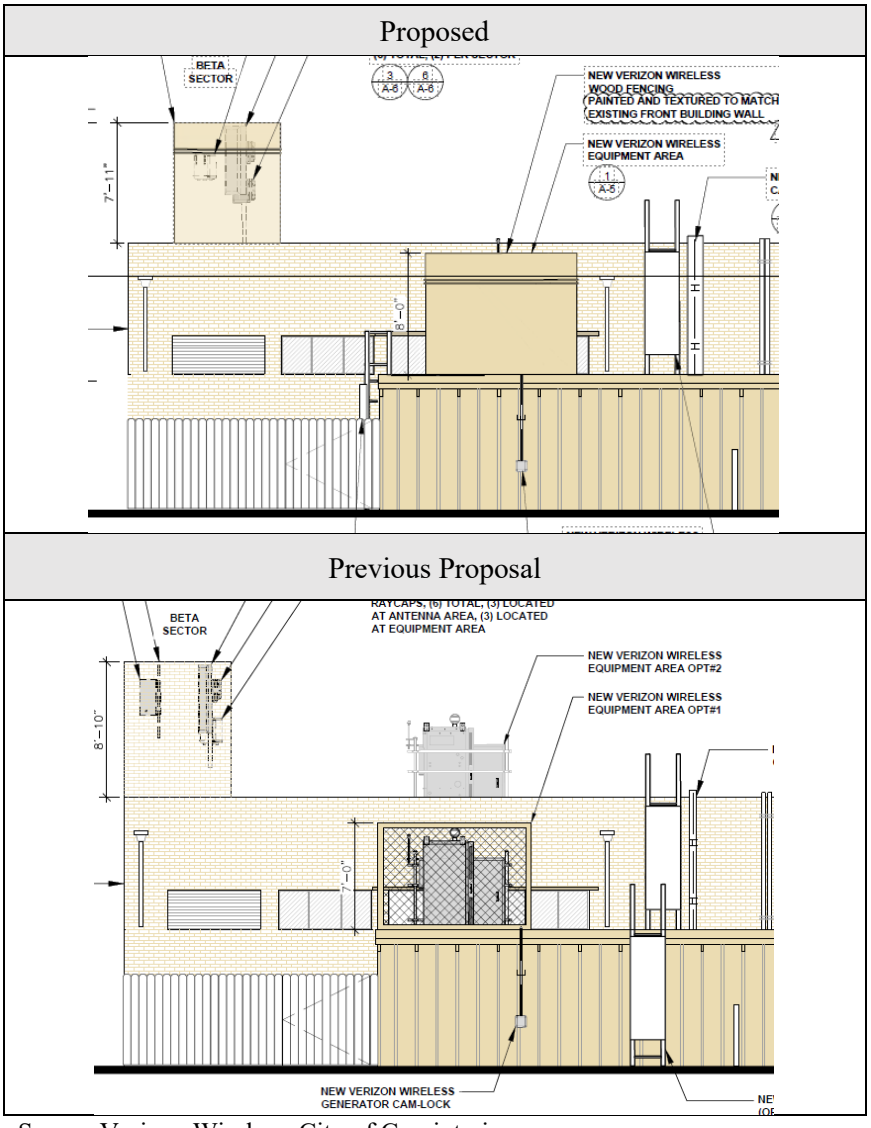



Source:Verizon Wireless, City of Carpinteria

- All three proposed "Alpha, Beta, and Gamma" RFP enclosures have been extended to completely enclose the antenna and equipment and ensure the installations would not be visible from adjacent vantage points (See Figure 2 below and Plan Sheets A-2.1, S-1, and S-2).

- The south, "Beta" antenna installation would be lowered by another 4 inches to also be located 25 feet 5 inches above ground.
- The size of the support equipment enclosure was reduced in width to further avoid visual impacts to the adjacent Torri Gate Shops Plaza and Cactus Lane (a reduction from 17 feet in length to 14 feet in length).
- The lower roof access ladder will be moved from the previously proposed location immediately next to Cactus Lane to a proposed location behind the existing fence at the rear of the building to further shield views of the installation as seen along Cactus Lane, as shown in Figure 2.

Figure 2. Design Revisions
Cactus Lane - West Elevation




Source:Verizon Wireless, City of Carpinteria

- The roof top wiring, emergency parking and generator hookup, and underground utility connections in the Cactus Lane public right of way would be installed as originally proposed.

Overall, the applicant has proposed that the area of construction be reduced from the originally proposed 305 square feet, to 269 square feet (-36 square foot reduction).

The revisions listed above have been incorporated into the proposed final Project Description and would be required to be implemented and adhered to in the proposed Conditions of Approval in Attachment A, Exhibit 3. Staff believes the applicant has largely addressed the comments expressed by the ARB at their two meetings. The applicant and Verizon expressed that antenna and equipment sizes and line of sight requirements have limited their ability to reduce the installation further and still provide improved coverage in buildings and vehicles in Downtown Carpinteria.

## IV. ENVIRONMENTAL

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

Consistent with §15301 and §15303, the project involves the installation of wireless telecommunication antennas and ancillary equipment to the rooftop of an existing building in an urbanized, developed part of the City. The project would not require any grading or site disturbance, and therefore would not impact any environmentally sensitive habitat or result in increased stormwater runoff. The historical significance of the building was evaluated as part of the initial application, and while the building was found to be potentially eligible for landmark status, the proposed wireless facility installation was not found to result in a significant effect on the building's historical significance as the proposed installation would not permanently alter or remove any of the building's existing historic features. Finally, as the project results in collocation of wireless telecommunication facilities on an existing building in compliance with the City's Wireless Communications standards, the project is consistent with the City's Zoning Code and all relevant provisions of the City's General/Coastal Plan. As the project is consistent with these standards, the exemptions are appropriate, and an exception pursuant to CEQA Guidelines §15300.2 does not apply to the project. See the proposed Notice of Exemption and §15300.2 analysis attached as Attachment F.

## V. ANALYSIS

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

### Zoning Code Requirements

The parcel is zoned Central Business District (CB), which provides for the special needs of the city's central business district or commercial core, as designated on the city's official zoning maps. The intent of this district is to provide flexibility and reasonable minimum requirements which reflect the special characteristics of the area. The project site is also located within the City's Visitor-serving Commercial (V) Overlay District. The purpose of the V overlay district is to provide for commercial

development that will serve visitors to the city as well as local residents. The intent is to provide a mechanism for requiring adequate visitor-serving commercial uses in areas serving the beach and major highways and to ensure that such uses are appropriately integrated with other commercial needs of the community. Although wireless communication facilities are not a principally permitted use in this zone district or overlay district, wireless communications facilities are allowed in the CB zone and V overlay subject to approval of a Conditional Use Permit (CMC § 14.56.030).

*Conditional Use Permit*

CMC § 14.62.010 - Conditional Use Permit Purpose and intent:

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

Pursuant to CMC 14.62.040(8), in order to approve a CUP, the Planning Commission is required to find the project consistent with all of the following criteria:

a. *The site for the proposed use is adequate in size and shape to accommodate the use;*
b. *The site for the proposed use is served by streets and highways that are properly designed to carry the type and quantity of traffic generated by the subject use;*
c. *The granting of the permit will not materially adversely affect such necessary community services as sewage disposal, fire protection, water supply, and police protection;*
d. *The granting of the permit will not be detrimental to the health, safety, and general welfare of the neighborhood;*
e. *The proposed use is consistent with the coastal plan, general plans, and applicable specific plan(s);*
f. *The proposed use will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*
g. *The proposed development will not conflict with recorded easements acquired by the public-at-large for access through or use of the property within the proposed development or any easements granted to any public agency or required as a condition of approval;*
h. *Any other conditions which are reasonably necessary to protect the public peace, health, safety, and general welfare.*

Staff's analysis of the project's consistency with the above findings is provided in the recommended Findings for Approval (Attachment A, Exhibit 1).

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

*Wireless Communications Development Regulations, Standards, and Design Criteria*

CMC § 14.56.010 - Wireless Communications Purpose and intent:

*The purposes of this chapter are: (a) to provide regulations, standards, and design criteria for wireless communication facilities to facilitate a comprehensive system of wireless communications within the city; (b) to promote the general welfare and public interests of the community; (c) to promote public safety; (d) to ensure consistency with the local coastal plan and general plan policies; and, (e) to further the goals of land use and aesthetic compatibility between these uses and other uses in the city. Specifically, these standards are adopted to promote the following objectives:*

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

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

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

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

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

> *the many opportunities to locate such facilities within the commercial, industrial and utility zone districts with lesser aesthetic and land use compatibility impacts. An applicant may locate a wireless communication facility in a residential, community facility and recreation zone district upon a showing that the area to be served would otherwise not be served and that all of the findings for approval required by Section 14.56.090 of this chapter can be made.*

*Project Purpose.*

Verizon Wireless engineers identified a capacity constraint in downtown Carpinteria which affects both coverage quality and user experience. In response, Verizon Wireless spent several years evaluating potential locations and pursuing opportunities to establish a new wireless communications facility within the City of Carpinteria, specifically in the vicinity of Linden Avenue between 7th Street and Carpinteria Avenue. Accordingly, the proposed Wireless Communications Facility at 912 Linden Avenue is designed to alleviate this deficiency by densifying the network in compliance with Federal Communications Commission (FCC) standards.

*Alternatives Analysis*

The project submittals in December 2025 in response to staff comments included a revised Alternatives Analysis for Linden Avenue that was prepared by Centerline Communication for Verizon Wireless. The Alternatives Analysis chronicled a review of potential locations suitable in achieving the installation goals through a systematic evaluation of viable site alternatives. The methodology emphasized finding the "least intrusive means" while considering the following:

- Topography: The area is flat, with dense commercial development.
- RF Objectives: Provide capacity offload [existing over loaded antenna capacity] and fill service gaps in downtown Carpinteria.
- Access & Infrastructure: Sites were reviewed for utility access, vehicular access (notably via Cactus Lane), and proximity to existing fiber and power.
- Zoning Compliance: Properties were evaluated based on zoning compatibility within the Central Business District (CB), which allows rooftop collocations with limitations.
- Willing Landlord: Only properties with cooperative ownership were advanced.
- Visual & Structural Impact: Rooftop sites were prioritized to minimize visibility and ensure architectural integration per local standards.

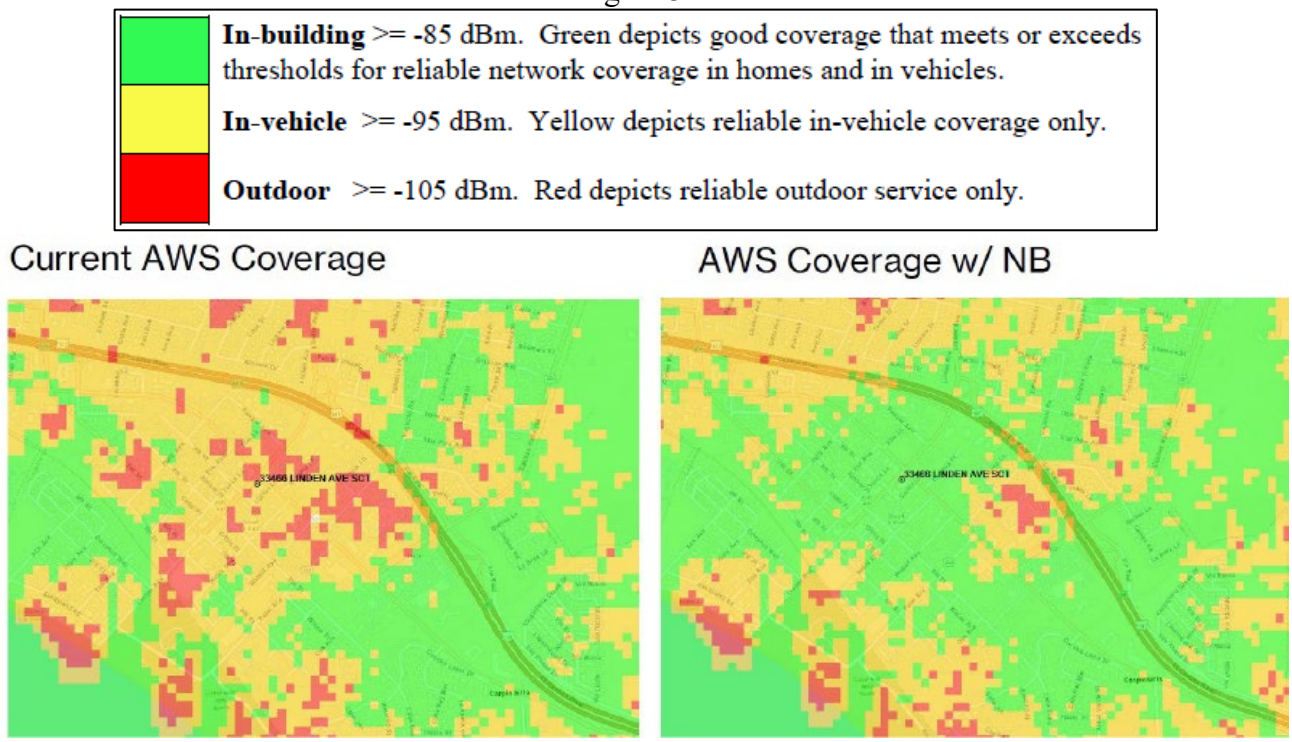
According to the Alternatives Analysis, the site at 912 Linden Avenue emerged as the most feasible option, meeting both engineering and jurisdictional criteria. As discussed above, the analysis included an assessment of the feasibility of locating the Wireless Facilities at the Eugenia Court Office complex as requested by the ARB and determined it infeasible due to location within ¼ mile of an existing wireless facility. The Alternatives Analysis is provided in Attachment G.

According to the applicant, the need for this facility is driven by increasing network demand and performance limitations on the existing "Alpha" and "Beta" sectors in this area of downtown Carpinteria. Verizon Wireless maintains that without the project to address increased network demands, they would be materially inhibited in their ability to provide wireless service, which includes not only filling coverage gaps but also expanding capacity and enhancing service quality.

Verizon Wireless has concluded that a dedicated downtown installation is necessary to offload signal traffic from existing overloaded sites and provide more reliable service within the commercial core. In support of this conclusion, the Alternatives Analysis provides Coverage Maps to illustrate why certain alternatives that cannot serve the proposed location are referred to as a "significant gap.[2] The Coverage Maps depict the anticipated level of signal, and therefore the projected long term evolution (LTE) coverage provided by a wireless facility at a given location.

The referenced signal receive power (RSRP) is a measurement of signal level in decibel milliwatts (dBm), which is a negative number that decreases due to distance and other factors. Decibel milliwatts are a measure of power levels and are not detectible by the human ear like an audible decibel (dB) level. The RSRP coverage thresholds and Propagation Mapping of the current and with-project Average Wireless Service (AWS) coverage are shown in Figure 3 below.

Figure 3.




Centerline Communications and Verizon Wireless, 2025

According to the report, the current low quality of service in the area has led to many customer complaints. See Attachment G. Alternative Analysis, for additional information.

CMC § 14.56.070 Development criteria.

*All wireless communication facilities shall be designed to relate harmoniously in terms of size, scale and form to existing developments on site and with existing and proposed surrounding*

[2] Verizon Wireless refers to FCC guidance found in the publication *Accelerating Wireless Broadband Deployment,* FCC 18-133, ¶ 37 documentation regarding when baseline wireless signal conditions qualify as a "significant gap" under the test for effective prohibition of service.

*developments. The following development criteria shall apply to all wireless communications facility projects:*

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

The proposed rooftop-mounted facility would not alter the existing building setbacks or lot coverage, and would not alter any existing parking or landscape areas. As discussed above, the applicant and Verizon Wireless submitted scaled back versions of the facility plans on January 23, 2026 intended to address the ARB's comments. The revisions set the antenna enclosures back from the building edges to reduce their visibility and also modified their appearance to better blend with the existing clock tower and building. The proposed wireless-compatible architectural RFP screening projections are designed to mimic the existing building and clock tower's art deco designs. The RFP is a fiberglass infused vinyl material developed by the wireless industry to provide design, texture, and color flexibility while shielding wireless facilities from view, thereby, providing more effective shielding that blends the installation into existing structures.

The design changes based on ARB and staff comments addressed by the applicant have been incorporated into the plans and the project description included in the recommended Conditions of Approval provided in Attachment A, Exhibit 3, thereby ensuring the facility would provide expanded wireless service capacity to the community, while achieving a reduced visual scale and be designed to architecturally blend with the clock tower and building. As such, the proposed wireless communications facility would relate harmoniously with the existing building and with surrounding development in compliance with ARB recommendations and the above development criteria.

CMC § 14.56.090 – Findings

*In addition to the findings identified within Chapter 14.62 of the Carpinteria Municipal Code (Conditional Use Permits), in order to approve an application to develop a wireless communications facility, the planning commission shall also find that:*

a. *The proposed wireless communications facility will be compatible with existing and surrounding developments in terms of land use and aesthetics;*
b. *The proposed wireless communications facility complies with the intent of the wireless communications chapter;*
c. *The proposed wireless communications facility is designed to minimize its visibility from points off-site, to be obscured from view within protected view corridors, and complies with the development criteria identified within §14.56.070 of the CMC; and*
d. *The applicant has demonstrated that the wireless communications facility will be operated within the allowed frequency by the FCC and complies with all applicable health and safety standards.*

The baseline conditions depicted in the Site Photos included in Attachment B as compared to the revised applicant provided photosimulations, included as Attachment C, demonstrate that the proposed reduced scale project would comply with CMC § 14.56 by reducing the project's potential visual impacts and meeting the compatibility requirements for telecommunications facilities. Existing public views of the building and clock tower are available from locations along Linden Avenue, Carpinteria Avenue, Cactus Lane, as well as from various locations and surrounding land uses to the north, south, east, and west. The project revisions submitted by the applicant and Verizon Wireless on January 23, 2026, have reduced the originally proposed installations by 36 square feet and materially addressed the ARB recommended revisions to the proposed facility.

As discussed above, required compliance with the proposed Conditions of Approval in Attachment A, Exhibit 3, will ensure the proposed design of the facility is adhered to during construction, and maintained for the life of the project.

*Radio Frequency - (RF-EA) Report*

To confirm that the communications facility will be operated within the allowed FCC limits and complies with all applicable health and safety standards, the applicant prepared a Radio Frequency Emissions Analysis (RF-EA) Report dated April 7, 2025. The report models the RF emissions of the proposed facility to determine RF- exposure levels from proposed wireless communications equipment and to confirm that all relevant FCC RF compliance standards and mitigation for limiting human exposure to RF fields would be met. The RF-EA Report is included as Attachment I.

The report concludes that based on worst-case predictive modeling (full power) using theoretical calculations based on the original (larger) proposed equipment model specifications, the Maximum Permissible Exposure (MPE) general public limit could exceed the FCC's general public limit within approximately 12-15 feet of the proposed antennas at the main roof level and at the 12 foot roof level at the adjacent building to the south. As required by the FCC's rules and regulations, the RF-EA report identifies two mitigation measures to reduce emissions below the MPE levels that includes, (1) reducing the proposed antenna power levels that meet MPE levels, and (2) implementation of a Site Safety Plan that requires roof access to be locked down from public access and installation of warning signage and barriers to protect workers and individuals from accessing rooftop areas where

RF emissions could exceed MPE limits and to inform them of the presence and locations of antennas and their associated RF emissions. The RF-EA Report addressed emissions from a larger number of antennas with cumulatively higher RF emissions than the reduced proposal being considered in this staff report. As such, it is expected that revised project with fewer antennas and radios would result in lower RF emissions overall.[3] In order to confirm the final revised project's compliance with requisite MPE levels, the Conditions of Approval will require that prior to issuance of a building permit, the applicant must submit a RF-EA report addendum detailing the projected emissions from the final revised facility with any needed mitigations.

*Height Regulations*

CMC § 14.20.100 - Height Requirement:

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

14.50.090 - Height (definition)

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

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

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

The architectural elements which would conceal the proposed antennas reach a height of 25 feet 5-inches, well within the City's maximum allowable 30-foot height. The existing clock tower is 34 feet 7-inches in height, which is taller that the height limit, however exceptions to the height limit are allowed pursuant to CMC 14.50.090 for certain structures or architectural features. Therefore, the proposed concealment installations and existing clock tower are conforming and would be consistent with CMC § 14.20.100.

**Coastal Land Use Plan /General Plan Policies**

An analysis of the project's consistency with applicable policies from the City's General Plan/Coastal Land Use Plan is provided below:

[3] As discussed above, six (6) antennas were removed from the installation to address ARB and staff comments regarding the scale of the installation and, as such, would reduce the overall RF emissions associated with the original proposal.

*Land Use Element*

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

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

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

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

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

The proposed use is compatible with the Central Business District (CB) land use designation with approval of a Conditional Use Permit. CMC section 14.56.050 encourages the location of wireless facilities within the commercial, industrial, and utility designated properties since the facilities will have lesser aesthetic and land use compatibility impacts in these areas of the City. The primary use of the property as a mixed commercial and retail building would not be negatively affected by the proposed wireless facilities provided they are designed and constructed in a manner that complies with applicable wireless communications facilities development standards. With the incorporation of feedback and comments from the ARB, staff believes the revised current proposal would meet these design and development standards. Approval of the facility would address a service gap in the Verizon Wireless interior and exterior coverage area and improve overall voice and wireless data service for residents, businesses, and visitors to the City, and thereby, supporting vitality, revenue, and employment consistent with these policies

*Community Design Element / Subarea 2 and 2a*

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

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

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

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

**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.*

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

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

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

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

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

The existing commercial and retail building is architecturally designed in the art deco style. The clock tower feature located at the site's northwest corner is the most visually prominent and important feature of the building and is oriented towards the entrance to the Linden Avenue Downtown streetscape. As detailed above, the proposed wireless facility installation has been reduced in scale and refined in its design and appearance to ensure the project preserves the existing visual character of the building and preserves the downtown's small beach town character and historical status as the center for commercial activity. The architectural revisions, repairs, and repainting of the clocktower and building would ensure that the existing historic visual character of the building would be retained and enhanced, while supporting downtown businesses, residents, and visitors with improved telecommunications services consistent with these policies.

*Circulation Element*

**Objective C-3:** *Provide a balanced transportation network with consistent designations and standards for roadways that will provide for the safe and efficient movement of goods and people through the community.*

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

Service access to the proposed wireless communications facility would be provided from Cactus Lane, an alley that provides service and "back of house" access to the commercial buildings fronting the east side of Linden Avenue. An onsite parking space would be provided onsite to support maintenance of the facility and/or staging of an emergency generator to provide power to the facility in the event of an extended power supply disruption. Locating the equipment cabinet and access on the Cactus Lane side of the property is consistent with this Objective and Policy.

*Open Space, Recreation and Conservation Element*

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

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

**Objective OSC-16:** *Preserve Carpinteria's cultural resources.*

**Policy OSC-16a:** *Carefully review any development that may disturb important archaeological or historically valuable sites.*

As noted previously, the existing building was found to be eligible as a historically-significant resource. Accordingly, any proposals to modify the appearance or character of the building, or its primary architectural features, must be carefully reviewed for consistency with applicable design criteria.

The original application, site plans, and supporting technical studies were submitted to the City on April 6, 2025. The application materials also included a historical resources technical report of the existing building, referred to as a Phase I, that was prepared by EBI Consulting for the applicant and Verizon Wireless. The Phase I evaluated the building under the *National Register of Historic Places Criterion*, for its potential significance as part of any historic trends or events that may have made an important contribution to the broad patterns of our history. The report found that the building serves as one of the keystone commercial buildings on Linden Avenue, part of Carpinteria's historic core. The building was constructed in ca. 1940 under the direction of Mr. and Mrs. A. G. Wood. The building was constructed during a period of modernization and was touted as the largest in the area during its construction. The A.G. Wood building also housed some of Carpinteria's early businesses and served as a seaside attraction. Due to the subject building's connection to the modernization and economic development of the seaside town to a small city, the report concluded the property appears to meet the criteria for historical significance under Criterion A.

This conclusion led the City to require that a Phase II report further investigate this conclusion. The Phase II report was submitted by the applicant on August 25, 2025. The Phase II report affirmed the Phase I determination, and found that the proposed modifications to the building would not significantly impact its historical significance, primarily, it appears, because the modifications can be removed and would not permanently alter or damage historic elements of the building, and that the building would remain eligible for listing on the National Register of Historic Places. The Phase II determined that while the clock tower/building is eligible for historic designation, it is not currently designated by local, state, or federal agencies. The primary issue identified under the Significance Criteria is whether the installation would cause deterioration of the existing historic structure if installed and/or removed. The Phase II Historical report is included as Attachment H.

The applicant submitted proposed mounting hardware and installation methods to support the conclusion the existing clock tower and building would not be damaged by installation or future removal of the facility. As discussed elsewhere in this staff report, the applicant has also

incorporated the changes and revisions requested by the ARB to better integrate the facility into the building/tower architecture and to make the installations less visually prominent. Further, Verizon Wireless has agreed to repair the Carpinteria Clock and light and repair and paint the existing tower. The proposed Conditions of Approval in Attachment A, Exhibit 3 require that the installation adhere to the approved plans and the building/facility be maintained for the life of the project. The Conditions also require that in the event the facility becomes non-operational, the facility must be fully removed and the site completely restored to its pre-construction condition.

*Noise Element*

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

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

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

There is not anticipated to be any noticeable permanent noise associated with the ongoing operational phase of the project. A condition has been included to require any emergency or back-up generator use to include sufficient noise attenuation to comply with commercial district standards. Temporary construction impacts would be addressed through standard noise conditions placed on the project.

## VI. DEVELOPMENT IMPACT FEES

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

## VII. ACTION OPTIONS

1. Adopt Resolution PC- PC-26-02, thereby approving Project 25-2336-CUP/CDP to allow installation of a new wireless telecommunications facility on an existing multi-tenant commercial building, including the installation of three (3) 4 foot wide, 6-foot 5 inch tall wireless telecommunication antennas, three (3) wireless radios, three (3)surge protection radios, and associated rooftop equipment, and outdoor screening materials to visually shield the antennas; accept the CEQA Exemptions; and adopt the Findings in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3. (staff's recommendation)

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

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

## VIII. ATTACHMENTS

Attachment A: Resolution PC-26-002,
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval

Attachment B: Site Photos

Attachment C: Photosimulations of the Installed Facility, Centerline Communications

Attachment D: October 16, 2025, ARB Preliminary Review, Final Meeting Minutes

Attachment E: December 11, 2025, ARB Preliminary Review, Continued from October 16, 2025, Draft Meeting Minutes.

Attachment F: CEQA Notice of Exemption and Analysis

Attachment G: Alternatives Analysis, 912 Linden Avenue, Centerline Communications, submitted December 2025

Attachment H: Phase I/II Historic Resources Technical Report, EBI Consulting, June 2025

Attachment I: Radio Frequency - Radio Frequency Emissions Analysis (RF-EA) Report

# Attachment A

# Resolution PC-26-002

**Verizon Wireless Telecommunications Facility**
**25-2336-CUP/CDP**

**February 2, 2026**

**RESOLUTION NO. PC-26-002**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARPINTERIA APPROVING CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT 25-2336-CUP/CDP TO ALLOW INSTALLATION OF A NEW WIRELESS TELECOMMUNICATIONS FACILITY ON AN EXISTING COMMERICAL RETAIL BUILDING, INCLUDING THE INSTALLATION OF THREE (3) 6-FOOT 5 INCH WIRELESS TELECOMMUNICATION ANTENNAS, SIX RADIOS AND ASSOCIATED ROOFTOP EQUIPMENT, AND OUTDOOR SCREENING MATERIALS TO VISUALLY SHIELD THE ANTENNAS. THE PROJECT IS LOCATED AT 912 LINDEN AVENUE (APN 003-263-029)**

**REQUESTED BY CELESTE MAGENNIS, CENTERLINE COMMUNICATIONS ON BEHALF OF VERIZON WIRELESS**

**WHEREAS**, the Planning Commission of the City of Carpinteria has considered an application for a Conditional Use Permit and Coastal Development Permit filed by Celeste Magennis on behalf of Verizon Wireless, LLC, on March 6, 2025; and

**WHEREAS,** the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 25, 2025; and

**WHEREAS,** the project was reviewed by the City's Architectural Review Board (ARB) on October 16 and December 11, 2025, and recommended for preliminary approval at the December 11, 2025 with suggested revisions; and

**WHEREAS,** on January 23, 2026, the applicant submitted revised plans that substantially address and resolve all ARB recommendations; and

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

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

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

**NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:**

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

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

***PASSED, APPROVED AND ADOPTED*** this 2nd day of February 2026, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSTAIN: Commissioner(s):

ABSENT: Commissioner(s):

_____
David Allen, Chair

ATTEST:

_____
Nick Bobroff, Secretary

***I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 2nd day of February 2026.***

# Attachment A

# Exhibit 1: Findings for Approval

**Verizon Wireless Telecommunications Facility**
**25-2336-CUP/CDP**

**February 2, 2026**

**ATTACHMENT A, EXHIBIT 1**
**FINDINGS FOR APPROVAL**

**PLANNING COMMISSION HEARING**
**PROJECT 25-2336 CUP/CDP**
**FEBRUARY 2, 2026**

**VERIZON WIRELESS TELECOMMUNICATIONS FACILITY**
**912 LINDEN AVENUE**
**REQUESTED BY CELESTE MAGENNIS, CENTERLINE COMMUNICATIONS**
**ON BEHALF OF VERIZON WIRELESS, LLC**

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

## 1.0 Administrative Findings

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

## 1.1 Procedures

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

a. An application for a Conditional Use Permit and Coastal Development Permit was submitted on March 6, 2025, and deemed complete on August 30, 2025 consistent with the City's application requirements and the federal Spectrum Act's local review period limitations; and after review and revision accepted by the City as being consistent with applicable regulations on January 23, 2026. Said application and all related material have been available for public review at City offices since the date of submittal.

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

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

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

### 1.2 California Environmental Quality Act

The Planning Commission finds that the project is exempt from the California Environmental Quality Act pursuant to sections 15301 [Existing Facilities] and 15303 [New Construction or Conversion of Small Structures] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Consistent with §15301 and §15303, the project involves the installation of wireless telecommunication antennas and ancillary equipment to the rooftop of an existing building in an urbanized, developed part of the City. The project would not require any grading or site disturbance, and therefore would not impact any environmentally sensitive habitat or result in increased stormwater runoff. The existing building was evaluated for and found to be eligible as a historically significant resource; however, the proposed installation would not permanently alter or degrade the building's historical integrity and therefore would be less than significant. Finally, as the project results in the location of new wireless telecommunication facilities on an existing building in compliance with the City's Wireless Communications standards, the project is consistent with the City's General/Coastal Plan and Zoning Code requirements. As the project is consistent with these regulations and standards, the exemption is appropriate.

### 1.3 Conditional Use Permit Findings

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

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

The proposed wireless communication facility would be installed on an existing building rooftop which currently does not host a wireless communication facility. The facility is designed to appropriately occupy a minimal amount of rooftop area to accommodate the

use and incorporates architectural screening to effectively blend into the existing building architecture while addressing the existing wireless service gap in downtown. Therefore, this finding can be met.

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

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

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

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

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

As discussed in the staff report prepared for the January 2, 2026 Planning Commission hearing and herein incorporated by reference, a Radio Frequency Emissions Analysis (RF-EA) Report was provided with the project application to confirm that all relevant Federal Communication Commission (FCC) RF-EA compliance standards for limiting human exposure to RF fields would be met. In addition, as required by the FCC's rules and regulations, the project requires implementation of a Site Safety Plan including signage and barriers to protect workers and individuals within areas exceeding the general public emissions limit. The RF-EA report identifies two mitigation measures to reduce emissions below the MPE levels: (1) reducing the proposed antenna power levels that meet MPE levels, and (2) implementation of a Site Safety Plan that requires roof access to be locked down from public access and installation of warning signage and barriers to protect workers and individuals from accessing rooftop areas where RF emissions could exceed MPE limits and to inform them of the presence and locations of antennas and their associated RF emissions. These mitigations are also required as part of the proposed Conditions of Approval in staff report Attachment A, Figure 3.

The project is designed consistent with the FCC health and safety regulations, and the wireless facility has been designed with ARB input to minimize visual alterations affecting the character of the building and ensuring continuity with the surrounding neighborhood, and as such, this finding can be made

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

As discussed in the staff report prepared for the February 2, 2026 Planning Commission hearing and herein incorporated by reference, the proposed rooftop wireless facility is consistent with the site's General Plan/Coastal Plan land use designation and Central Business District (CB) zone district and the Visitor-serving Commercial (V) Overlay District development standards. In addition, the proposed wireless telecommunications facility complies with all relevant Wireless Communications regulations, standards, and design criteria of Carpinteria Municipal Code section 14.56. As the project satisfies all requirement of the City's Zoning Code, which implements the General Plan/Coastal Plan, this finding can be made.

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

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

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

The finding can be made as the proposed location of the utility connections to be located within the Cactus Lane right-of-way require an encroachment permit and engineering permit from the Public Works Department prior to construction. No public easements exist in the project area and none are required of the project.

*h. Any other conditions which are reasonably necessary to protect the public peace, health, safety, and general welfare.*

Project conditions have been included to ensure the project is built and maintained in a manner consistent with the approved plans and ARB recommendations. Additionally, upon

the facility becoming non-operational, the service provider is required to fully remove the facility improvements and restore the site to its pre-construction condition. Standard construction phase conditions have been included to ensure the project would not result in environmental or nuisance impacts on surrounding land uses. Finally, conditions have been included to require submittal of a RF addendum to demonstrate the revised facility continues to meet all federal RF requirements. With incorporation of these conditions, the project would satisfactorily protect the public peace, health, safety, and general welfare.

### 1.4 Wireless Communications Facility Findings

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

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

As discussed in the staff report prepared for the February 2, 2026 Planning Commission hearing and herein incorporated by reference, the proposed rooftop-mounted facility would eliminate a gap in Verizon Wireless broadband service in the City's downtown and thereby address an existing service gap for existing and surrounding developments and uses. In terms of aesthetics, the project would not alter the existing building setbacks or lot coverage, and would not alter any existing parking or landscape areas. The proposed design of the facility utilizes wireless-compatible architectural elements in the same stucco texture, color, and style of the existing building to conceal the wireless antennas without negatively affecting the architectural design of the building or how the building blends with surrounding development. As such, the proposed wireless communication facility is designed to relate harmoniously with the existing building and with surrounding development, and this finding can be made.

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

As discussed in the staff report prepared for the February 2, 2026 Planning Commission hearing and herein incorporated by reference, and as discussed in Finding 1.3(e) above, the proposed wireless telecommunications facility would comply with the regulations, standards, and design criteria of Chapter 14.56 (Wireless Communications Facilities) and all other City regulations and policies. Therefore, this finding can be made.

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

As discussed in the staff report prepared for the February 2, 2026 Planning Commission hearing and herein incorporated by reference, with the incorporation of the facility revisions as recommended by the ARB, the proposed architectural projections would effectively screen the antennas, and the overall facility design would architecturally blend with the building and clock tower to which it is attached. The equipment cabinets and ancillary equipment would be located behind a wood fenced and gated equipment enclosure that would be the installed with the same texture, color, and style to match the existing stucco and colors of the existing building frontage on Cactus Lane. All conduits, wires, and cables would be discretely enclosed within concealed cable trays on the exterior wall and shielded from views behind the rooftop parapet. The roof top access ladders would be located in a manner to reduce views by placing one behind the existing fence next to the accessory building and the other to the rear of the equipment enclosure to minimize the visual clutter at the rear of the building. As the facility is designed to minimize its visibility from points off-site, would be obscured from view within protected view corridors, and complies with the development criteria identified within Section 14.56.070, this finding can be made.

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

As discussed above and in the staff report prepared for the January 2, 2026 Planning Commission hearing and herein incorporated by reference, a Radio Frequency Emissions Analysis (RF-EA) Report was provided with the project application to confirm that all relevant Federal Communication Commission (FCC) RF-EA compliance standards for limiting human exposure to RF fields would be met. In addition, as required by the FCC's rules and regulations, the project requires implementation of a Site Safety Plan including signage and barriers to protect workers and individuals within areas exceeding the general public emissions limit and required by the Conditions of Approval in staff report Attachment A, Figure 3. Therefore, the applicant has demonstrated proof of compliance with FCC and other applicable health and safety standards, and this finding can be made.

**1.5 Coastal Development Permit Finding**

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

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

As discussed in the staff report prepared for the February 2, 2026 Planning Commission hearing and herein incorporated by reference, and as discussed in Finding 1.3(e) above, the proposed rooftop wireless facility is consistent with the site's General Plan/Coastal Plan Visitor Serving Commercial (VC) land use designation and General Plan Community Design Subareas 2, Downtown and Old Town and 2a, Downtown Core District and Central Business District (CB) zone district and the Visitor-serving Commercial (V) Overlay District development standards. The proposed project, with implementation of the proposed Conditions of Approval in Attachment A, Figure 3 can also be found to be consistent with the other applicable Objectives and Policies of the City's General Plan/Coastal Plan in that it would not have a materially significant effect upon the existing development character of the neighborhood. In addition, the proposed wireless telecommunications facility complies with all relevant Wireless Communications regulations, standards, and design criteria of Carpinteria Municipal Code chapter 14.56, which is an implementation program of the City's certified Local Coastal Program.

As the project is consistent with the site's General Plan/Coastal Plan land use designation and the project complies with all requirement of the City's Zoning Code, which implements the General Plan/Coastal Plan, the proposed development is in conformity with the City's certified Local Coastal Program, and this finding can be made

# Attachment A

# Exhibit 2: Project Plans

**Verizon Wireless Telecommunications Facility**
**25-2336-CUP/CDP**

**February2, 2026**

# verizon

# LINDEN AVE SC1

## PROJECT ID: 17376270

## SITE MDG: 5000235927

**912 "M" LINDEN AVE.**
**CARPINTERIA, CA 93013**

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL) , CALL USA NORTH 811
TOLL FREE: 1-800-227-2600 OR
www.usanorth811.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Received
January 21, 2026
City of Carpinteria

## PROJECT INFORMATION

**PROPERTY OWNER:**

SARGUIS FRANCIS SEPARATE PROPERTY TRUST/16
912 LINDEN AVE. CARPINTERIA, CA 93013
CONTACT: RON WOLF
PHONE: (805) 618-3222
EMAIL: RONW@RLWA.COM

**PROPERTY INFORMATION:**

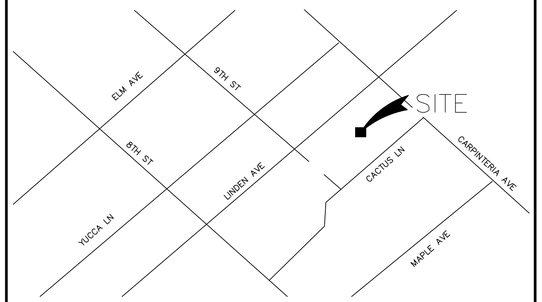
ADDRESS: 912 "M" LINDEN AVE. CARPINTERIA, CA 93013
JURISDICTION: CITY OF CARPINTERIA
A.P.N.: 003-263-029
LATITUDE (NAD 83): 34° 23' 54.41" N. NAD 83 (34.398447°)
LONGITUDE (NAD 83): 119° 31' 06.80" W. NAD 83 (-119.518555°)
ELEV.: 26.8' NAVD 88

**CONSTRUCTION INFORMATION**

CONSTRUCTION TYPE: V-B
CURRENT ZONING: (CB) CENTRAL BUSINESS DISTRICT
(N) OCCUPANCY: (U) MULTI USE, COMMUNICATIONS FACILITY

AREA OF CONSTRUCTION: 269.0 SQ.FT. (3)
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2022, SECTION 11B-203.4 (LIMITED ACCESS SPACE)

## VICINITY MAP




NOT TO SCALE
NORTH

## PROJECT DESCRIPTION

INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

RFDS VERSION: 142631
DATE: 09/26/2024
COMMSCOPE - NNH4-65A-R6H4

- (N) VERIZON WIRELESS (5'-6" x 4'-0") (3), (5'-0" x 8'-0") (3) ANTENNA LEASE AREAS (4'-0" x 3'-0") (3) REAYCAP LEASE AREA + (14'-0" x 11'-6") EQUIPMENT LEASE AREA
- (3) (N) EQUIPMENT CABINETS ON NEW STEEL PLATFORM
- (N) VERIZON WIRELESS INTERSECT CABINET & TELCO BOX ON (N) H-FRAME
- (N) VERIZON WIRELESS ELECTRICAL METER INSIDE (E) ELECTRICAL BOX
- (1) (N) VERIZON WIRELESS GPS ANTENNA (2)
- (3) (N) VERIZON WIRELESS (MX16FIT465-02) ANTENNAS, (1) PER SECTOR
- (6) (N) VERIZON WIRELESS RRUS, (2) PER SECTOR
- (6) (N) VERIZON WIRELESS RAYCAPS 6627, (3) @ ANTENNA AREA & (3) @ EQUIPMENT AREA
- (3) (N) VERIZON WIRELESS HYBRID CABLES (6X12)
- (3) (N) VERIZON WIRELESS FRP SCREENING
- (N) VERIZON WIRELESS WOOD FENCING WITH ACCESS GATE (1)
- (1) (N) VERIZON WIRELESS GENERATOR RECEPTACLE
- (2) (N) VERIZON WIRELESS FIXED LADDER W/ LADDER GUARD
- (4) (N) VERIZON WIRELESS SERVICE LIGHT W/TIMER SWITCH

## SHEET INDEX

| SHEET TITLE | SHEET DESCRIPTION | REV. |
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| T-3 | SITE SIGNAGE | 0 |
| C-1 | TOPOGRAPHIC SURVEY | 2 |
| C-2 | TOPOGRAPHIC SURVEY | 2 |
| A-1 | SITE PLAN | 2 |
| A-1.1 | ROOFTOP PLAN | 3 |
| A-2 | EQUIPMENT LAYOUT | 3 |
| A-2.1 | ANTENNA LAYOUT & RF SCHEDULE | 3 |
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| A-3.1 | (E) & (N) SOUTHEAST ELEVATION | 3 |
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| A-6 | DETAILS | 2 |
| A-7 | DETAILS | 0 |
| A-8 | DETAILS | 0 |
| S-1 | DETAILS | 3 |
| S-2 | DETAILS | 3 |
| E-1 | SINGLE LINE DIAGRAM, PANEL SCHEDULE & UTILITY NOTES | 0 |

**ZONING DRAWINGS**

## PROJECT TEAM

**APPLICANT/LESSEE:**
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598
PH: (925) 279-6000

**SITE ACQUISITION:**
CENTERLINE COMMUNICATIONS
CONTACT: CELESTE MAGENNIS
EMAIL: CMAGENNIS@CLINELLC.COM
PHONE: (530) 417-1883

**CONSTRUCTION MANAGER:**
CENTERLINE COMMUNICATIONS
CONTACT: CRAIG ENGEL
EMAIL: CENGEL@CLINELLC.COM
PHONE: (805) 440-0038

**A&E PROJECT MANAGER:**
PM&A
CONTACT: FARAH ALI
EMAIL: FALI@PMASS.COM
PHONE: (858) 205-9629

**PROJECT MANAGER:**
CENTERLINE COMMUNICATIONS
CONTACT: MICHELLE DUARTE
EMAIL: MDUARTE@CLINELLC.COM
PHONE: 916-337-4133

**ENGINEER OF RECORD:**
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CONTACT: KEVIN C. DIAZ, P.E.
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PHONE: (858) 386-8686
ENGINEERING@LADERAEG.COM

**SURVEYOR:**
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH, PLS
TELEPHONE: (661) 393-1217
GSMITH@SMITHCO.NET

**FRP ENGINEERING:**
SCI
CONTACT: JACOB S. PROCTOR
PHONE: (951) 698-5985
WWW.RFTRANSPARENT.COM

## GENERAL NOTES

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

## GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND (E) DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

## CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA BUILDING STANDARDS CODE: 2022 TRIENNIAL EDITION OF TITLE 24, WITH AN EFFECTIVE DATE OF JANUARY 1, 2023.
   PART 1 - CALIFORNIA ADMINISTRATIVE CODE
   PART 2 - CALIFORNIA BUILDING CODE, BASED ON THE 2021 INTERNATIONAL BUILDING CODE
   PART 2.5 - CALIFORNIA RESIDENTIAL CODE, BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE
   PART 3 - CALIFORNIA ELECTRICAL CODE, BASED ON THE 2020 NATIONAL ELECTRICAL CODE
   PART 4 - CALIFORNIA MECHANICAL CODE, BASED ON THE 2021 UNIFORM MECHANICAL CODE
   PART 5 - CALIFORNIA PLUMBING CODE, BASED ON THE 2021 UNIFORM PLUMBING CODE
   PART 6 - CALIFORNIA ENERGY CODE
   PART 7 - VACANT
   PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
   PART 9 - CALIFORNIA FIRE CODE, BASED ON THE 2021 INTERNATIONAL FIRE CODE
   PART 10 - CALIFORNIA EXISTING BUILDING CODE, BASED ON THE 2021 INTERNATIONAL EXISTING BUILDING CODE
   PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC; ALSO KNOWN AS CALGREEN)
   PART 12 - CALIFORNIA REFERENCED STANDARDS CODE
2. ANSI/TIA-222 (REV H)
3. 2021 NFPA 101, LIFE SAFETY CODE
4. 2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
5. 2022 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

**PREPARED FOR:**
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

**VENDOR:**
PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

**ISSUE STATUS:**

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 05/09/25 | 90% CONSTRUCTION | FA |
| B | 08/25/25 | 100% CONSTRUCTION | FA |
| 0 | 09/04/25 | 100% CONSTRUCTION | FA |
| 1 | 09/29/25 | 100% ZONING | FA |
| 2 | 10/31/25 | 100% ZONING | FA |
| 3 | 01/21/26 | 100% ZONING | FA |

**LICENSOR:**

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

**PROJECT NAME:**
LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

**SHEET TITLE:**
TITLE SHEET

**T-1**

## GENERAL CONSTRUCTION NOTES:

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL (E) UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL (E) UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING (E) UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL (E) UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND (E) UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER VERIZON WIRELESS SPECIFICATIONS

## APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
3. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
   - 3.6. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
   - 3.7. EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 3.8. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 3.9. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 3.10. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
   - 3.11. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
   - 3.12. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

## ABBREVIATIONS:

| | | | | | |
|---|---|---|---|---|---|
| A.B. | ANCHOR BOLT | FDN. | FOUNDATION | SCH. | SCHEDULE |
| ABV. | ABOVE | F.O.C. | FACE OF CONCRETE | SHT. | SHEET |
| ACCA | ANTENNA CABLE COVER ASSEMBLY | F.O.M. | FACE OF MASONRY | SIM. | SIMILAR |
| ADD'L | ADDITIONAL | F.O.S. | FACE OF STUD | SPEC. | SPECIFICATIONS |
| A.F.F. | ABOVE FINISHED FLOOR | F.O.W. | FACE OF WALL | SQ. | SQUARE |
| A.F.G. | ABOVE FINISHED GRADE | F.S. | FINISH SURFACE | S.S. | STAINLESS STEEL |
| ALUM. | ALUMINUM | FT.( ' ) | FOOT (FEET) | STD. | STANDARD |
| ALT. | ALTERNATE | FTG. | FOOTING | STL. | STEEL |
| ANT. | ANTENNA | G. | GROWTH (CABINET) | STRUC. | STRUCTURAL |
| APPRX. | APPROXIMATE(LY) | GA. | GAUGE | TEMP. | TEMPORARY |
| ARCH. | ARCHITECT(URAL) | GI. | GALVANIZE(D) | THK. | THICK(NESS) |
| AWG. | AMERICAN WIRE GAUGE | G.F.I. | GROUND FAULT CIRCUIT INTERRUPTER | T.N. | TOE NAIL |
| BLDG. | BUILDING | GLB. (GLU-LAM) | GLUE LAMINATED BEAM | T.O.A. | TOP OF ANTENNA |
| BLK. | BLOCK | GPS | GLOBAL POSITIONING SYSTEM | T.O.C. | TOP OF CURB |
| BLKG. | BLOCKING | GRND. | GROUND | T.O.F. | TOP OF FOUNDATION |
| BM. | BEAM | HDR. | HEADER | T.O.P. | TOP OF PLATE (PARAPET) |
| B.N. | BOUNDARY NAILING | HGR. | HANGER | T.O.S. | TOP OF STEEL |
| BTCW. | BARE TINNED COPPER WIRE | HT. | HEIGHT | T.O.W. | TOP OF WALL |
| B.O.F. | BOTTOM OF FOOTING | ICGB. | ISOLATED COPPER GROUND BUS | TYP. | TYPICAL |
| B/U | BACK-UP CABINET | IN. ( " ) | INCH(ES) | U.G. | UNDER GROUND |
| CAB. | CABINET | INT. | INTERIOR | U.L. | UNDERWRITERS LABORATORY |
| CANT. | CANTILEVER(ED) | LB.(#) | POUND(S) | U.N.O. | UNLESS NOTED OTHERWISE |
| C.I.P. | CAST IN PLACE | L.B. | LAG BOLTS | V.I.F. | VERIFY IN FIELD |
| CLG. | CEILING | L.F. | LINEAR FEET (FOOT) | W | WIDE (WIDTH) |
| CLR. | CLEAR | L. | LONG(ITUDINAL) | w/ | WITH |
| COL. | COLUMN | MAS. | MASONRY | WD. | WOOD |
| CONC. | CONCRETE | MAX. | MAXIMUM | W.P. | WEATHERPROOF |
| CONN. | CONNECTION(OR) | M.B. | MACHINE BOLT | WT. | WEIGHT |
| CONST. | CONSTRUCTION | MECH. | MECHANICAL | ℄ | CENTERLINE |
| CONT. | CONTINUOUS | MFR. | MANUFACTURER | ℙ | PLATE, PROPERTY LINE |
| ⌀ | PENNY (NAILS) | MIN. | MINIMUM | | |
| DBL. | DOUBLE | MISC. | MISCELLANEOUS | | |
| DEPT. | DEPARTMENT | MTL. | METAL | | |
| D.F. | DOUGLAS FIR | (N) | NEW | | |
| DIA. | DIAMETER | NO.(#) | NUMBER | | |
| DIAG. | DIAGONAL | N.T.S. | NOT TO SCALE | | |
| DIM. | DIMENSION | O.C. | ON CENTER | | |
| DWG. | DRAWING(S) | OPNG. | OPENING | | |
| DWL. | DOWEL(S) | P/C | PRECAST CONCRETE | | |
| EA. | EACH | PCS | PERSONAL COMMUNICATION SERVICES | | |
| EL. | ELEVATION | PLY. | PLYWOOD | | |
| ELEC. | ELECTRICAL | PPC | POWER PROTECTION CABINET | | |
| ELEV. | ELEVATOR | PRC | PRIMARY RADIO CABINET | | |
| EMT. | ELECTRICAL METALLIC TUBING | P.S.F. | POUNDS PER SQUARE FOOT | | |
| E.N. | EDGE NAIL | P.S.I. | POUNDS PER SQUARE INCH | | |
| ENG. | ENGINEER | P.T. | PRESSURE TREATED | | |
| EQ. | EQUAL | PWR. | POWER (CABINET) | | |
| EXP. | EXPANSION | QTY. | QUANTITY | | |
| EXST.(E) | (E) | RAD.(R) | RADIUS | | |
| EXT. | EXTERIOR | REF. | REFERENCE | | |
| FAB. | FABRICATION(OR) | REINF. | REINFORCEMENT(ING) | | |
| F.F. | FINISH FLOOR | REQ'D/ | REQUIRED | | |
| F.G. | FINISH GRADE | RGS. | RIGID GALVANIZED STEEL | | |
| FIN. | FINISH(ED) | | | | |
| FLR. | FLOOR | | | | |

## SYMBOLS LEGEND:

- BLDG. SECTION (1 / A-300 — 1 / A-300)
- WALL SECTION (A5 / A-310)
- DETAIL (D5 / A-500)
- ELEVATION (C1 / A-113; A4 / A-113; C4 / A-113; A1 / A-113)
- DOOR SYMBOL (001)
- WINDOW SYMBOL (10)
- TILT-UP PANEL MARK (3)
- PROPERTY LINE
- CENTERLINE
- ELEVATION DATUM (+0")
- GRID/COLUMN LINE (A)
- KEYNOTE, DIMENSION ITEM (3)
- KEYNOTE, CONSTRUCTION ITEM (2)
- WALL TYPE MARK (W- 3)
- ROOM NAME / ROOM NUMBER (OFFICE 101)

- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- PLYWOOD
- SAND
- (E) STEEL
- MATCH LINE
- GROUND CONDUCTOR
- OH — OVERHEAD SERVICE CONDUCTORS
- Tel — TELEPHONE CONDUIT
- Pwr — POWER CONDUIT
- Coax — COAXIAL CABLE
- CHAIN LINK FENCE
- WOOD FENCE
- (P) ANTENNA
- (P) RRU
- (P) DC SURGE SUPPRESSION
- (F) ANTENNA
- (F) RRU
- (E) EQUIPMENT

**PREPARED FOR:**

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

**VENDOR:**

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

**ISSUE STATUS:**

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| A | 05/09/25 | 90% CONSTRUCTION | FA |
| B | 08/25/25 | 100% CONSTRUCTION | FA |
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| 1 | 09/29/25 | 100% ZONING | FA |
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| 3 | 01/21/26 | 100% ZONING | FA |

**LICENSOR:**

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

**PROJECT NAME:**

LINDEN AVE SC1
MDG#: 500023592 7
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

**SHEET TITLE:**
GENERAL NOTES
LEGEND &
ABBREVIATIONS

**T-2**

IN CASE OF
EMERGENCY
CALL
1-800-264-6620
SITE **MDG ID: 5000235927**

verizonwireless

**LINDEN AVE SC1**

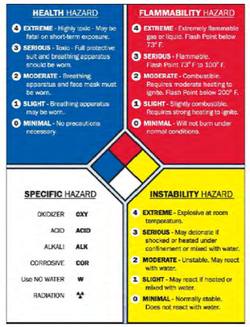
NOC WEST 1-800-264-6620

IN CASE OF
EMERGENCY
CALL
1-866-400-6040

SITE NUMBER: **MDG ID 5000235927**
SITE NAME: **LINDEN AVE SC1**

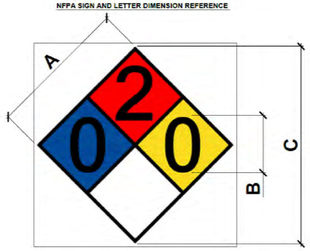
**EMERGENCY CONTACT SIGNAGE**

WARNING SIGNAGE AT EQUIPMENT ENCLOSURE DOOR




| A SIGN SIZE (IN) | B LETTER SIZE (IN) | C HEIGHT AND WIDTH (IN) |
|---|---|---|
| 1.0 | .04 | 1.4 |
| 2.5 | 1.0 | 3.5 |
| 5.0 | 2.0 | 7.1 |
| 7.5 | 3.0 | 10.6 |
| 10.0 | 4.0 | 14.1 |
| 12.0 | 4.75 | 16.9 |
| 15.0 | 6.0 | 21.2 |
| 18.0 | 7.2 | 25.5 |
| 24.0 | 9.6 | 33.9 |
| 30.0 | 12.0 | 42.4 |

**NFPA SIGN AND LETTER DIMENSION REFERENCE**




**REQUIRED NFPA SIGNAGE**




**PREPARED FOR:**

verizon
2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

**VENDOR:**

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P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
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| A | 05/09/25 | 90% CONSTRUCTION | FA |
| B | 08/25/25 | 100% CONSTRUCTION | FA |
| 0 | 09/04/25 | 100% CONSTRUCTION | FA |
| 1 | 09/29/25 | 100% ZONING | FA |
| 2 | 10/31/25 | 100% ZONING | FA |
| 3 | 01/21/26 | 100% ZONING | FA |

**LICENSOR:**

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

**PROJECT NAME:**

**LINDEN AVE SC1**
**MDG#: 5000235927**
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

**SHEET TITLE:**

**SITE SIGNAGE**

**T-3**

## NOTES:

APN: 003-263-029
OWNER(S): SARGUIS FRANCIS SEPARATE PROPERTY TRUST (5/2/16)

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE TITLE REPORT BY: FIRST AMERICAN TITLE INSURANCE CO. FILE NO. 7167287, DATED AUGUST 22, 2024. WITHIN SAID TITLE REPORT THERE ARE TWENTY NINE (9) EXCEPTIONS LISTED, TWO (2) OF WHICH ARE EASEMENTS AND 1 (ONE) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060422, PANEL NO. 0980E, DATED JANUARY 20, 2010 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 34° 23' 54.41" N. NAD 83 (34.398447°)
LONG. 119° 31' 06.80" W. NAD 83 (-119.518555°)
ELEV. 26.8' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy ( ± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimaLA thereof and are determined to the nearest 0.1 foot.

ANTENNA LEASE 1 DESCRIPTION:

BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016-0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 234.43 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 54.24 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 7.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 5.00 FEET;
THENCE N43°43'06"W, A DISTANCE OF 7.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35 SQUARE FEET, MORE OR LESS.

ANTENNA LEASE 2 DESCRIPTION:

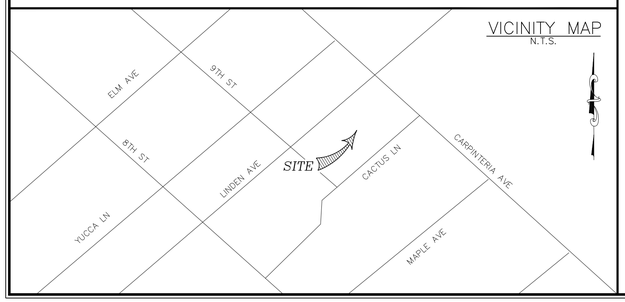
BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016-0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

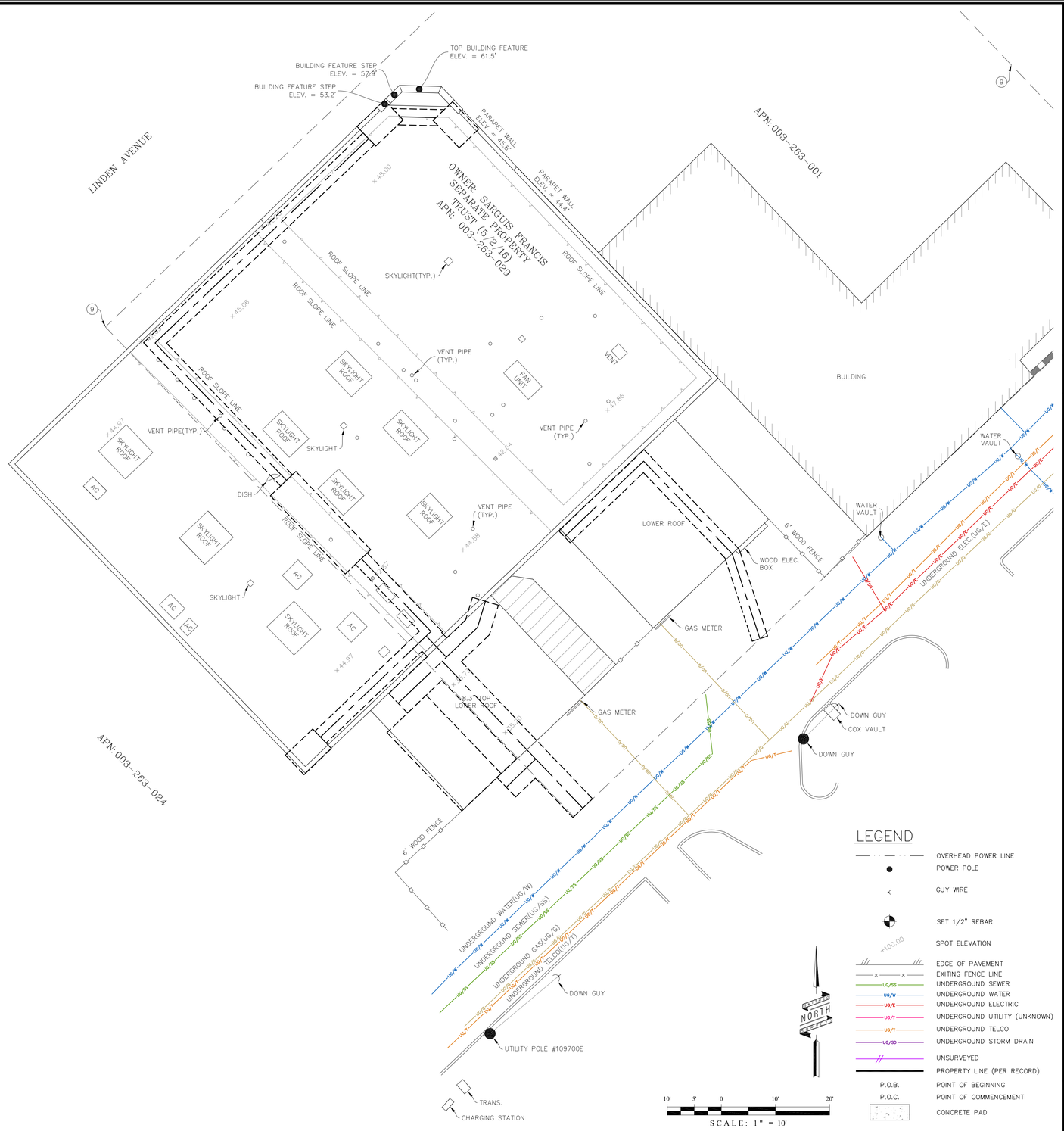
COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 225.51 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 45.37 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 5.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 7.00 FEET;
THENCE N43°43'06"W, A DISTANCE OF 5.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 7.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35 SQUARE FEET, MORE OR LESS.

## VICINITY MAP
N.T.S.




## LEGEND

- OVERHEAD POWER LINE
- POWER POLE
- GUY WIRE
- SET 1/2" REBAR
- SPOT ELEVATION
- EDGE OF PAVEMENT
- EXITING FENCE LINE
- UG/SS — UNDERGROUND SEWER
- UG/W — UNDERGROUND WATER
- UG/E — UNDERGROUND ELECTRIC
- UG/? — UNDERGROUND UTILITY (UNKNOWN)
- UG/T — UNDERGROUND TELCO
- UG/SD — UNDERGROUND STORM DRAIN
- UNSURVEYED
- PROPERTY LINE (PER RECORD)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE PAD

verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

PREPARED FOR:

CENTERLINE
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

PREPARED BY:

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

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PROFESSIONAL SEAL:

LICENSED LAND SURVEYOR — LUCAS BRAD ALTMAN — No. 9067 — STATE OF CALIFORNIA
01/21/2025

REVISION

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 0 | 09/16/24 | PRELIMINARY ISSUE | LA |
| 1 | 11/25/24 | ADD LEASE / ESM'TS | LA |
| 2 | 04/24/25 | TITLE REPORT | LA |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |

SMITHCO JOB NO.: 56-1615

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16243246 LINDEN AVE SC1
(CANDIDATE D)
ROOFTOP ANTENNAS

912 LINDEN AVE.
CARPINTERIA, CA 93013
SANTA BARBARA COUNTY

C - 1

ANTENNA LEASE 3 DESCRIPTION:

BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 166.35 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 83.59 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 20.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 6.50 FEET;
THENCE N43°43'06"W, A DISTANCE OF 20.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 6.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 130 SQUARE FEET, MORE OR LESS.

ANTENNA LEASE 4 DESCRIPTION:

BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 155.20 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 130.10 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 20.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 10.00 FEET;
THENCE N43°43'06"W, A DISTANCE OF 20.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 200 SQUARE FEET, MORE OR LESS.

ANTENNA LEASE 5 DESCRIPTION:

BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 135.74 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 120.12 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 5.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 7.00 FEET;
THENCE N43°43'06"W, A DISTANCE OF 5.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 7.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35 SQUARE FEET, MORE OR LESS.

UTILITY EASEMENT 1 DESCRIPTION:

A 3.00 FOOT WIDE STRIPE OF LAND, BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, FALLING 1.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 230.19 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 54.24 FEET TO THE POINT OF BEGINNING:

THENCE N88°49'48"W, A DISTANCE OF 6.60 FEET TO POINT "A" AND TO THE TERMINUES OF THIS DESCRIPTION.

A 3.00 FOOT WIDE STRIPE OF LAND, FALLING 1.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "A"; THENCE, S55°16'05"W, A DISTANCE TO 7.09 FEET TO THE POINT OF BEGINNING:

THENCE S46°17'42"W, A DISTANCE OF 54.57 FEET;
THENCE S43°43'06"E, A DISTANCE OF 35.11 FEET TO POINT "B" AND TO THE TERMINUES OF THIS DESCRIPTION.

A 3.00 FOOT WIDE STRIPE OF LAND, FALLING 1.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "B"; THENCE, S43°43'06"E, A DISTANCE TO 20.00 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 18.60 FEET;
THENCE S46°17'42"W, A DISTANCE OF 1.21 FEET TO POINT "C";
THENCE S46°17'42"W, A DISTANCE OF 27.01 FEET TO THE TERMINUES OF THIS DESCRIPTION.

A 5.00 FOOT WIDE STRIPE OF LAND, FALLING 2.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "C":

THENCE S43°43'06"E, A DISTANCE OF 5.40 FEET TO POINT "D";
THENCE S46°17'42"W, A DISTANCE OF 1.08 FEET TO POINT "E";
THENCE S43°43'06"E, A DISTANCE OF 25.00 FEET TO POINT "F";
THENCE S43°43'06"E, A DISTANCE OF 12.55 FEET TO THE TERMINUES OF THIS DESCRIPTION.

BEGINNING AT SAID POINT "D":

THENCE S46°17'42"W, A DISTANCE OF 7.94 FEET;
THENCE N16°52'46"E, A DISTANCE OF 5.05 FEET TO THE TERMINUES OF THIS DESCRIPTION.

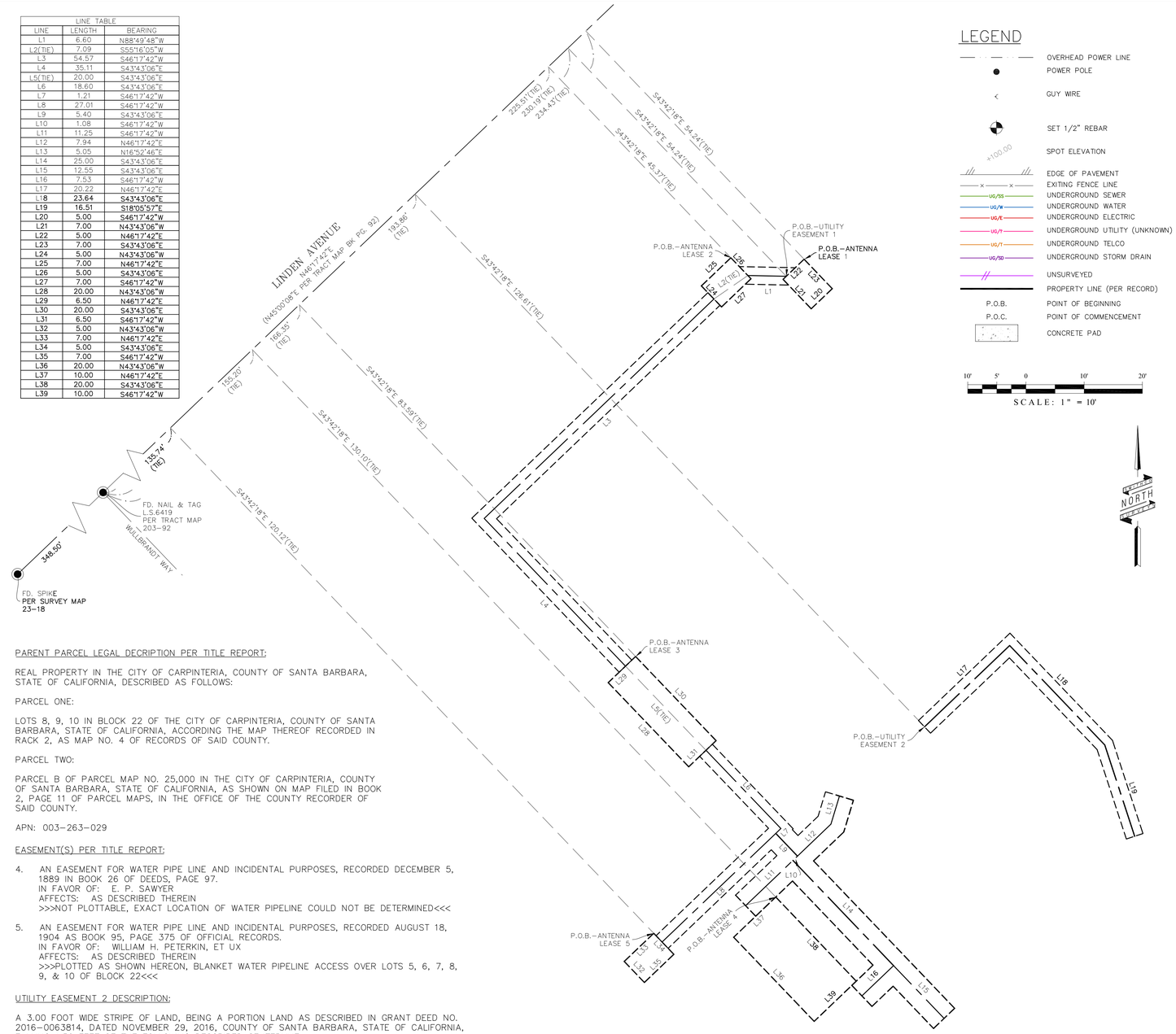
BEGINNING AT SAID POINT "E":

THENCE S46°17'42"W, A DISTANCE OF 11.25 FEET TO THE TERMINUES OF THIS DESCRIPTION.

BEGINNING AT SAID POINT "F":

THENCE S46°17'42"W, A DISTANCE OF 7.53 FEET TO THE TERMINUES OF THIS DESCRIPTION.

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 6.60 | N88°49'48"W |
| L2(TIE) | 7.09 | S55°16'05"W |
| L3 | 54.57 | S46°17'42"W |
| L4 | 35.11 | S43°43'06"E |
| L5(TIE) | 20.00 | S43°43'06"E |
| L6 | 18.60 | S43°43'06"E |
| L7 | 1.21 | S46°17'42"W |
| L8 | 27.01 | S46°17'42"W |
| L9 | 5.40 | S43°43'06"E |
| L10 | 1.08 | S46°17'42"W |
| L11 | 11.25 | S46°17'42"W |
| L12 | 7.94 | N46°17'42"E |
| L13 | 5.05 | N16°52'46"E |
| L14 | 25.00 | S43°43'06"E |
| L15 | 12.55 | S43°43'06"E |
| L16 | 7.53 | S46°17'42"W |
| L17 | 20.22 | N46°17'42"E |
| L18 | 23.64 | S43°43'06"E |
| L19 | 16.51 | S18°05'57"E |
| L20 | 5.00 | S46°17'42"W |
| L21 | 7.00 | N43°43'06"W |
| L22 | 5.00 | N46°17'42"E |
| L23 | 7.00 | S43°43'06"E |
| L24 | 5.00 | N43°43'06"W |
| L25 | 7.00 | N46°17'42"E |
| L26 | 5.00 | S43°43'06"E |
| L27 | 7.00 | S46°17'42"W |
| L28 | 20.00 | N43°43'06"W |
| L29 | 6.50 | N46°17'42"E |
| L30 | 20.00 | S43°43'06"E |
| L31 | 6.50 | S46°17'42"W |
| L32 | 5.00 | N43°43'06"W |
| L33 | 7.00 | N46°17'42"E |
| L34 | 5.00 | S43°43'06"E |
| L35 | 7.00 | S46°17'42"W |
| L36 | 20.00 | N43°43'06"W |
| L37 | 10.00 | N46°17'42"E |
| L38 | 20.00 | S43°43'06"E |
| L39 | 10.00 | S46°17'42"W |




PARENT PARCEL LEGAL DECRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 8, 9, 10 IN BLOCK 22 OF THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING THE MAP THEREOF RECORDED IN RACK 2, AS MAP NO. 4 OF RECORDS OF SAID COUNTY.

PARCEL TWO:

PARCEL B OF PARCEL MAP NO. 25,000 IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 2, PAGE 11 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 003–263–029

EASEMENT(S) PER TITLE REPORT:

4. AN EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 1889 IN BOOK 26 OF DEEDS, PAGE 97.
   IN FAVOR OF: E. P. SAWYER
   AFFECTS: AS DESCRIBED THEREIN
   >>>NOT PLOTTABLE, EXACT LOCATION OF WATER PIPELINE COULD NOT BE DETERMINED<<<

5. AN EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 18, 1904 AS BOOK 95, PAGE 375 OF OFFICIAL RECORDS.
   IN FAVOR OF: WILLIAM H. PETERKIN, ET UX
   AFFECTS: AS DESCRIBED THEREIN
   >>>PLOTTED AS SHOWN HEREON, BLANKET WATER PIPELINE ACCESS OVER LOTS 5, 6, 7, 8, 9, & 10 OF BLOCK 22<<<

UTILITY EASEMENT 2 DESCRIPTION:

A 3.00 FOOT WIDE STRIPE OF LAND, BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, FALLING 1.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 193.86 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 126.61 FEET TO THE POINT OF BEGINNING:

THENCE N46°17'42"E, A DISTANCE OF 20.22 FEET;
THENCE S43°43'06"E, A DISTANCE OF 23.64 FEET;
THENCE S18°05'57"E, A DISTANCE OF 16.51 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND

- OVERHEAD POWER LINE
- POWER POLE
- GUY WIRE
- SET 1/2" REBAR
- +100.00 SPOT ELEVATION
- EDGE OF PAVEMENT
- EXITING FENCE LINE
- UG/SS UNDERGROUND SEWER
- UG/W UNDERGROUND WATER
- UG/E UNDERGROUND ELECTRIC
- UG/? UNDERGROUND UTILITY (UNKNOWN)
- UG/T UNDERGROUND TELCO
- UG/SD UNDERGROUND STORM DRAIN
- UNSURVEYED
- PROPERTY LINE (PER RECORD)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE PAD

10' 5' 0 10' 20'
SCALE: 1" = 10'

NORTH

verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

PREPARED FOR:

CENTERLINE
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

PREPARED BY:

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

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PROFESSIONAL SEAL:

LICENSED LAND SURVEYOR
LEVI S. BRAN AZPEITIA
No. 9062
STATE OF CALIFORNIA
01/22/2025

REVISION

| # | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 0 | 09/16/24 | PRELIMINARY ISSUE | LA |
| 1 | 11/25/24 | ADD LEASE / ESM'TS | LA |
| 2 | 04/24/25 | TITLE REPORT | LA |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
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| 8 | | | |
| 9 | | | |

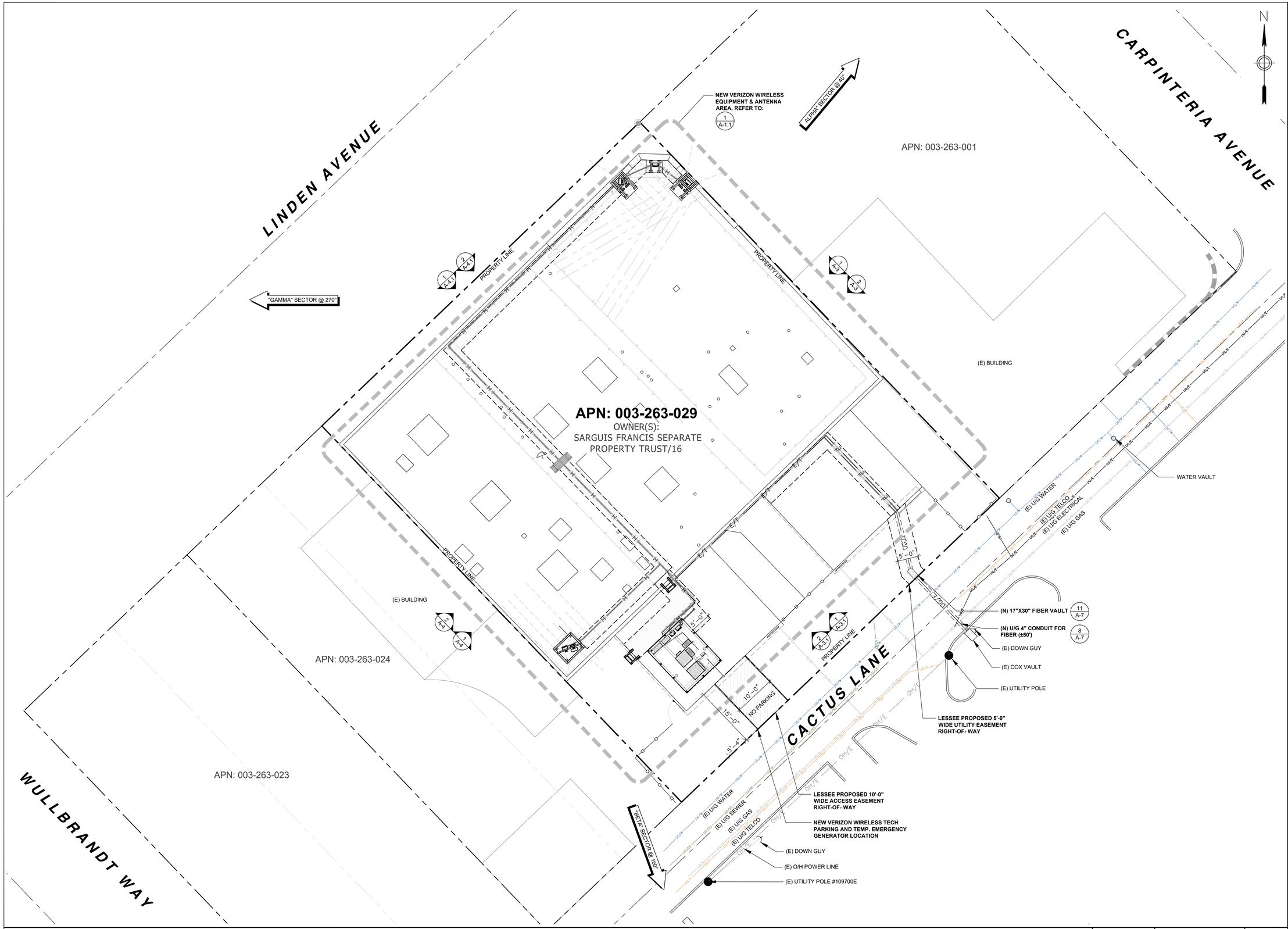
SMITHCO JOB NO.: 56–1615

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16243246 LINDEN AVE SC1
(CANDIDATE D)
ROOFTOP ANTENNAS

912 LINDEN AVE.
CARPINTERIA, CA 93013
SANTA BARBARA COUNTY

C - 2




SITE PLAN

0 5' 10'

SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)

1

**PREPARED FOR:**

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

**VENDOR:**

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

**ISSUE STATUS:**

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 05/09/25 | 90% CONSTRUCTION | FA |
| B | 08/25/25 | 100% CONSTRUCTION | FA |
| 0 | 09/04/25 | 100% CONSTRUCTION | FA |
| 1 | 09/29/25 | 100% ZONING | FA |
| 2 | 10/31/25 | 100% ZONING | FA |
| 3 | 01/21/26 | 100% ZONING | FA |

**LICENSOR:**

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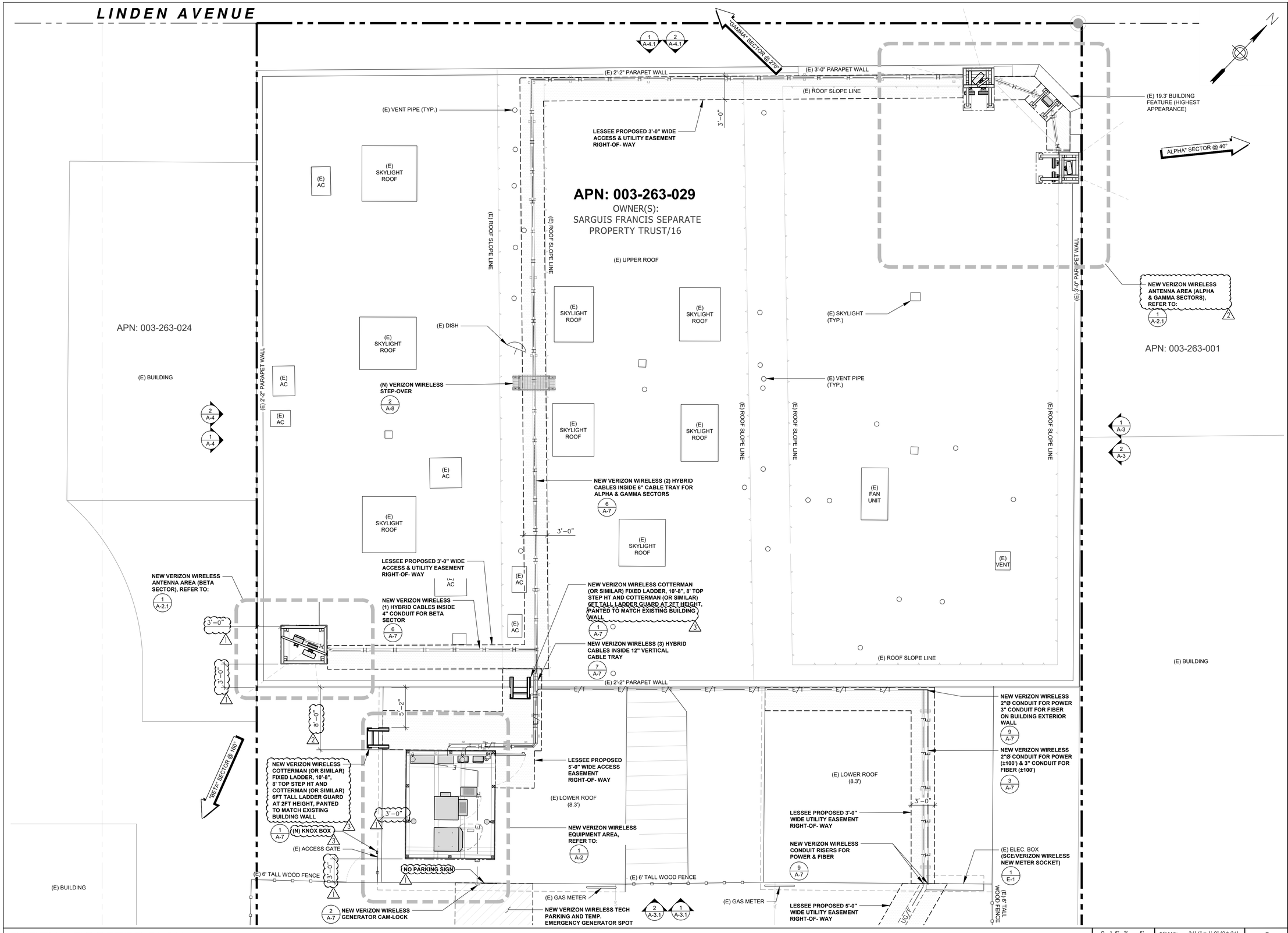
**PROJECT NAME:**

**LINDEN AVE SC1**
**MDG#: 5000235927**
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

**SHEET TITLE:**

SITE PLAN

**A-1**




# PARTIAL ROOFTOP PLAN

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

**PREPARED FOR:**

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

**VENDOR:**

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

**ISSUE STATUS:**

| REV. | DATE | DESCRIPTION | BY |
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| A | 05/09/25 | 90% CONSTRUCTION | FA |
| B | 08/25/25 | 100% CONSTRUCTION | FA |
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| 1 | 09/29/25 | 100% ZONING | FA |
| 2 | 10/31/25 | 100% ZONING | FA |
| 3 | 01/21/26 | 100% ZONING | FA |

**LICENSOR:**

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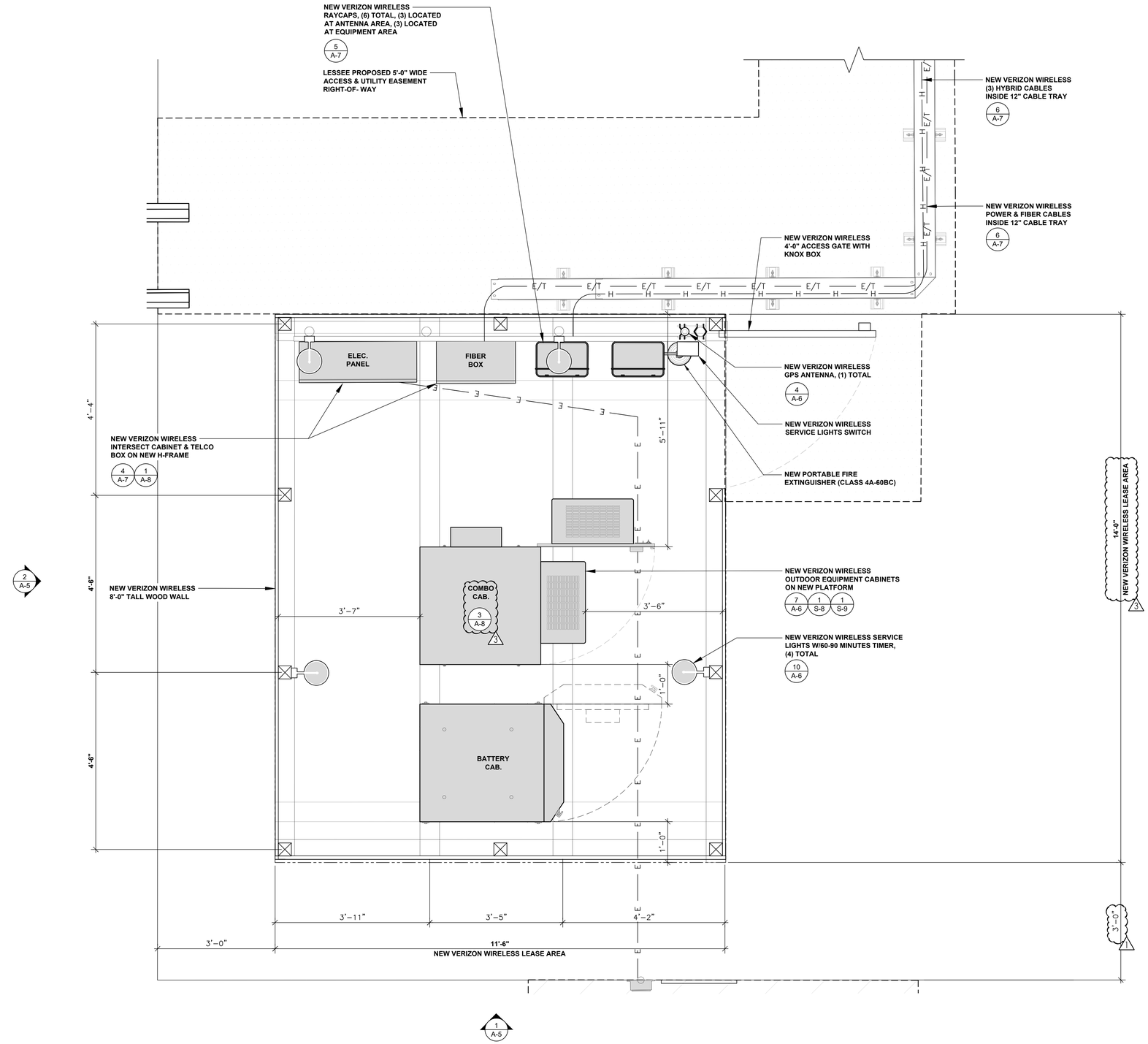
**PROJECT NAME:**

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

**SHEET TITLE:**

ROOFTOP PLAN

A-1.1




EQUIPMENT LAYOUT

0 3" 4" 1'

SCALE: 3/4 = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1

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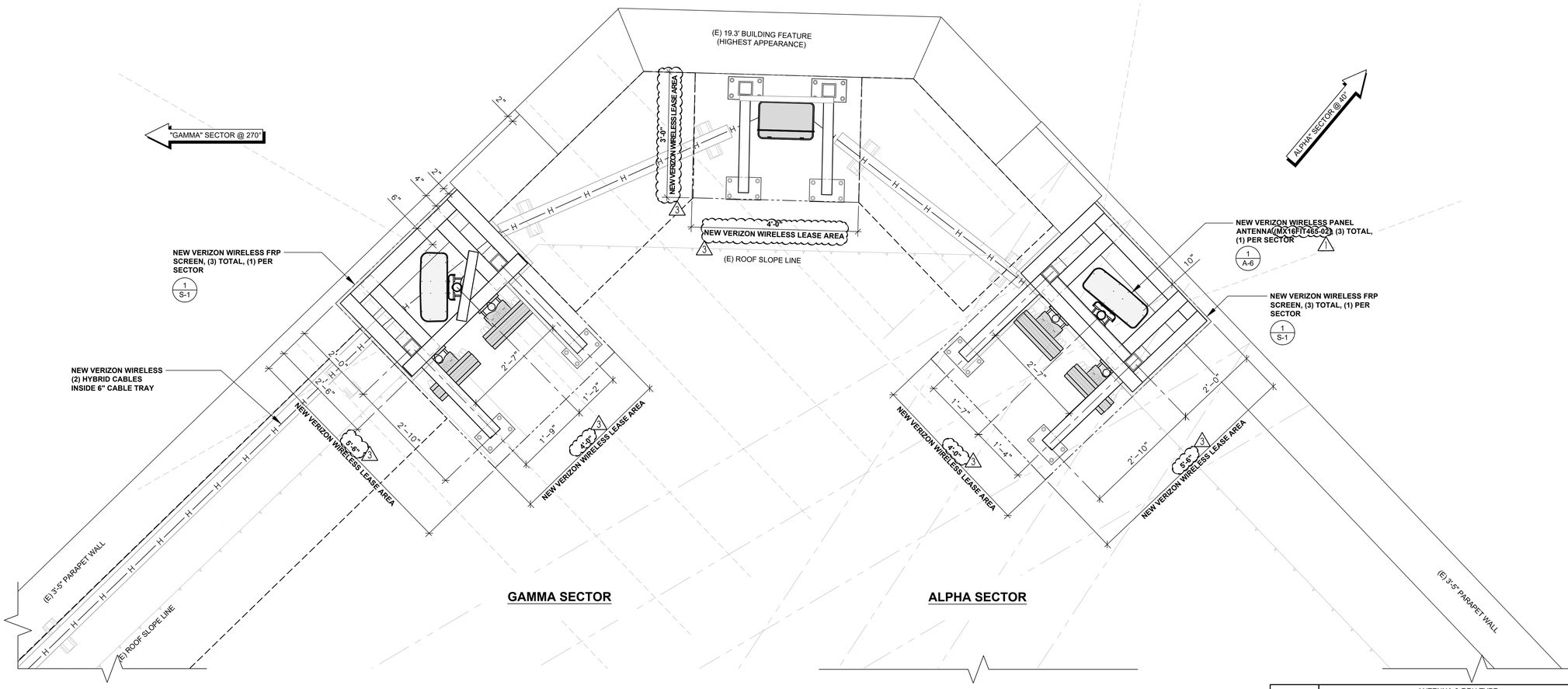
**PROJECT NAME:**

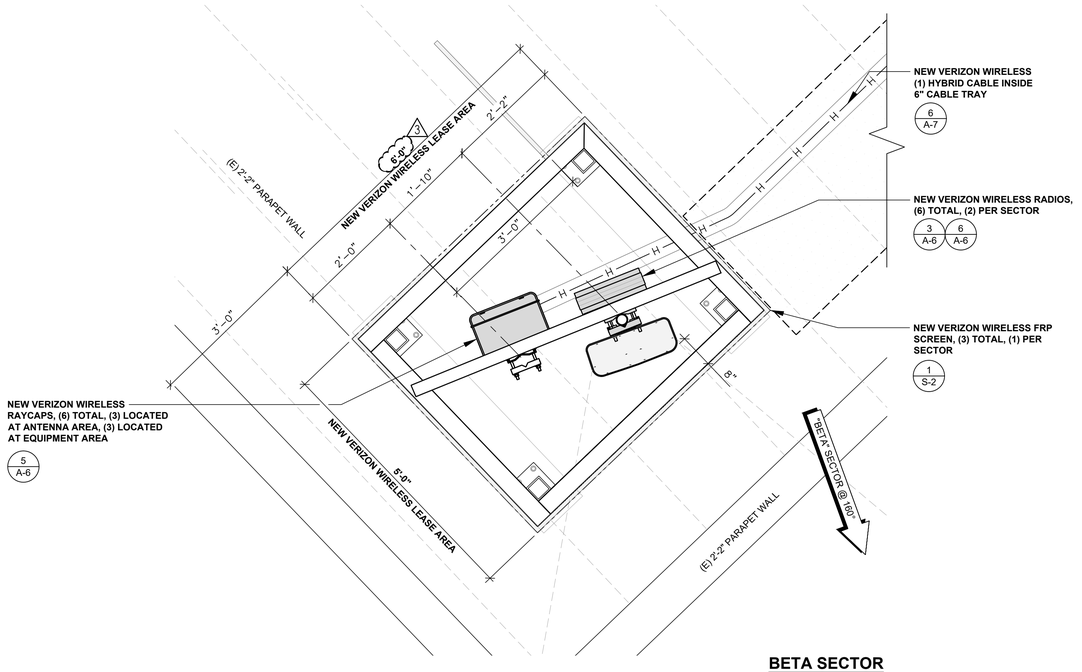
LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

**SHEET TITLE:**

EQUIPMENT LAYOUT

A-2




| SECTOR | | ANTENNA & RRU TYPE | | | |
|---|---|---|---|---|---|
| | | PROPOSED INSTALLED | PROPOSED INSTALLED | AZIMUTH | RAD CENTER |
| ALPHA | A1 | JMA - NNH4-65A-R6H4 (2) | (1) RRUS 4490<br>(1) RRUS 4890 | 40° | 23.0' (2) |
| | A2 | | | | |
| SECTOR | | ANTENNA & RRU TYPE | | | |
| | | PROPOSED INSTALLED | PROPOSED INSTALLED | AZIMUTH | RAD CENTER |
| BETA | B1 | JMA - NNH4-65A-R6H4 (2) | (1) RRUS 4490<br>(1) RRUS 4890 | 160° | 23.0' (2) |
| | B2 | | | | |
| SECTOR | | ANTENNA & RRU TYPE | | | |
| | | PROPOSED INSTALLED | PROPOSED INSTALLED | AZIMUTH | RAD CENTER |
| GAMMA | C1 | JMA - NNH4-65A-R6H4 (2) | (1) RRUS 4490<br>(1) RRUS 4890 | 270° | 23.0' (2) |
| | C2 | | | | |

NOTES TO CONTRACTOR:

1. CONTRACTOR IS TO REFER TO VERIZON'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
2. CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
3. CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM.

| HYBRID FEEDER | QTY. | LENGTH |
|---|---|---|
| EXISTING | - | - |
| PROPOSED | 3 | 6x12 HYBRIDS TO BE INSTALLED |

| RAYCAP ON TOWER | QTY. | MODEL |
|---|---|---|
| (E) RAYCAP | - | - |
| (N) RAYCAP | 6 | RCMDC-6627-PF-48 |

ANTENNA LAYOUT & RRF SCHEDULE

0 3" 6" 1'

SCALE: 3/4 = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1

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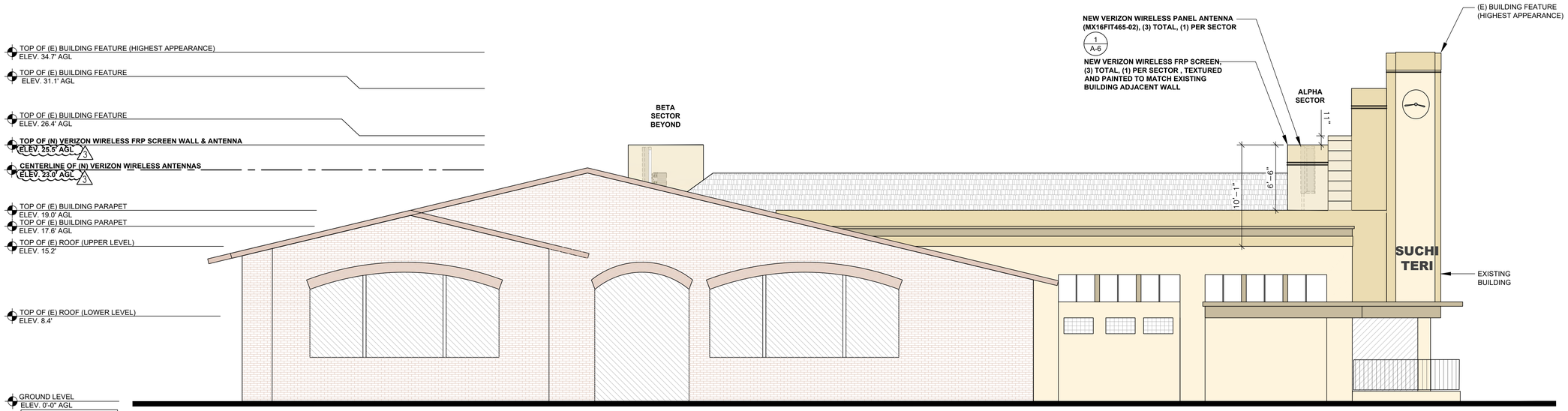
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

ANTENNA LAYOUT & RF SCHEDULE

A-2.1

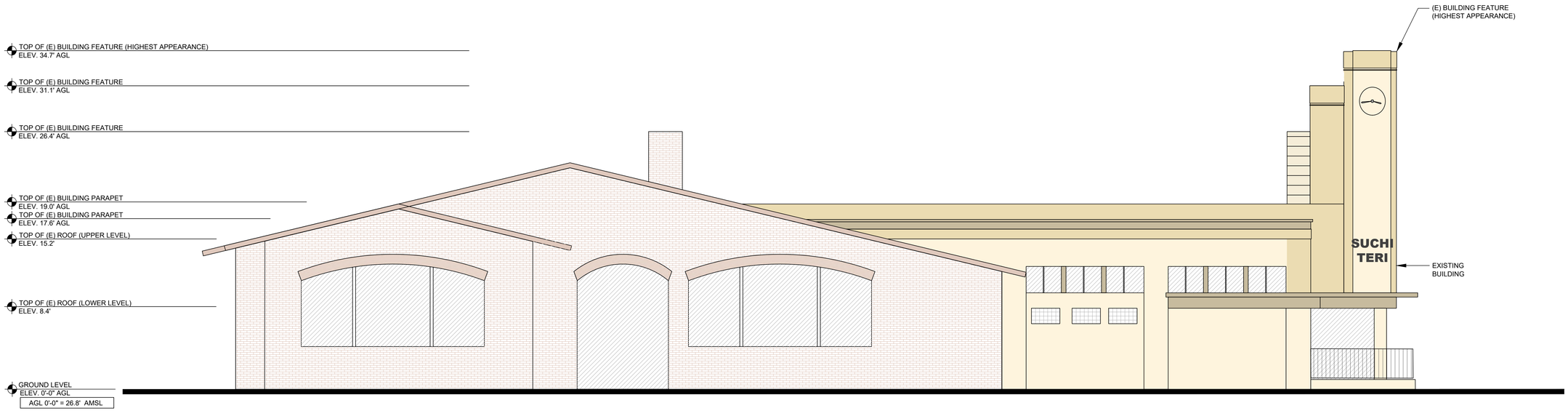



(N) NORTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2




(E) NORTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

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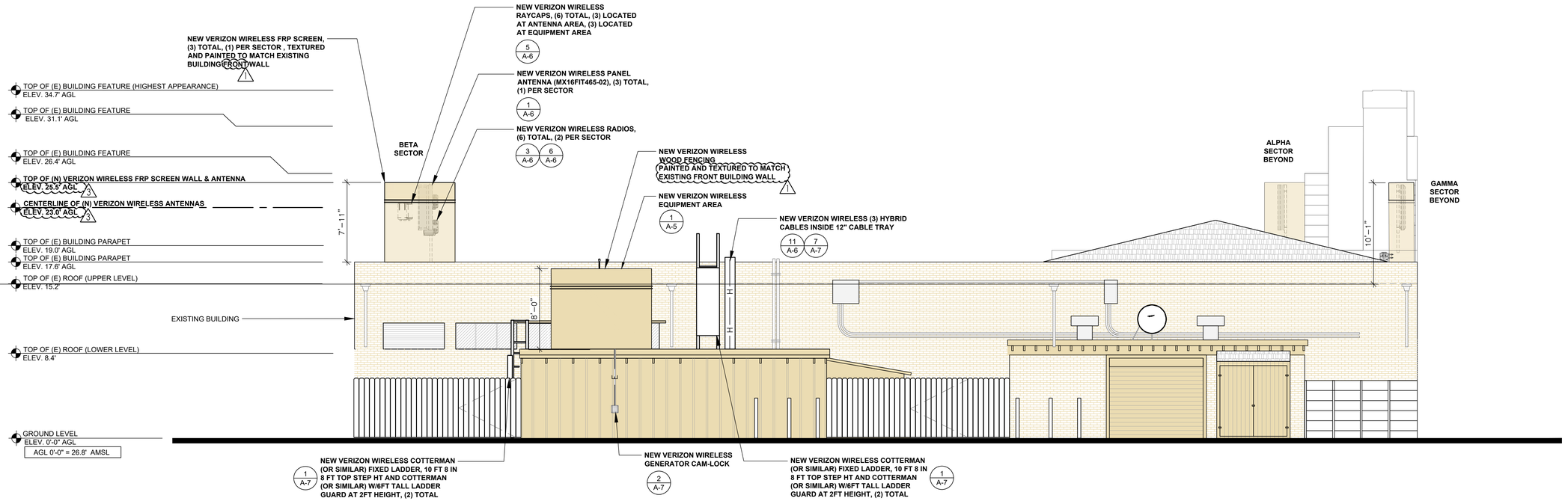
**PROJECT NAME:**

LINDEN AVE SC1
MDG#: 500023592 7
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

**SHEET TITLE:**

EXISTING & NEW NORTHEAST ELEVATION

A-3

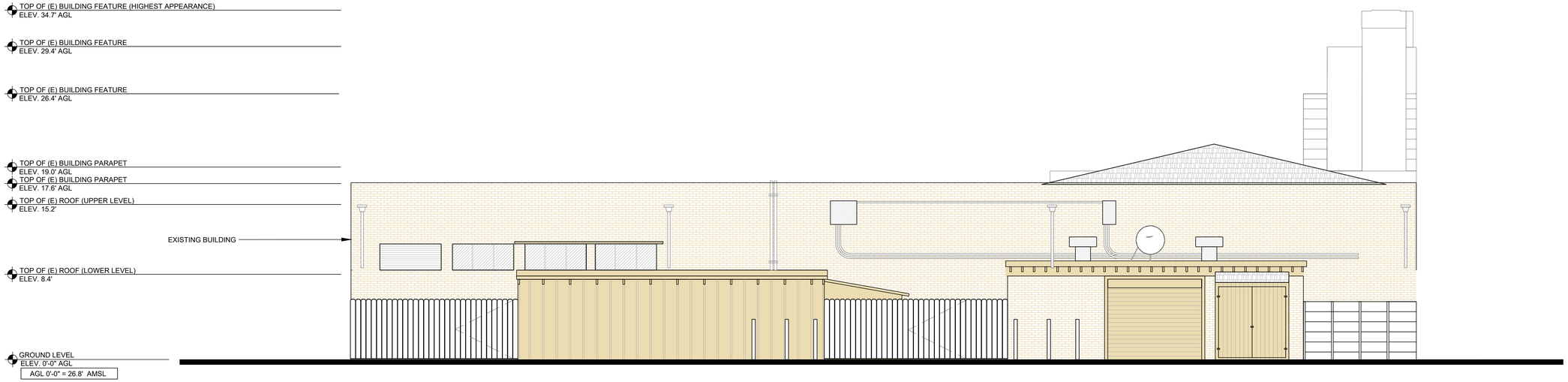



(N) SOUTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2




(E) SOUTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

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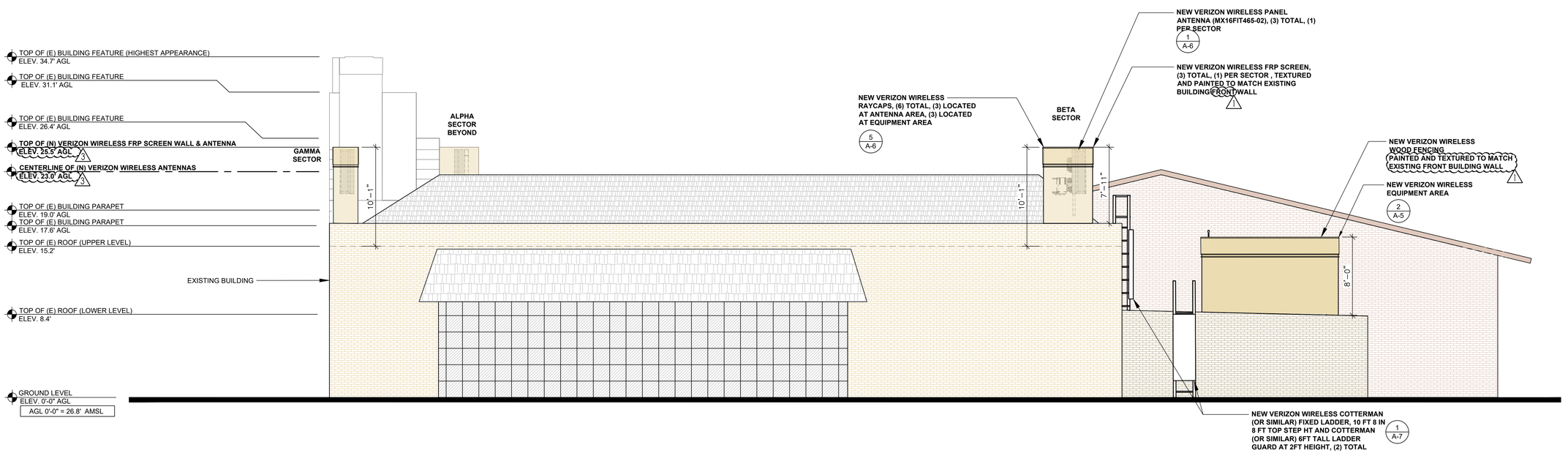
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LINDEN AVE SC1
MDG#: 500023592 7
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
EXISTING & NEW SOUTHEAST ELEVATION

A-3.1

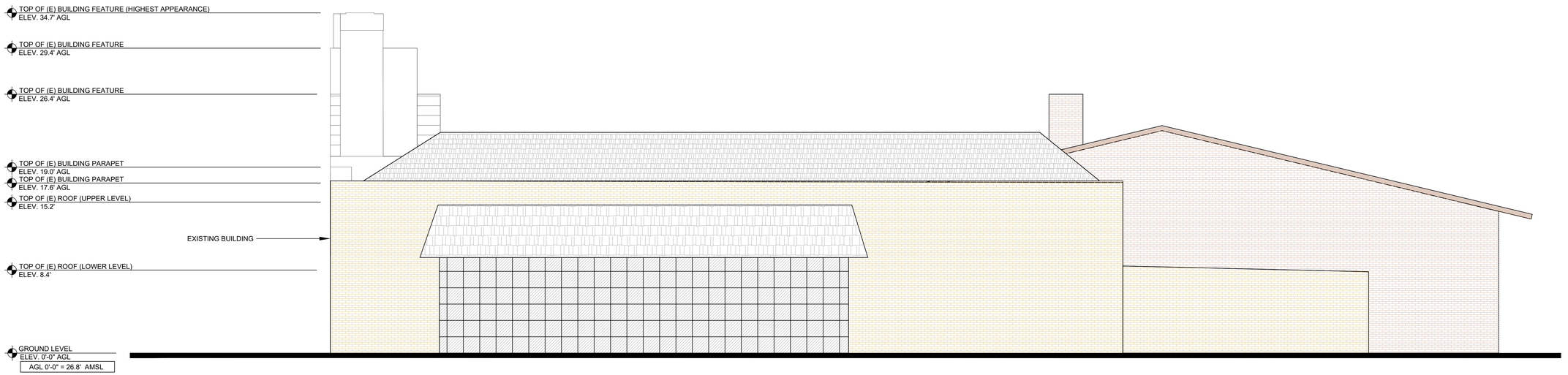



(N) SOUTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2




(E) SOUTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

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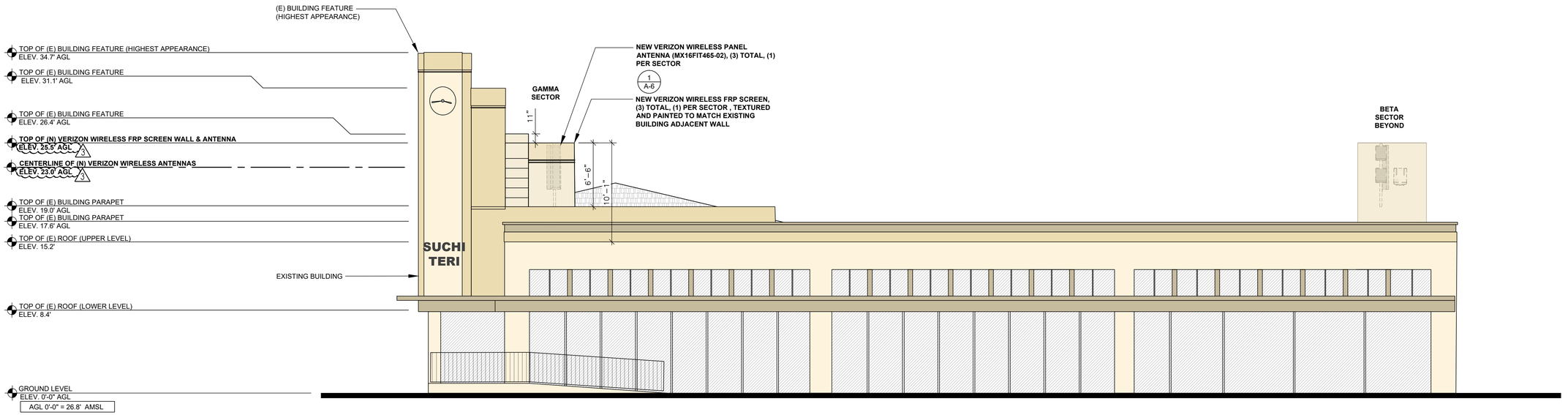
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LINDEN AVE SC1
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912 "M" LINDEN AVE.
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**SHEET TITLE:**

EXISTING & NEW SOUTHWEST ELEVATION

**A-4**

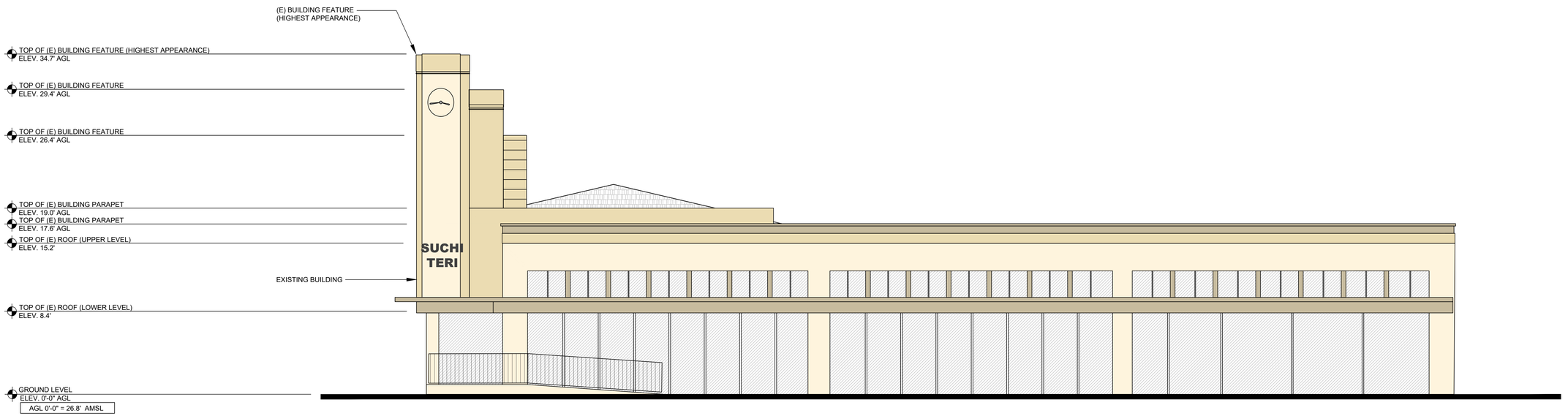



(N) NORTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2




(E) NORTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

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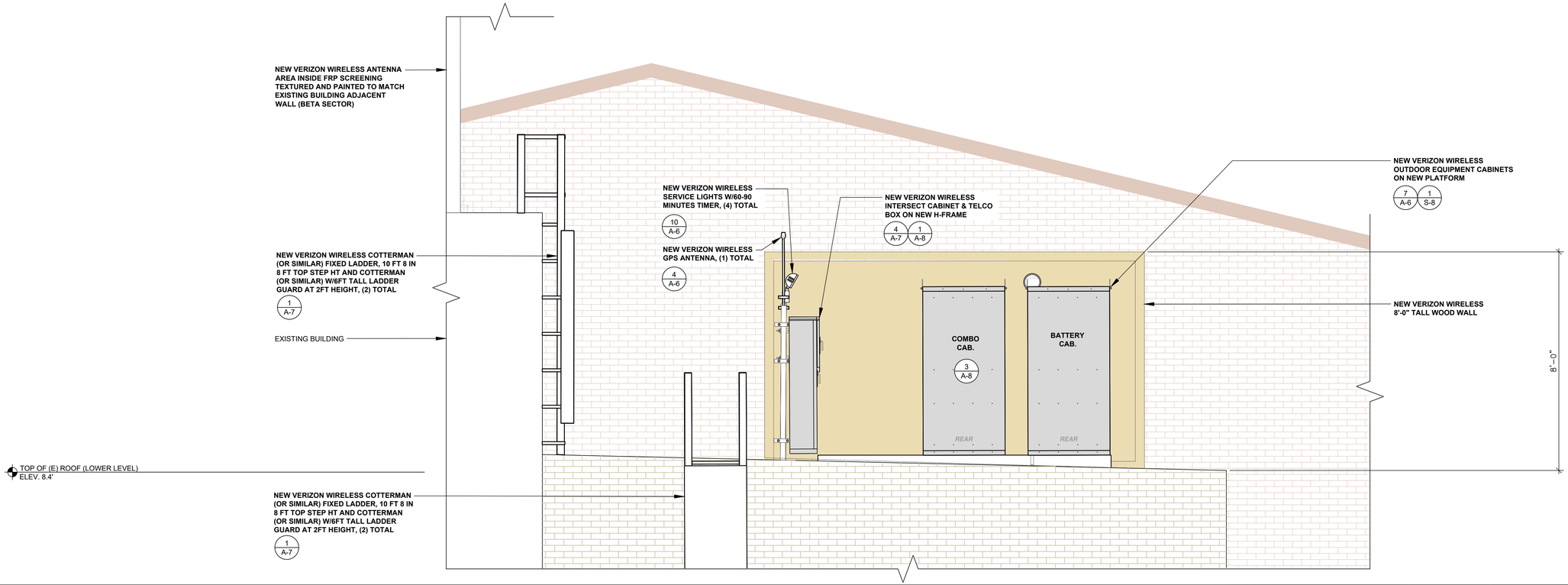
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EXISTING & NEW NORTHWEST ELEVATION

A-4.1

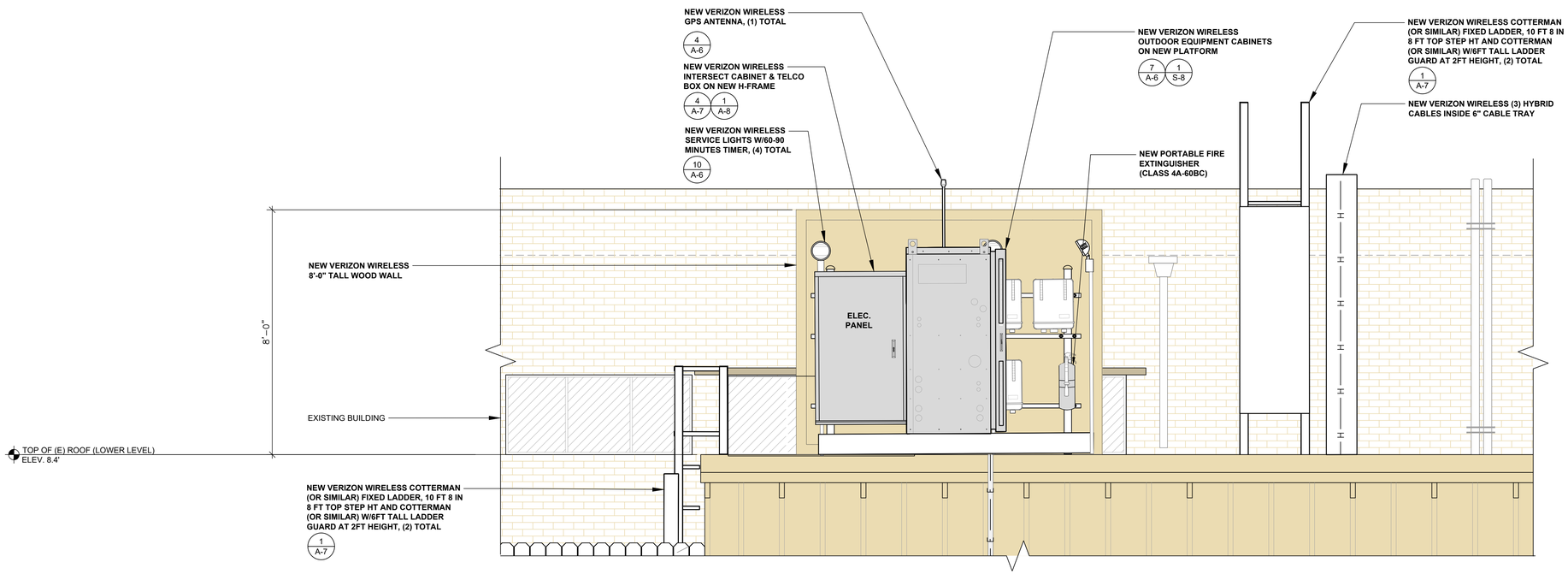



EQUIPMENT SOUTHWEST ELEVATION

0 6" 1' 2'

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

2




EQUIPMENT SOUTHEAST ELEVATION

0 6" 1' 2'

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

1

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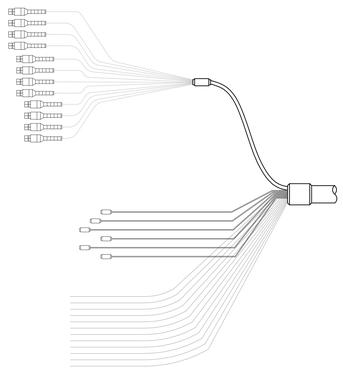
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**SHEET TITLE:**

EQUIPMENT ELEVATIONS

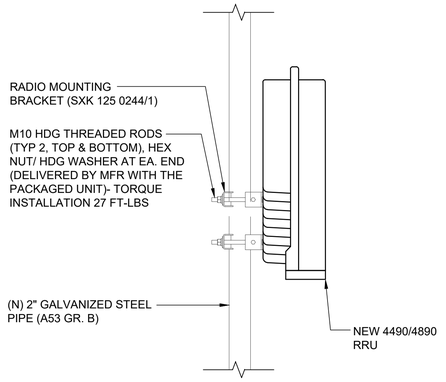
**A-5**

| HYBRID CABLE: HFT1206-24SV2-600 COMMSCOPE | |
|---|---|
| DIMENSIONS | |
| CORD LENGTH: | 600' |
| DIA OVER JACKET: | 1.551" |
| ALARM WIRE GAUGE: | 18AWG |
| CENTER CONDUCTOR GAUGE: | 6 AWG |
| MECHANICAL SPECS | |
| MIN BEND RADIUS: | 18.598" |
| MIN BEND RADIUS FURCATION: | 1.181" |
| OPTICAL SPECS | |
| FIBER TYPE: | G.657.A2 |
| ASSEMBLY INSERTION LOSS, TYP. : | .5 dB |
| CABLE WEIGHT: | 1.882LB/FT |



## 6X12 HYBRID CABLE

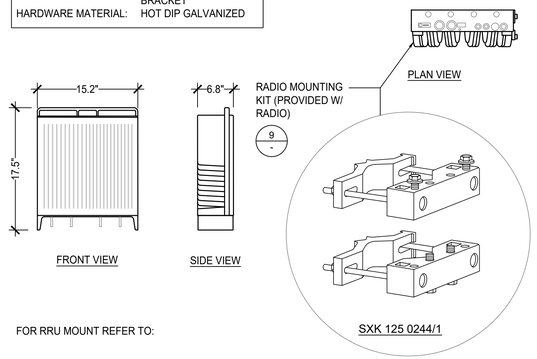
SCALE N.T.S. | 11




## RRU 4490/4890 MOUNT DETAIL

SCALE N.T.S. | 9

| MANUFACTURER: | ERICSSON |
|---|---|
| MODEL: | RRUS 4490 |
| NET WEIGHT: | 68.4 LBS |
| DIMENSION (LxWxD): | 17.5"X15.2"X6.8" |
| COLOR: | WHITE |
| MOUNTING: | STANDARD MOUNTING BRACKET |
| HARDWARE MATERIAL: | HOT DIP GALVANIZED |

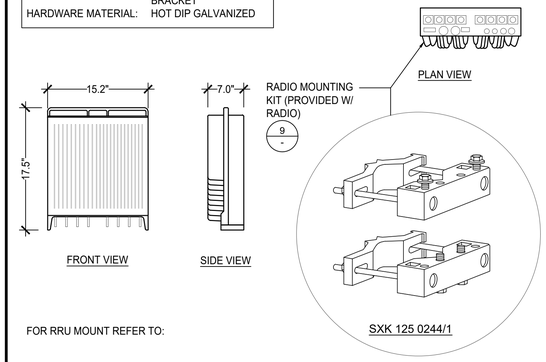



FOR RRU MOUNT REFER TO:

## RRU4490 (OR APPROVED EQUIVALENT)

SCALE N.T.S. | 6

| MANUFACTURER: | ERICSSON |
|---|---|
| MODEL: | RRUS 4890 |
| NET WEIGHT: | 69.5 LBS |
| DIMENSION (LxWxD): | 17.5"X15.2"X7.0" |
| COLOR: | WHITE |
| MOUNTING: | STANDARD MOUNTING BRACKET |
| HARDWARE MATERIAL: | HOT DIP GALVANIZED |

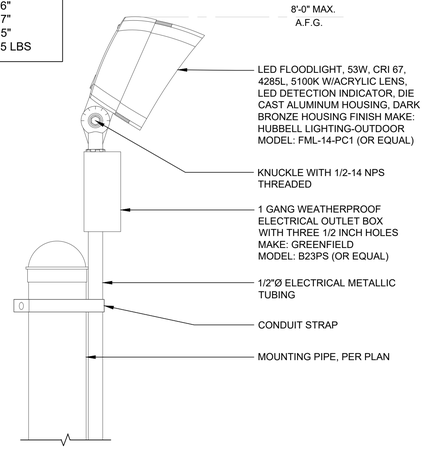



FOR RRU MOUNT REFER TO:

## RRU4890 (OR APPROVED EQUIVALENT)

SCALE N.T.S. | 3

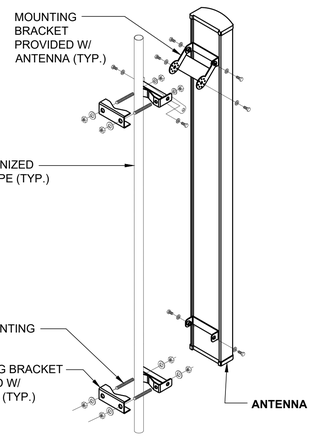
| FML LED | |
|---|---|
| LENGTH: | 9.6" |
| WIDTH: | 6.7" |
| DEPTH: | 4.5" |
| WEIGHT: | 8.5 LBS |




## SERVICE TECH. LIGHT DETAIL

SCALE N.T.S. | 10

| MANUFACTURER | |
|---|---|
| RFS | |
| MODEL: | MOUNTING KIT |
| WEIGHT: | 2.8 LBS |

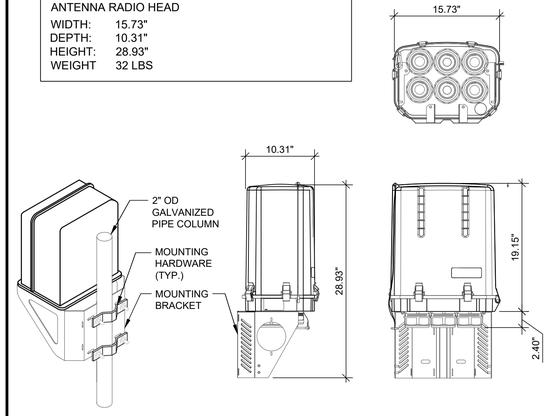



## MOUNTING KIT DETAIL

SCALE N.T.S. | 8

RVZDC-6627-PF-48 (OR APPROVED EQUIVALENT)
DC SURGE PROTECTION FOR RRH/ INTEGRATED ANTENNA RADIO HEAD

| WIDTH: | 15.73" |
|---|---|
| DEPTH: | 10.31" |
| HEIGHT: | 28.93" |
| WEIGHT | 32 LBS |

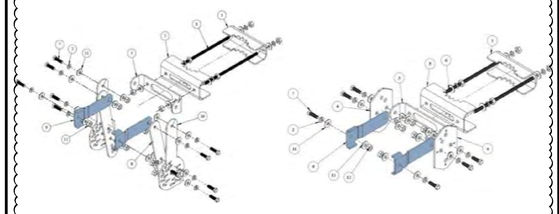



## RAYCAP - RVZDC-6627-PF-48

SCALE N.T.S. | 5

KIT #91900318: TOP AND BOTTOM BRACKETS FOR 4-, 6-, AND 8-FOOT ANTENNAS

| Item# | Part# | Description | Qty. in kit |
|---|---|---|---|
| 1 | 45700384-01 | Back grip bracket | 2 |
| 2 | 45700385-01 | Anti-rotation bracket | 2 |
| 3 | 45700382-01 | Single mount adapter | 2 |
| 4 | 41100318-01 | Threaded rod | 4 |
| 5 | 413-441-2721-VS | 3/8" flat washer, HDG | 36 |
| 6 | 413-452-2721-VS | 3/8" lock washer, HDG | 20 |
| 7 | 412-044-1323-VS | 3/8" hex nut, galv. | 24 |
| 8 | 45700391-01 | Negative degree adj. bottom bracket | 2 |
| 9 | 411-057-1352-VS | 3/8" bolt, HDG | 12 |
| 10 | 45700381-01 | Tilt select arm | 2 |
| 11 | 45700380-01 | Antenna linkage arm | 2 |



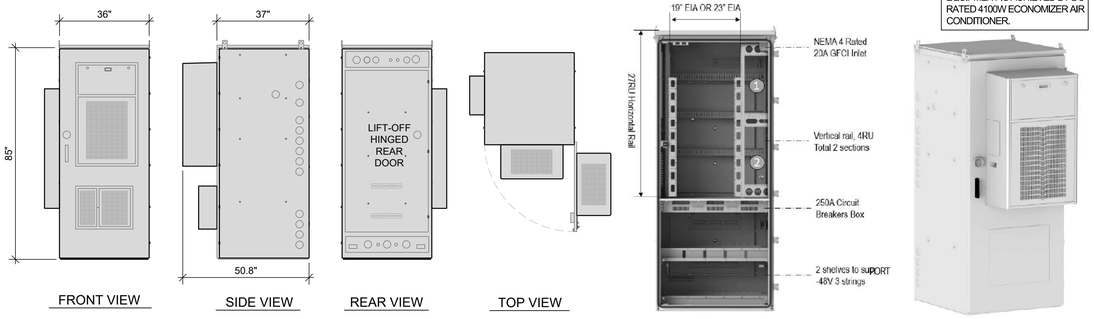
## ANTENNA MOUNT DETAIL

SCALE N.T.S. | 2

| COMMSCOPE CMC85-36CE COMBO CABINET, NICAD-760254913 | |
|---|---|
| FINISH: | UV-RESISTANT POWDER COAT; COLOR IS RAL 7035 LIGHT GREY |
| MATERIAL: | ALUMINIUM |
| DIMENSIONS: | 36" W X 37" D X 85" H |
| WEIGHT: | 730 LBS. (EMPTY) |
| | ± 3000 LBS. (FULLY LOADED WITH BATTERIES) |
| BATTERIES: | 2 BATTERY SHELVES W/ 3 STRINGS OF -48V BATTERIES |

| ACCESS: | BOTTOM: POWER COMPARTMENT<br>SIDE WALL: FIBER, POWER, OR OTHER CABLES COMPARTMENT<br>REAR WALL: HYBRID CABLES<br>TOP ROOF: ALTERNATIVE HYBRID CABLE ENTRANCE |
|---|---|
| DOOR SECURITY: | FRONT DOOR: SWING HANDLE, PUCK LOCK SYSTEM<br>REAR DOOR: QUARTER TURN LOCK, PUCK LOCK SYSTEM. |
| COOLING OPTION : | DC RATED 4100W AIR CONDITIONER, 4100W ECONOMIZER AIR CONDITIONER OR 420W/K THERMOSIPHON UNIT FOR EQUIPMENT COMPARTMENT. |

THE CABINET IS DESIGNED TO COMBINE WIRELESS TELECOM POWER EQUIPMENT AND NICAD BATTERIES INTO ONE CABINET. EQUIPMENT RANGES FROM DC POWER SYSTEM, FIBER SLACK TRAY, CELL SITE ROUTER AND OTHER SERVERS EQUIPPED BY CUSTOMER. THIS CABINET PROVIDE MECHANICAL AND ENVIRONMENTAL PROTECTION FOR THE EQUIPMENT INSIDE. COOLING OF ACTIVE EQUIPMENT IS ACHIEVED BY DC RATED 4100W ECONOMIZER AIR CONDITIONER.

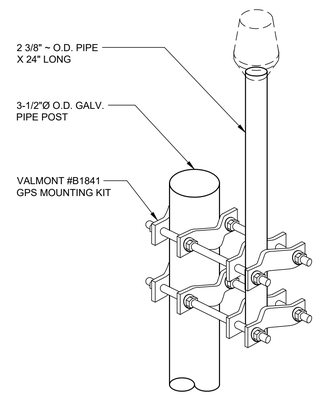



## COMMSCOPE COMBO CABINET (OR APPROVED EQUIVALENT)

SCALE N.T.S. | 7

GPS ANTENNA

| HEIGHT: | 5.0" |
|---|---|
| DIAMETER: | 3.2" |
| WEIGHT: | 0.6 LBS |

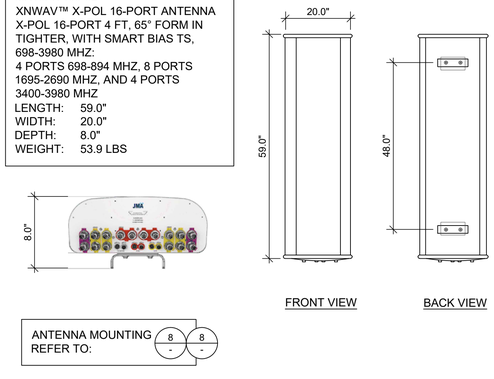



## GPS ANTENNA DETAIL

SCALE N.T.S. | 4

MX16FIT465-02
XNWAV™ X-POL 16-PORT ANTENNA X-POL 16-PORT 4 FT, 65° FORM IN TIGHTER, WITH SMART BIAS TS, 698-3980 MHZ: 4 PORTS 698-894 MHZ, 8 PORTS 1695-2690 MHZ, AND 4 PORTS 3400-3980 MHZ

| LENGTH: | 59.0" |
|---|---|
| WIDTH: | 20.0" |
| DEPTH: | 8.0" |
| WEIGHT: | 53.9 LBS |




ANTENNA MOUNTING REFER TO: 8 8

## ANTENNA - MX16FIT465-02

SCALE N.T.S. | 1

**PREPARED FOR:**

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

**VENDOR:**

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

**ISSUE STATUS:**

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 05/09/25 | 90% CONSTRUCTION | FA |
| B | 08/25/25 | 100% CONSTRUCTION | FA |
| 0 | 09/04/25 | 100% CONSTRUCTION | FA |
| 1 | 09/29/25 | 100% ZONING | FA |
| 2 | 10/31/25 | 100% ZONING | FA |
| 3 | 01/21/26 | 100% ZONING | FA |

**LICENSOR:**

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

**PROJECT NAME:**

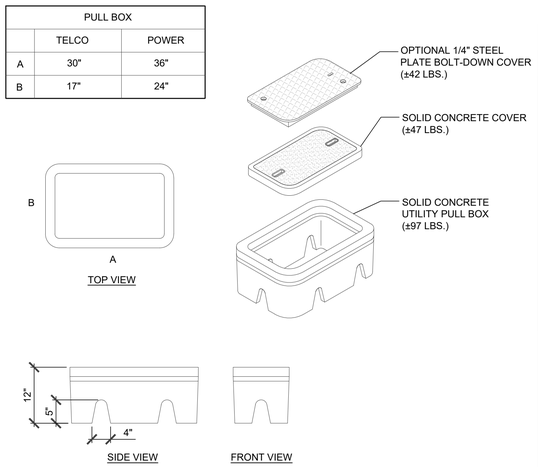
LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

**SHEET TITLE:**

DETAILS

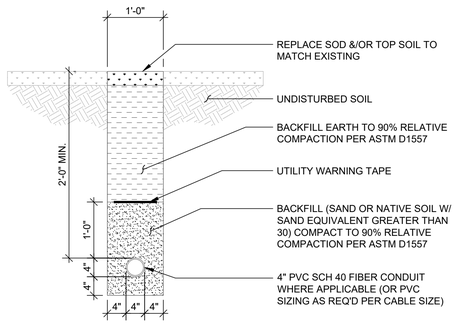
A-6

| PULL BOX | | |
|---|---|---|
| | TELCO | POWER |
| A | 30" | 36" |
| B | 17" | 24" |




## PULL BOX DETAIL

SCALE N.T.S. | 11



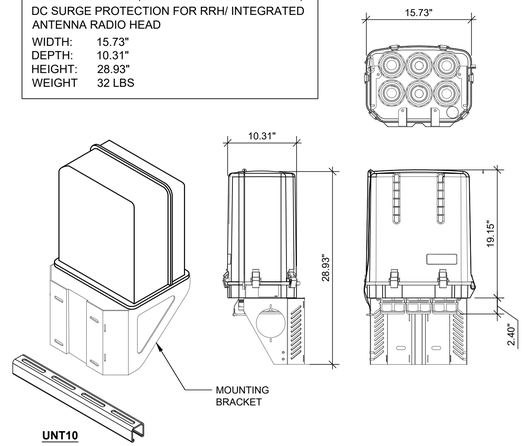

NOTE:
PLACE UTILITY CONDUIT AT CENTER IF SINGLE IN TRENCH

## FIBER TRENCH DETAIL

SCALE N.T.S. | 8

RVZDC-6627-PF-48 (OR APPROVED EQUIVALENT)
DC SURGE PROTECTION FOR RRH/ INTEGRATED ANTENNA RADIO HEAD

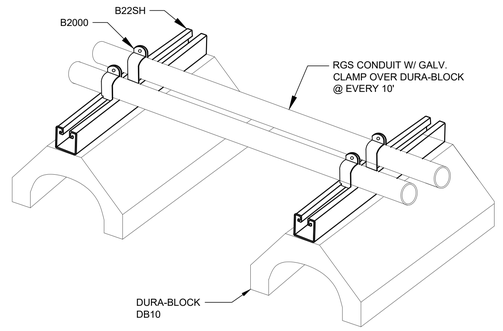
WIDTH: 15.73"
DEPTH: 10.31"
HEIGHT: 28.93"
WEIGHT 32 LBS




## RAYCAP - RVZDC-6627-PF-48

SCALE N.T.S. | 5

DB10
BASE WITH GALV. CHANNEL 1" HIGH
DIM:5" HEIGHT X 6" WIDTH X 9.8" LENGTH
UNLIMITED LOAD CAPACITY




## CONDUIT TO DURA-BLOCK

SCALE N.T.S. | 3


**PREPARED FOR:**

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

**VENDOR:**

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325


**ISSUE STATUS:**

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 05/09/25 | 90% CONSTRUCTION | FA |
| B | 08/25/25 | 100% CONSTRUCTION | FA |
| 0 | 09/04/25 | 100% CONSTRUCTION | FA |
| 1 | 09/29/25 | 100% ZONING | FA |
| 2 | 10/31/25 | 100% ZONING | FA |
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**LICENSOR:**


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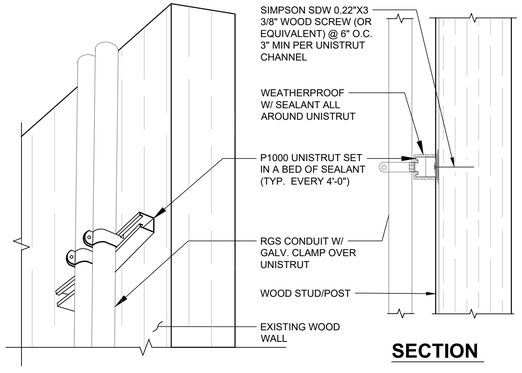

**PROJECT NAME:**

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

**SHEET TITLE:**

DETAILS

A-7

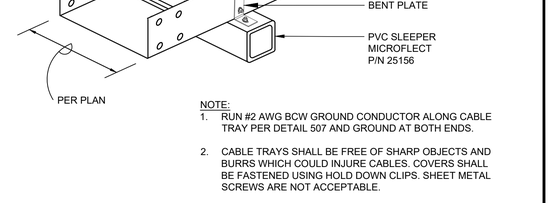



NOTE:

CABLES SHOULD BE TIE-WRAPPED EVERY 6'-0" HORIZONTALLY, AND EVERY 3'-0" ON RISERS.

## CABLE TRAY AT PARAPET

SCALE N.T.S. | 10




NOTE:

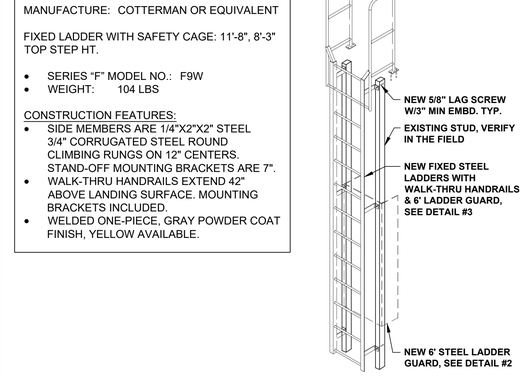
CABLE TRAYS SHALL BE FREE OF SHARP OBJECTS AND BURRS WHICH COULD INJURE CABLES. COVERS SHALL BE FASTENED USING HOLD DOWN CLIPS. SHEET METAL SCREWS ARE NOT ACCEPTABLE.

## CABLE TRAY

SCALE N.T.S. | 7

INTERSECT ELECTRICAL PANEL

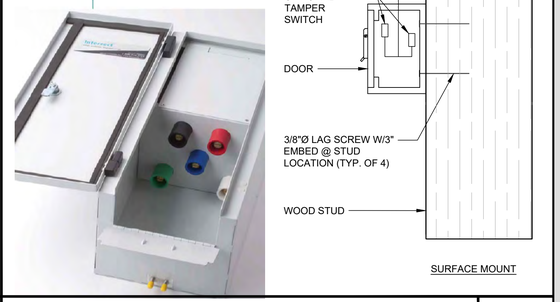
HEIGHT: 5'-0"
WIDTH: 2'-6"
LENGTH: 1'-0 1/3"
WEIGHT: 185 LBS




## ELEC. PANEL

SCALE N.T.S. | 4

POWER TRANSFER UL 1008A LISTED TO 400
DIM (H X W X D): 23 X 10 X 9.5 INCHES
WEIGHT: 14 LBS (APPROX.)
ENCLOSURE: UL TYPE 3R ALUMINUM ENCLOSURE
UL: UL 1008A, 5TH ED, OR CURRENT
1Ø, RATED 240/120, 400 A,10 KA SHORT CIRCUIT
3Ø, RATED 208/120, 400 AMPS,10 KA SHORT CIRCUIT MANUFACTURER'S




## INTERSECT CAM-LOK GENERATOR CONNECTOR

SCALE N.T.S. | 2




SECTION

## CONDUIT RISER DETAIL

SCALE N.T.S. | 9




NOTE:
1. RUN #2 AWG BCW GROUND CONDUCTOR ALONG CABLE TRAY PER DETAIL 507 AND GROUND AT BOTH ENDS.
2. CABLE TRAYS SHALL BE FREE OF SHARP OBJECTS AND BURRS WHICH COULD INJURE CABLES. COVERS SHALL BE FASTENED USING HOLD DOWN CLIPS. SHEET METAL SCREWS ARE NOT ACCEPTABLE.

## HORIZONTAL CABLE TRAY

SCALE N.T.S. | 6

**FIXED STEEL LADDERS WITH WALK-THRU HANDRAILS:**

MANUFACTURE: COTTERMAN OR EQUIVALENT

FIXED LADDER WITH SAFETY CAGE: 11'-8", 8'-3" TOP STEP HT.

- SERIES "F" MODEL NO.: F9W
- WEIGHT: 104 LBS

CONSTRUCTION FEATURES:
- SIDE MEMBERS ARE 1/4"X2"X2" STEEL 3/4" CORRUGATED STEEL ROUND CLIMBING RUNGS ON 12" CENTERS. STAND-OFF MOUNTING BRACKETS ARE 7".
- WALK-THRU HANDRAILS EXTEND 42" ABOVE LANDING SURFACE. MOUNTING BRACKETS INCLUDED.
- WELDED ONE-PIECE, GRAY POWDER COAT FINISH, YELLOW AVAILABLE.






## FIXED STEEL LADDERS W/6' LADDER GUARD

SCALE N.T.S. | 1

INSTALL (5) STRINGS OF SAFT TEL.X 180 STRING: 80-94890-02

TOTAL VOLTAGE: 48V DC AT 172AMP-HOUR PER PART NUMBER
TOTAL MAX VOLTAGE ON SITE FOR 8 STRINGS: 172 * 8 = 1376 AMP-HOURS
TOTAL KILO-WATT-HOUR ON SITE = 1376 * 48 /1000 = 66.0 kWh < 70 kWh → O.K

## BATTERY INFO

| MANUFACTURE | PART# | TYPE | MODEL | ELECTROLYTE POTASSIUM HYDROXIDE (GALLONS) TOTAL PER STRING | ELECTROLYTE POTASSIUM HYDROXIDE (GALLONS) TOTAL PER PART NUMBER | TOTAL CADMIUM (POUNDS) PER STRING | TOTAL NICKEL (POUNDS) PER STRING | TOTAL COBALT (POUNDS) PER PART NUMBER | VOLTAGE TOTAL PER PART NUMBER | VOLTAGE PER CELL | TOTAL AMP-HOUR RATING (AH) PER PART NUMBER |
|---|---|---|---|---|---|---|---|---|---|---|---|
| SAFT | 80-94890-02 | NICKEL CADMIUM | TEL.X-PLUS 180 | 8.90 | 83.96 | 62.2 | 64.8 | 6.0 | 48 | 1.20 | 172 |

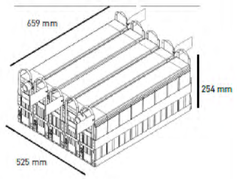


## Section 1- Tel.X-Plus 180 Specifications

**String Part Number: 80-94890-02**

**Dimensions per String:**

| | | |
|---|---|---|
| Length | 25.9 in | 659 mm |
| Width | 20.7 in | 525 mm |
| Height | 10.0 in | 254 mm |
| Weight | 365 lb | 165.5 kg |




**String Nominal Capacity / Energy: 172 Ah / 8.2 kWh**

Performance after 24-hour constant voltage float charge to 1.43VDC per cell at +25°C (+77°F) with a minimum charge current of 0.1 $C_A$ Amp* down to various end of discharge voltages

| End of Discharge Voltage (VDC/Cell) | Discharge rate hours (Amps) | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0.25 | 0.5 | 1 | 2 | 3 | 4 | 5 | 8 | 10 | 12 | 18 | 24 |
| 1.00 | 360.0 | 290.0 | 178.0 | 90.0 | 60.0 | 45.1 | 36.2 | 22.8 | 18.5 | 15.6 | 10.7 | 8.3 |
| 1.05 | 330.0 | 252.0 | 170.0 | 87.0 | 58.5 | 44.0 | 35.3 | 22.3 | 18.0 | 15.1 | 10.3 | 7.95 |
| 1.10 | 287.5 | 225.0 | 155.0** | 84.0 | 57.5 | 43.1 | 34.5 | 21.6 | 17.4 | 14.7 | 10.1 | 7.75 |
| 1.14 | 225.0 | 180.0 | 130.0 | 80.0 | 55.0 | 41.4 | 33.2 | 20.9 | 16.9 | 14.2 | 9.7 | 7.5 |

| End of Discharge Voltage (VDC/Cell) | Discharge rate hours (Watts) | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0.25 | 0.5 | 1 | 2 | 3 | 4 | 5 | 8 | 10 | 12 | 18 | 24 |
| 1.00 | 349.2 | 308.8 | 198.0 | 104.0 | 70.4 | 53.0 | 42.5 | 26.8 | 21.8 | 18.4 | 12.7 | 9.9 |
| 1.05 | 336.1 | 271.3 | 190.0 | 101.0 | 68.8 | 51.8 | 41.6 | 26.3 | 21.3 | 17.9 | 12.3 | 9.5 |
| 1.10 | 306.7 | 244.4 | 174.0** | 98.0 | 67.8 | 50.9 | 40.8 | 25.6 | 20.7 | 17.4 | 12.0 | 9.3 |
| 1.14 | 248.8 | 204.1 | 147.0 | 94.0 | 65.2 | 49.0 | 39.4 | 24.8 | 20.1 | 16.9 | 11.7 | 9.0 |

* 0.1 $C_A$amp for TLX+180 equates to 17.2Amps
** Derating factor for 1-hour discharge rate at +5°C (+41°F) to 1.1VDC/cell is 7.8%

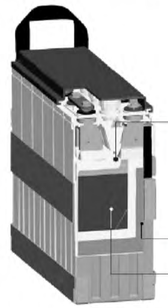
Power cable selection: The selection of power cables used within the installation of Saft Batteries is a function of:
1- Installation location: dry, damp, or wet (as defined by the NEC code)
2- Maximum ambient operating temperature
3- Maximum sustained current (amperage) applied during charge or discharge
Follow standards mandated by the application such as 6R347





## Section 2- Metal and Electrolyte Calculations

| | | |
|---|---|---|
| Cadmium metal (Weight per String) | 65.2 lb | 29.57 kg |
| Nickel metal (Weight per String) | 64.8 lb | 29.39 kg |
| Cobalt metal (Weight per String) | 6.0 lb | 2.72 kg |
| Cadmium metal % | 17.62% | |
| Nickel metal % | 17.51% | |
| Cobalt metal % | 1.62% | |
| Electrolyte % | 23.9% | |
| Other Materials % (Metal Connectors, Plastic, etc.) | <40% | |



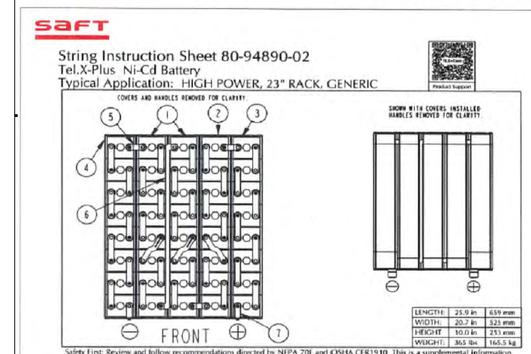
Electrolyte inside the cells is a water-based solution of 30% potassium hydroxide. Highly conductive, it remains liquid down to -40°C (-40°F).

The negative plate uses cadmium active mass to provide useful capacity.

The positive plate uses nickel active mass to provide useful capacity.

| | |
|---|---|
| Electrolyte Solution (bound and free) pounds per String | 87.2 lb |
| Electrolyte Solution (bound and free) gallons per String | 8.90 gallons |






String Instruction Sheet 80-94890-02
Tel.X-Plus Ni-Cd Battery
Typical Application: HIGH POWER, 23" RACK, GENERIC

Safety First: Review and follow recommendations directed by NFPA 70E and OSHA CFR1910. This is a supplemental information sheet. Read the Tel.X-Plus Installation, Operation Instructions, Tel.X-Plus Installation and Operation Manual before assembly.

PARTS LIST

| ITEM | CHK | PART No. | DESCRIPTION | QTY |
|---|---|---|---|---|
| 1 | | 80-04788-08 | BLOCK TLX+ 180 8-CELL | 2 |
| 2 | | 80-04788-18 | BLOCK TLX+ 180 8-CELL | 1 |
| 3 | | 80-04788-28 | BLOCK TLX+ 180 8-CELL | 1 |
| 4 | | 80-04788-38 | BLOCK TLX+ 180 8-CELL | 1 |
| 5 | | 80-03979-10 | BUSBAR INTERBLOCK WELDING (T13) | 3 |
| 6 | | 80-04807-01 | CONNECTOR INTERBLOCK TLX180 W/EPOXY | 1 |
| 7 | | 80-04698-14 | KIT ADAPTER TERMINAL FRT TLX180 | 1 |
| 8 | | 80-03978-48 | KIT INSTALLATION Tel.X-Plus | 1 |

INSTALLATION KIT (not shown)

| CHK | PART No. | DESCRIPTION | QTY |
|---|---|---|---|
| | 80-03541-02 | LABEL - TLX+ 48 CELL, TCV DISABLED | 1 |
| | 80-04283-01 | LABELS NUMERICAL | 1 |
| | 025544-001 | CORROSION INHIBITOR | 1 |
| | 025583-600 | SCREW, M6 X 1.0, 16MM, SS | 3 |
| | 100110 | WASHER SPRING M6 AC | 3 |
| | 72008 | INSTALLATION AND OPERATION SHEET | 1 |

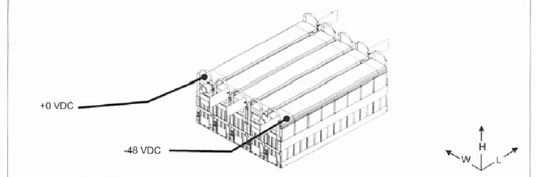
SPECIAL INSTRUCTIONS:
1 Scan QR code for Product Support Document & Battery Installation video.
2 Prior to assembly, use the CHK column in the parts list to ensure all parts & kit parts have been received.
3 ● Indicates positive terminal.
⚠1 Use "labels numerical" provided to identify each cell of the battery string. Starting with battery string positive end as cell number one, subsequently serialize the cells following the electrical path resulting in numbering battery string negative end cell as #40.
⚠2 Measure OCV and record using I/O sheet.
⚠3 Use corrosion preventer (Isio-Oil) provided to lightly coat exposed metal at all terminal and lug connections.
⚠4 Torque value: 10 ft.lb ± 1 Nm (8 ft.lb ± 1 in.lb)
⚠5 After an electrical connection is made, reinstall block cover.
⚠6 Affix "label -57.2 VDC & TCV disabled" labels onto or near to battery string and rectifier to inform that the float voltage should be set to 57.2 VDC and TCV should be disabled.

Saft America, Inc.
711 Gil Harbin Industrial Blvd
Valdosta, Georgia, 31601 - USA
Tel: 1(229) 247 2331
Fax: 1(229) 247 8466
www.saftbatteries.com

Doc. n° 10-80-04890-02
Revision: D Sheet 1 of 8
Data in this document is subject to change without notice and become contractual only after written confirmation by Saft. Proprietary information. Any duplication or reproduction without authorization of Saft is strictly prohibited.

**80-94890-02 Verizon**

Type: TLX+180 (x40) | $C_N$: 172 Amp·hrs. | $V_{Appl.}$: 48 VDC | Nom. Energy: 8.2 kWh




| STRING | | | |
|---|---|---|---|
| Type | Saft P/N | String Dimensions (W x L x H) | (525 x 659 x 254) mm (20.67 x 25.94 x 10.00) inches |
| Battery String | 80-94890-02 | | |
| Installation Kit | 80-03928-40 | String Weight | 165.6 kg 365.0 lb |
| Bus bar | 80-03979-10 | | |
| Connector Interblock w/ tubing | 80-04807-01 | | |
| Kit Adapter Terminal Frt. TLX180 | 80-04698-14 | | |

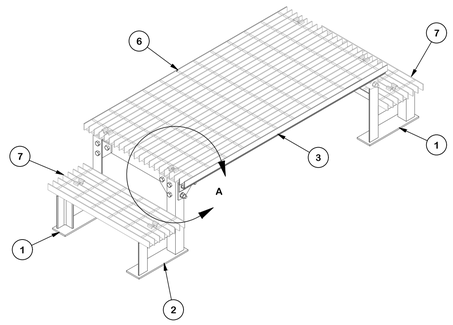
| BLOCKS / MODULES | | | | |
|---|---|---|---|---|
| Type | Saft P/N | Qty | Block Dimensions (W x L x H) | Block Weight |
| TLX 180-8 | 80-04788-08 | 2 | (105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches | 32.7 kg 72.1 lb |
| TLX 180-8 | 80-04788-18 | 1 | (105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches | 32.7 kg 72.1 lb |
| TLX 180-8 | 80-04788-28 | 1 | (105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches | 32.7 kg 72.1 lb |
| TLX 180-8 | 80-04788-38 | 1 | (105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches | 32.7 kg 72.1 lb |

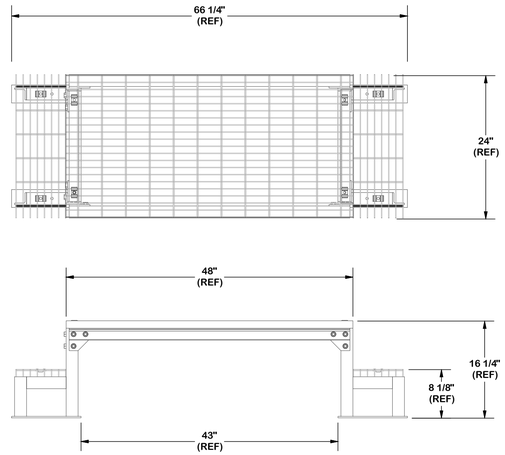
| CELL | | | | |
|---|---|---|---|---|
| Type | Saft P/N | Qty | CLEI | CPR |
| TLX+180 | 80-03832-01 | 40 | PWHYAMBTRA | 212341 |

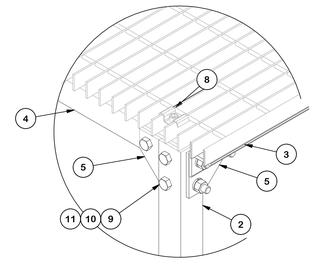
MANUFACTURER: VALMONT
PART#: STEP48

- STURDY STEEL CONSTRUCTION
- MINIMAL BOLT-TOGETHER ASSEMBLY
- SAFETY GRATED NON-SKID SURFACES
- ALL PARTS HOT-DIP GALVANIZED
- WEIGHT IS 175 IBS.

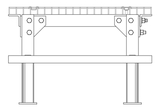
| PARTS LIST | | | | | | |
|---|---|---|---|---|---|---|
| ITEM | QTY | PART NO. | PART DESCRIPTION | LENGTH | UNIT WT. | NET WT. |
| 1 | 2 | 500119 | LEFT LEG WELDMENT | | 10.02 | 20.04 |
| 2 | 2 | 500124 | RIGHT LEG WELDMENT | | 10.02 | 20.04 |
| 3 | 2 | 500125 | 2" X 2" X 1/4" ANGLE | 47 in | 13.16 | 26.33 |
| 4 | 2 | 500126 | 2" X 2" X 1/4" ANGLE | 18 in | 5.07 | 10.14 |
| 5 | 8 | 500127 | CORNER PLATE | 3 1/2 in | 0.69 | 5.55 |
| 6 | 1 | X-158335 | STEEL GRATING - 23-7/8"W X 48"L | | 48.29 | 48.29 |
| 7 | 2 | 500129 | STEEL GRATING - 8-7/16"W X 24"L | | 9.33 | 18.65 |
| 8 | 8 | X-151174 | BAR GRATING CONNECTION (LGF037) | | 0.36 | 2.84 |
| 9 | 24 | 141063 | 1/2" UNC HEX BOLT (GRADE 5) | 1 3/4 in | 0.16 | 3.88 |
| 10 | 24 | 312063 | 1/2" LOCK WASHER | | 0.01 | 0.33 |
| 11 | 24 | 312500 | 1/2" UNC HEX NUT (A563) | | 0.07 | 1.72 |
| | | | | | TOTAL WT. # | 159.47 |




DETAIL A



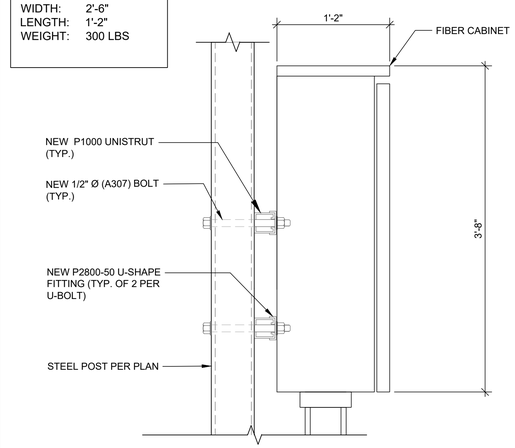
## STEEL STEP-OVERS

SCALE N.T.S. **2**

## NOT USED

SCALE N.T.S.

HEIGHT: 3'-8"
WIDTH: 2'-6"
LENGTH: 1'-2"
WEIGHT: 300 LBS




## FIBER CABINET

SCALE N.T.S. **1**

## BATTERIES SPECIFICATIONS, TOTAL ELECTROLYTE, AND DC POWER TOTAL CAPACITY (IN kWh)

SCALE N.T.S. **3**

**PREPARED FOR:**

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

**VENDOR:**

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

**ISSUE STATUS:**

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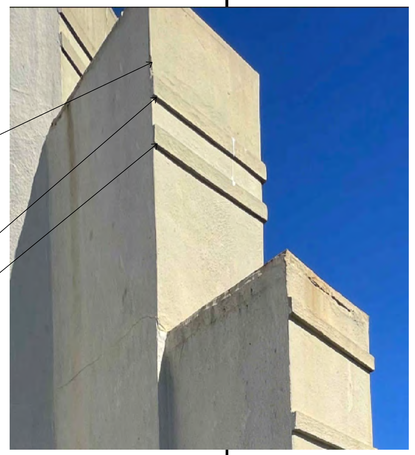
**PROJECT NAME:**

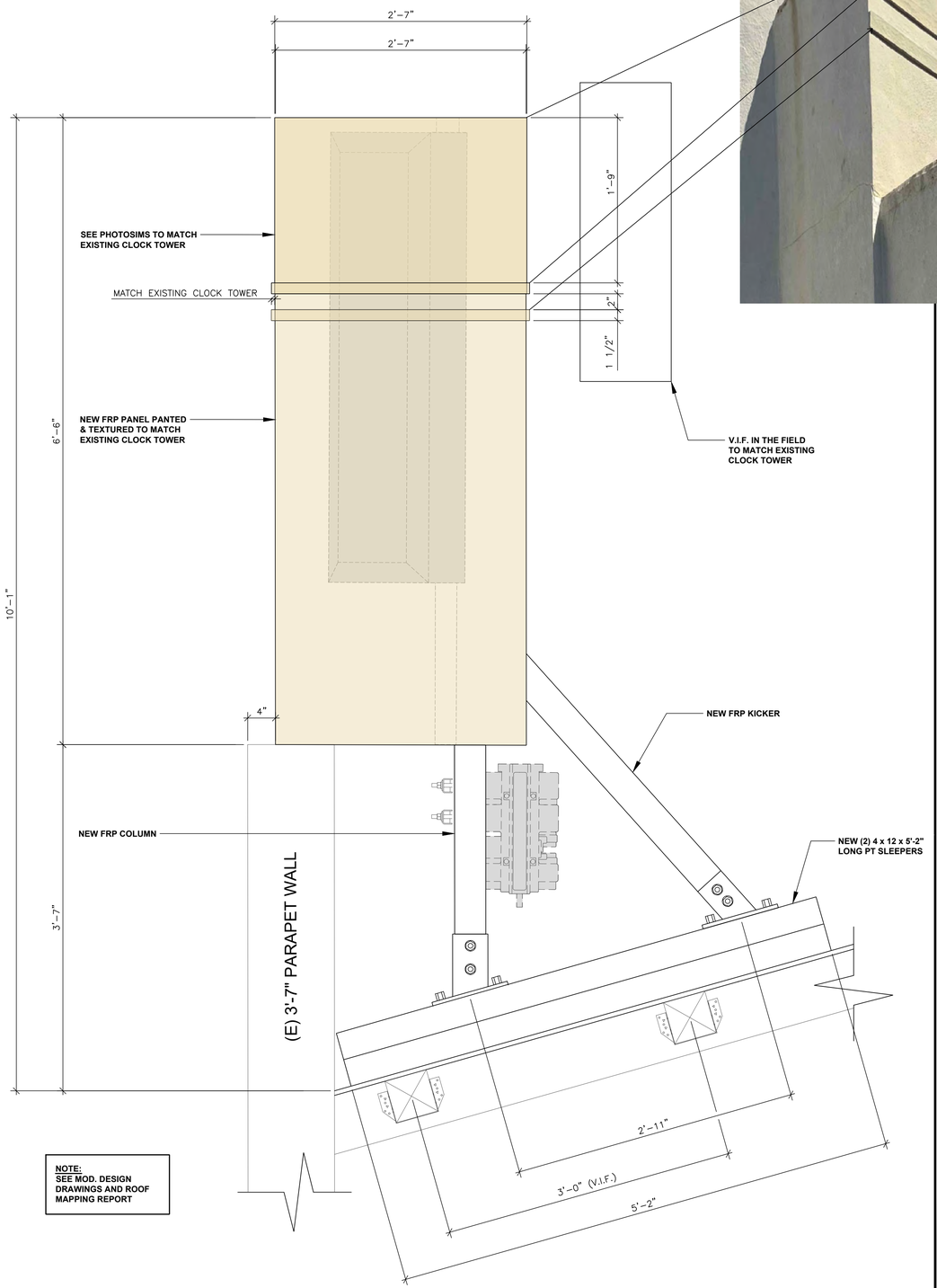
LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

**SHEET TITLE:**

DETAILS

**A-8**



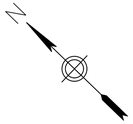


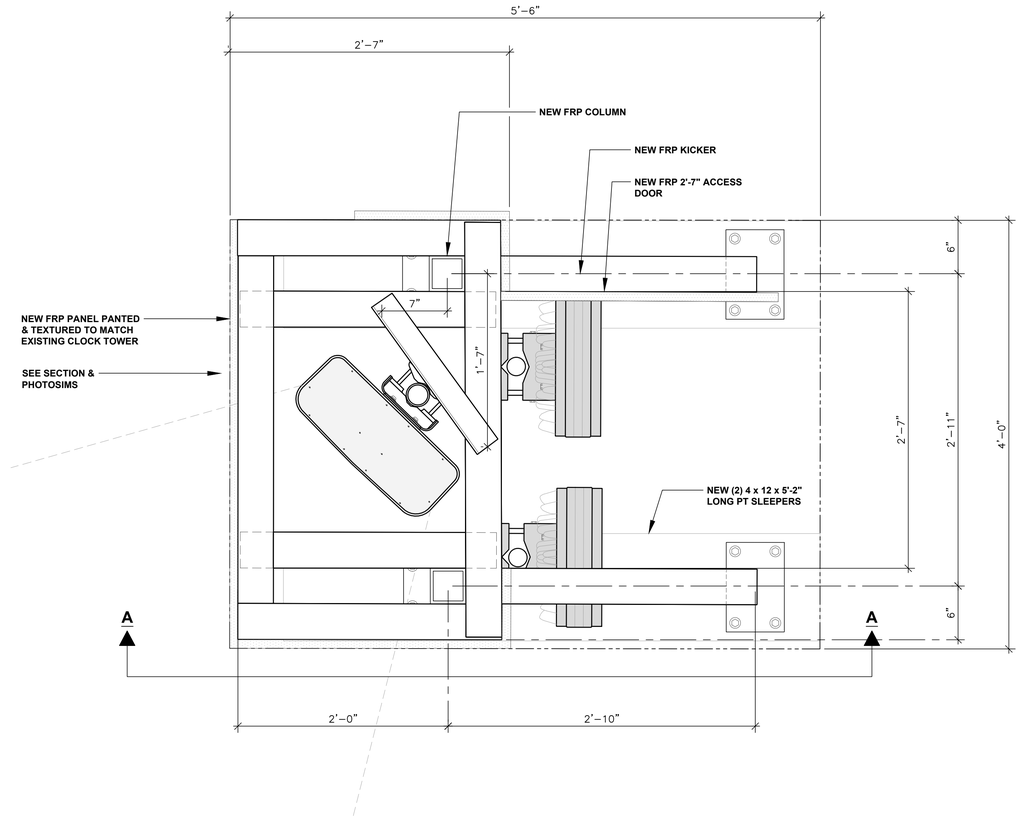

**NOTE:**
**SEE MOD. DESIGN DRAWINGS AND ROOF MAPPING REPORT**

SECTION A-A

| SCALE: | 1-1/2" = 1'-0" (24x36) |
|---|---|
| (OR) | 3/4" = 1'-0" (11x17) |

**3**




FRP PLAN TYP. FOR DELTA & ALPHA SECTORS

| SCALE: | 1-1/2" = 1'-0" (24x36) |
|---|---|
| (OR) | 3/4" = 1'-0" (11x17) |

**1**

**PREPARED FOR:**

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

**VENDOR:**

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

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**PROJECT NAME:**

**LINDEN AVE SC1**

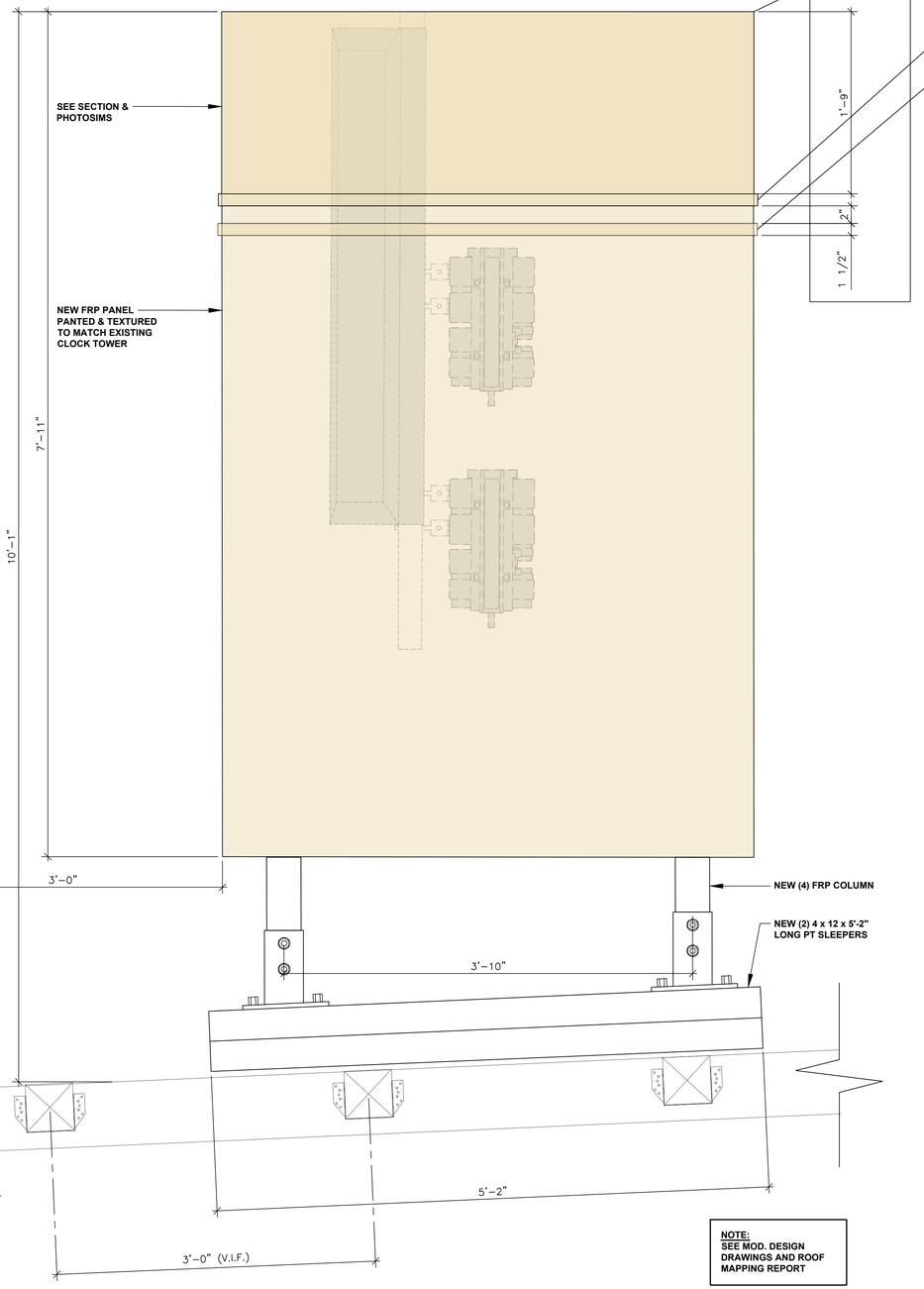
**MDG#: 5000235927**

912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

**SHEET TITLE:**

**DETAILS**

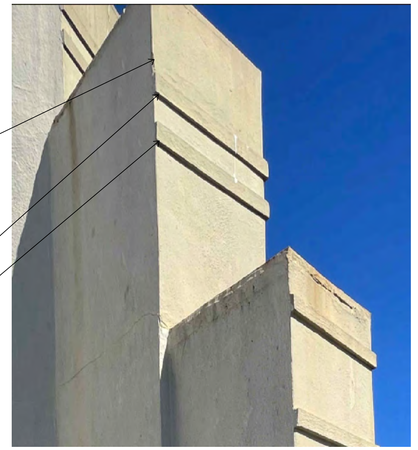
**S-1**

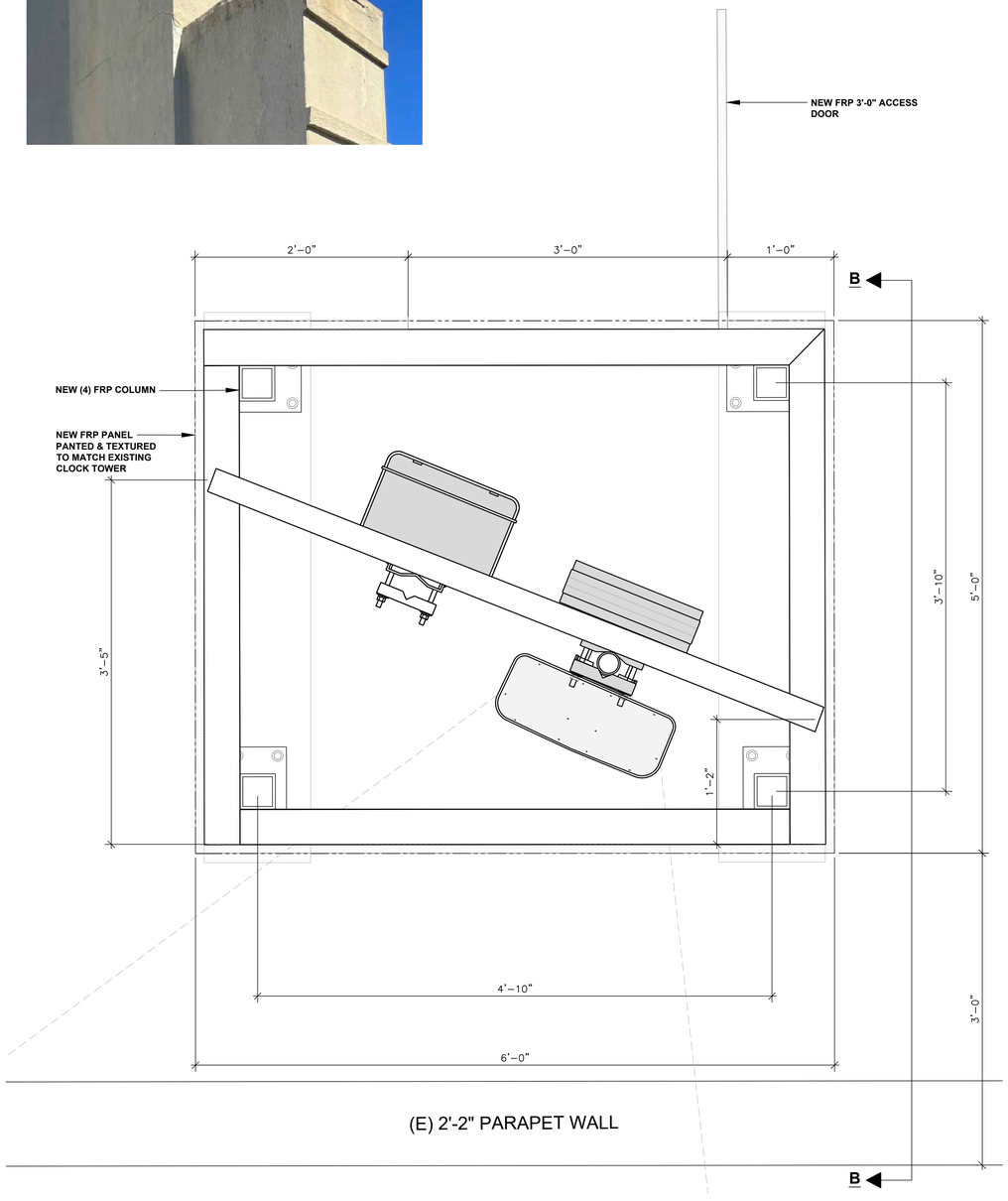



SECTION B-B

| SCALE: | 1-1/2" = 1'-0" (24x36) |
|---|---|
| (OR) | 3/4" = 1'-0" (11x17) |

3






FRP PLAN FOR BETA SECTOR

| SCALE: | 1-1/2" = 1'-0" (24x36) |
|---|---|
| (OR) | 3/4" = 1'-0" (11x17) |

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

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LINDEN AVE SC1

MDG#: 5000235927

912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

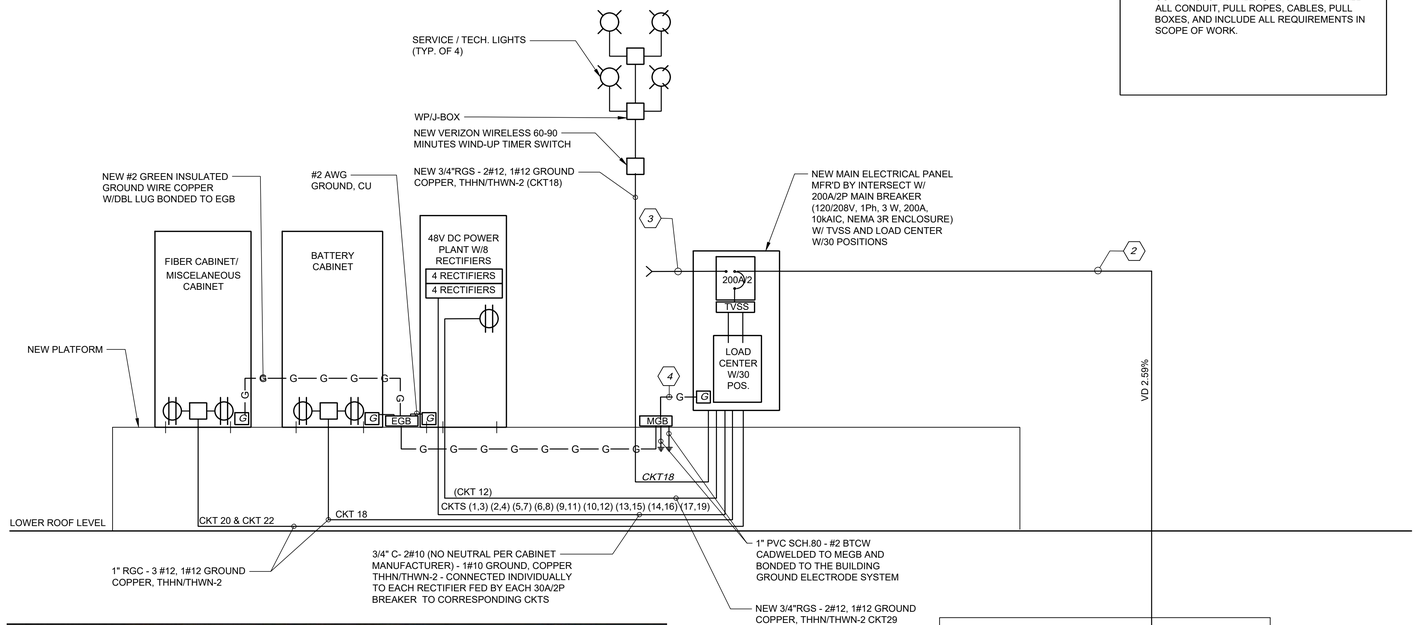
SHEET TITLE:

DETAILS

S-2

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH LANDLORD FOR FINAL AND EXACT WORK. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.






MAIN ELECTRICAL PANEL
MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES
120/240 V, 1 PHASE, 3 WIRE, 30 kw, 200 AMP BUS, 42KAIC

200 AMP/2P MAIN BREAKER

| DESCRIPTION | C/B | CKT NO. | PHASE 1 | PHASE 2 | CKT NO. | C/B | DESCRIPTION |
|---|---|---|---|---|---|---|---|
| 48VDC POWER PLANT RECTIFIER #1 | 30A/2P | 1 | 3,600 | - | 2 | 30A/2P | 48VDC POWER PLANT RECTIFIER #5 |
| | | 3 | - | 3,600 | 4 | | |
| 48VDC POWER PLANT RECTIFIER #2 | 30A/2P | 5 | 3,600 | - | 6 | 30A/2P | 48VDC POWER PLANT RECTIFIER #6 |
| | | 7 | - | 3,600 | 8 | | |
| 48VDC POWER PLANT RECTIFIER #3 | 30A/2P | 9 | 3,600 | - | 10 | 30A/2P | 48VDC POWER PLANT RECTIFIER #7 |
| | | 11 | - | 3,600 | 12 | | |
| 48VDC POWER PLANT RECTIFIER #4 | 30A/2P | 13 | 3,600 | - | 14 | 30A/2P | 48VDC POWER PLANT RECTIFIER #8 |
| | | 15 | - | 3,600 | 16 | | |
| SURGE SUPPRESSOR | 30A/2P | 17 | 1,200 | - | 18 | 20A/1P | BATTERY CABINET OUTLET RECEPTACLE |
| | | 19 | - | 1,200 | 20 | 20A/1P | FIBER CABINET/MISC. GFI RECEPTACLE 1 |
| 48VDC POWER PLANT INTERIOR OUTLET | 15A/1P | 21 | 500 | - | 22 | 20A/1P | FIBER CABINET/MISC. GFI RECEPTACLE 2 |
| SPACE | 20A/1P | 23 | - | 1,200 | 24 | 20A/1P | SERVICE LIGHTS |
| SPACE | - | 25 | - | - | 26 | - | SPACE |
| SPACE | - | 27 | - | - | 28 | - | SPACE |
| SPACE | - | 29 | - | - | 30 | - | SPACE |
| LOAD PHASE 1 | | | 16,100 | 16,800 | LOAD PHASE 2 | | |
| TOTAL LOAD (PHASE 1 & 2) = | | | 34,600 VA | | | | |
| ADDITIONAL 25% CONTINUOUS LOAD = | | | 125 VA | | | | |
| TOTAL LOAD | = | | 34,725 VA | | | | |
| TOTAL AMPS | = | | 144.7 AMPS | | | | |
| TOTAL KVA | = | | 32.2 KVA | | | | |

## KEY NOTES:

1. NEW SCE/VERIZON WIRELESS 200A/1P, 240V, METER SOCKET IN EXISTING SPACE.
2. NEW 2" Ø C (INDOOR EMT, OUTDOOR RGS) W/ (3) #3/0 AWG, 1 #1 GROUND, COPPER THHN/ THWN-2 (APPROX. ±50 FT)- VD 2.59%
3. NEW 2"Ø C (INDOOR EMT, OUTDOOR RGS) W/ 3 #3/0, 1 #4 GROUND COPPER THHN/ THWN-2 (±100 FT.) RUNS FROM INTERSECT CAM-LOCK GENERATOR CONNECTER AT FIRST FLOOR TO VERIZON WIRELESS ELEC. PANEL AT THR ROOF.
4. NEW #2 GREEN INSULATED GROUND COPPER WIRE WITH DOUBLE LUG BONDED TO MEGB.

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
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PROJECT NAME:

LINDEN AVE SC1
MDG#: 500023592 7
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
SINGLE LINE DIAGRAM
PANEL SCHEDULE &
UTILITY NOTES

E-1

PANEL SCHEDULE | SCALE: NTS | 2

1-LINE DIAGRAM & UTILITY NOTES | SCALE: NTS | 1

# Attachment A

# Exhibit 3: Recommended Conditions of Approval

**Verizon Wireless Telecommunications Facility**
**25-2336-CUP/CDP**

**February2, 2026**

**ATTACHMENT A, EXHIBIT 3**
**CONDITIONS OF APPROVAL**

**VERIZON WIRELESS TELECOMMUNICATIONS FACILITY**
**PROJECT 25-2336-CUP/CDP**
**912 LINDEN AVENUE**

**PLANNING COMMISSION HEARING**
**FEBRUARY 2, 2026**

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

## PROJECT DESCRIPTION

1. This Conditional Use Permit and Coastal Development Permit is based upon and limited to compliance with the project description below, the hearing exhibits dated February 2, 2026, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

   The project description is as follows:

   *This is a request of Celeste Magennis, Centerline Communications, on behalf of Verizon Wireless, LLC for approval of a Conditional Use Permit and Coastal Development Permit to allow for installation of a new wireless telecommunications facility with stealth screening on the roof top of an existing single-story retail-commercial building. The installation includes four main components:*

   *The first component consists of three (3) individual antenna equipment installations, each of which would be approximately 4 feet wide and 6 feet 5 inches in height. Two (2) of the antennas would be located adjacent the Carpinteria clock tower at the north end of the building (one on each side), also referred to herein as the "Alpha and Gamma sectors." The one (1) remaining antenna would be located at the southeast corner of the building, also referred to herein as the "Beta sector." Each of the three antenna installations would include one (1) Verizon Model #JMA-NNH4-65A-R6H4 wireless antenna panel (3 total), with one (1) Raycap Model #RVZDC-6627-PF-48 support surge protection radio (3 total). The antenna and radio installations would be completely enclosed*

*by radio frequency panels (RFP) textured and painted to match the existing stucco and colors of the existing clock tower and building. The three new antenna screening enclosures would reach 25 feet 5-inches in height above grade.*

*The second component consists of one (1) eight-foot tall wood fenced equipment enclosure with an access gate that is textured and painted to match the existing stucco and colors of the existing building, that would be mounted on the roof of the existing accessory structure located at the rear of the building adjacent to Cactus Lane. The equipment enclosure would house one (1) Tel.X-Plus battery and cabinet, three (3) Raycap Model #RVZDC-6627-PF-48 support radios, one generic Intersect and & Telco Box, one generic power cabinet, a generic Wireless GPS antenna, and four generic (4) service lights with a 60-90 minute timer located inside the enclosure. A network of wall and roof mounted tray-enclosed wiring harnesses would provide power from the equipment enclosure to the "Alpha, Beta, and Gamma sector" antenna installations.*

*The third project component would include one (1) dedicated onsite parking space for an as-needed emergency generator truck with a power wiring harness connection to the equipment enclosure and includes two (2) secured 8 foot tall rooftop access ladders, one located behind an existing gated fence to access the equipment enclosure, and the other to access the roof from atop the accessory structure.*

*The fourth and final project component consists of installing connections to the existing underground fiber cable and electrical utilities located across Cactus Lane via a trench under the public right of way. Work within the City right-of-way would require an encroachment permit from the City of Carpinteria Public Works Department. No grading or existing landscape changes are proposed or required.*

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

## PROJECT SPECIFIC CONDITIONS

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

3. Applicant shall be responsible for ensuring architecturally significant building design elements, including but not limited to the clock tower feature, adjoining fins, roof parapets, and decorative trim are not damaged or removed during construction or installation of the approved wireless facility. **Plan Requirements:** Applicant shall provide sufficient details and notes in the plans submitted for Building Permit review to identify and demonstrate how to protect these features during construction. **Timing and Monitoring:** CDD staff shall review the plans to conform this information is included in the plan set and is of sufficient detail to carry out this condition prior to issuance of any Building Permits.

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

5. The applicant and property owner shall be responsible for maintaining the premises in a clean and orderly working condition at all times. The façade of the building and clock tower structure, including clock and lighting fixture shall be repaired to an operational condition, painted, and maintained. The telecommunications facility or architectural screening components shall be maintained in good condition for the life of the project and replaced/repaired as needed. Should the telecommunications facility no longer function, it shall be fully removed and the installation areas repaired and restored to a pre-construction condition. **Plan Requirements:** This requirement shall be included in the approved conditions of approval signed by the applicant and property owner prior to approval of any Building Permit for physical development. **Timing:** CDD shall monitor in the field as required. **Monitoring:** CDD staff shall periodically inspect the site to ensure compliance with this condition. If it is found that the site is not being maintained in a manner consistent with this condition, the matter shall be referred to the City's Code Compliance staff for resolution.

6. Any exterior lighting installed on the project site shall be of low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on building plans to be reviewed and approved by CDD. **Monitoring:** CDD shall review proposed lighting for compliance with this measure prior to approval of a building permit for structures. Building Inspector shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the plans.

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

8. In the event of any usage of a trailer- or vehicle- mounted generator to power the subject wireless communications facility, said generator and associated vehicle shall be outfitted with sufficient noise attenuation features to ensure the noise level emanating from the operation of the generator shall not exceed five (5) decibels above the ambient level of the area and comply with the noise standards of Carpinteria Municipal Code (CMC) §14.20.110- Noise. **Plan Requirements:** A sign stating these restrictions shall be provided by the applicant and approved by CDD shall be posted the site adjacent to the generator connection. **Monitoring:** Building Inspector shall spot check and respond to complaints.

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

10. The developer shall obtain encroachment permits for all work to be conducted within the Linden Avenue and Cactus Lane Right of Ways. All scaffolding, onsite construction equipment, materials storage, and staging areas shall be identified on the encroachment permit plans. A traffic management plan shall be submitted to Public Works identifying construction site circulation and ensure that no obstructions will inhibit access to downtown businesses. Equipment storage areas shall be shielded from view by opaque fencing on site or another location upon review and approval by Public Works. No construction vehicles or construction materials storage will be allowed within the public right of way or within City Parking Lot unless previously approved by Public Works and CDD. All construction areas on the building, the clock tower, and within the right of ways will be repaired and painted to City standards. **Plan Requirement:** This requirement shall be noted on the encroachment and building plans and reviewed by Public Works and CDD.. **Timing:** Prior to issuance of encroachment and building permits. **Monitoring:** Public Works and CDD shall inspect periodically throughout grading and construction activities. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

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

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

13. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and

phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

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

## CONDITIONAL USE PERMIT CONDITIONS

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

16. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.

17. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Building Permit issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit.

18. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.

19. Within one year after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit and Coastal Development Permit null and void.

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

## WIRELESS COMMUNICATION FACILITY CONDITIONS

21. **Utilities**. All utilities necessary for the operation of this facility, including power lines, fiber optic and coaxial cable, shall be screened from public view. No new overhead utilities are allowed. Conduit shall be sized so as to provide additional capacity to accommodate utilities for other telecommunication carriers should collocation be pursued in the future.

22. **RF-EA Report Addendum.** Applicant shall provide an addendum to the previously submitted Radio Frequency Emissions Analysis (RF EA) demonstrating that the revised facility for which approval was granted will continue to meet all applicable FCC emissions standards. The addendum shall also describe any required mitigation measures necessary to achieve compliance. **Timing and Monitoring**: The RF Report Addendum shall be submitted to CDD prior to Building Permit issuance. CDD staff shall be responsible for confirming receipt of the RF Addendum Report and ensuring that all required mitigation measures included therein have been incorporated into the project plans submitted for Building Permit review.

23. **FCC Compliance**. The facility shall, at all times, be operated in strict conformance with: (i) rules, regulations and standards (including noticing) published by the Federal Communications Commission ("FCC") regulating power densities, establishing Maximum Permissible Exposure ("MPE") Limits, prescribing worker and public protections, and similar requirements; or (ii) all other legally binding, more restrictive standards subsequently adopted by federal agencies having jurisdiction. The following actions are required by the applicant once the facility is constructed:

    a. **Initial Verification**: The applicant shall hire a qualified electrical engineer (wholly independent of the applicant) and licensed by the State of California, to field test and measure actual radio or microwave frequency ("RF") electromagnetic emissions at the project site. If other telecommunication facilities are present at the site, field-testing shall measure the specifically attributable to the project as well as cumulative emission attributable to the site as a whole. A report of these measurements and the author's/engineer's findings with respect to the compliance with established RF standards shall be submitted to the City within 30 days after the facility is constructed and placed into commercial operation. Completion of construction shall be determined by the date of the final inspection by the Building Inspector.

    b. **Continued Verification**: Every five years, a report listing effective radiated power of the project as well as cumulative emission attributable to the site as a whole, shall be submitted by the applicant to the City. If the effective radiated power has changed, calculations specifying RF levels in inhabitant areas shall be prepared and submitted to the City with the report within 90 days of the date said change becomes effective. RF calculations shall also be prepared by the applicant every time the RF standards change. If calculated levels in either of these cases exceed 80% of the applicable RF standards, the applicant shall notify the City and the Director shall hire a qualified electrical engineer licensed by the State of California to measure the actual RF levels produced. A report of these calculations, required measurements (if any) and the author's/engineer's findings with respect to compliance with the current RF standards shall be submitted to the Director within five years of facility approval and every five years thereafter. The applicant shall pay for the cost of preparing the reports. Procedures, penalties, and remedies for non-compliance (or alleged non-compliance) with these reporting requirements shall be governed by the provisions of the Wireless Communication Chapter 14.56 of the City's Municipal Code.

24. **Modifications**. Five years after the issuance of this Conditional Use Permit for the project and no more frequently than every five years thereafter, the Director may undertake inspection of the project and require the applicant to modify its facility subject to the following parameters:

    a. Modifications may be required if, at the time of inspection it is determined that: (i) the project fails to achieve the intended purposes of the development standards listed in the Wireless Communications Chapter for reasons attributable to design or changes in environmental setting; or (ii) more effective means of ensuring aesthetic compatibility with surrounding uses become available as a result of subsequent technological advances or changes in circumstance from the time the project was initially approved.

    b. The Director's decision shall take into account the availability of new technology, capacity, and coverage requirements of the applicant, and facilities installed in the vicinity of the site. The scope of modification, if required, may include, but not be limited to a reduction in antenna size, and height, collocation at an alternate permitted site, and similar site and architectural design changes. However, the applicant shall not be required to undertake changes that exceed ten percent (10%) of the total cost of facility construction. The decision of the Director as to modifications required herein shall be deemed final unless appealed pursuant to the City's Municipal Code.

25. **Collocation**. The applicant shall avail its facility to other wireless communication providers and, in good faith, accommodate all reasonable requests for collocation in the future subject to the following parameters: (i) the party seeking the collocation shall be responsible for all facility modifications, environmental review, mitigation measures, associated costs and permit processing; (ii) the applicant shall not be required to compromise the operational effectiveness of its facility or place its prior approval at risk; (iii) the applicant shall make its facility and property available for collocation on a non-discriminatory and equitable cost basis; (iv) the City retains the right to verify that the use of the applicant's facilities and property conforms to the City policies regarding collocation, and the right to impose additional permit conditions where necessary to ensure that these policies are being fulfilled.

26. **Abandonment / Permit Revocation**. If the use of the facility is discontinued for a period of more than one year or upon permit revocation, the facility shall be considered abandoned. Unless the period is extended in the time and manner permitted by the Carpinteria Municipal Code, the facility shall be removed and the site shall be restored to its original state; however, the landowner may request the facility remain subject to obtaining the necessary permits. The applicant shall remove all support structures, antennas, equipment, and associated improvements and restore the site to its pre-construction state within 180 days of the date of receipt of the City's notice to abate. If such facility is not removed within 180 days, the City may remove the facility at the applicant's expense. The applicant shall submit a building repair and painting plan prior to issuance of a demolition permit or building permit.

27. **Explanation and Warning Signs**. Prior to operation of the facility, the applicant shall install adequate signage near all rooftop access points and at the antennas enclosure informing any person accessing the rooftop area of the potential hazards. Signs shall be posted in both English and Spanish and shall remain in place throughout the life of the facility. Signs shall comply with all

FCC requirements and shall not extend beyond the height of the existing rooftop parapet as detailed in the approved Rooftop Sign Plan.

## CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

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

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

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

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

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

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

34. Compliance with the attached Departmental and District letters is required as follows:
    a. Carpinteria-Summerland Fire Protection District, dated March 25, 2025.
    b. City of Carpinteria Public Works Department, dated March 25, 2025.

35. All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. These shall be graphically illustrated where feasible. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

36. This approval is not valid until Building Permits for the development have been obtained. Failure to obtain said Building Permits shall render this approval null and void. Prior to the approval of the Building Permits, all of the conditions listed in this approval are required to be satisfied.

37. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.

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

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

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

Approved by the Planning Commission on February 2, 2026.

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

_____

Property Owner Date

_____

Applicant Date

# CITY OF CARPINTERIA, CALIFORNIA

**Public Works Department**
**Memorandum**

To: Brian Banks, Principal Planner
Community Development Department

From: Josefina Arechiga, Assistant Engineer /s

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

Date: March 25, 2025

Subject: 912 Linden Avenue, Project No. 25-2336-DP/CDP

---

The Public Works Department has reviewed the project submittal dated March 06, 2025, and has the following conditions of approval:

## CONDITIONS OF APPROVAL

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

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

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

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

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

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

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

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

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

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

**End of Comments**

# 912 Linden Carpinteria Ca 93013, Planning, Verizon Collocating wireless telecommunications facility on existing rooftop

| | |
|---|---|
| Location | 34.398482, -119.518553 |
| Status | Planning Complete |
| Submittal Date: | March 25, 2025 |
| Project Address/Location: | 912 Linden<br>Carpinteria Ca 93013 |
| APN: | 003-263-029 |
| Project Description: | Verizon Collocating wireless telecommunications facility on existing rooftop |
| Applicant: | Verizon Wireless |
| Applicant Address: | 2770 Shadelands Dr. Bldg #1<br>Carpinteria CA 93013 |
| Applicant Phone Number: | 925-279-6000 |
| Applicant Email: | N/A |
| Submittal Type: | Planning |

## Planning/Conceptual Design

| | |
|---|---|
| Date Review Completed: | March 25, 2025 |
| Permit Number: | 25-2336 |
| Planner: | Brian Banks |
| Plan Checker: | Van Joy |
| Actions Taken: | Letter sent |

**PROJECT CONDITIONS:**

### Access Requirements:

### Water Requirements:

### Fire Protection Systems Requirements:

### Additional Requirements:

Deferred submittal required for California Fire Code Section 105 Operational or Construction Permits.

| | |
|---|---|
| Additional Comments: | Emergency shall not block Fire Dept. access or roof access |

**Fees:**

| | |
|---|---|
| Comments: | Final Inspection to verify roof access and equipment placement on roof |

PURSUANT to CSFPD Ordinance 2019-01 imposition of fire protection fees for service: The applicant may be required to pay fees for additional plans reviews and/ or additional field inspections. The amount of the fee is as follows: A. Two Hundred Twenty-Four ($224.00) Dollars for Additional Plan Review Fees will be assessed as additional plan reviews are completed. B. Two Hundred Ten ($210.00) Dollars per hour for Field Inspections will be assessed for additional inspections.

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Cash payment will not be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.com

Inspector's Signature



Signed 3/27/2025, 7:42:22 AM PDT

The above conditions apply to this project as submitted. Future changes including, but not limited, to further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591

# Attachment B

# Site Photos

**Verizon Wireless Telecommunications Facility**
**25-2336-CUP/CDP**

**February2, 2026**

# 912 Linden Avenue Site Photos
# Verizon Wireless Antenna and Equipment Installations

City of Carpinteria Planning Commission Meeting
February 2, 2026




SUSHI
TERI
Bakery
Local
Organic
Market

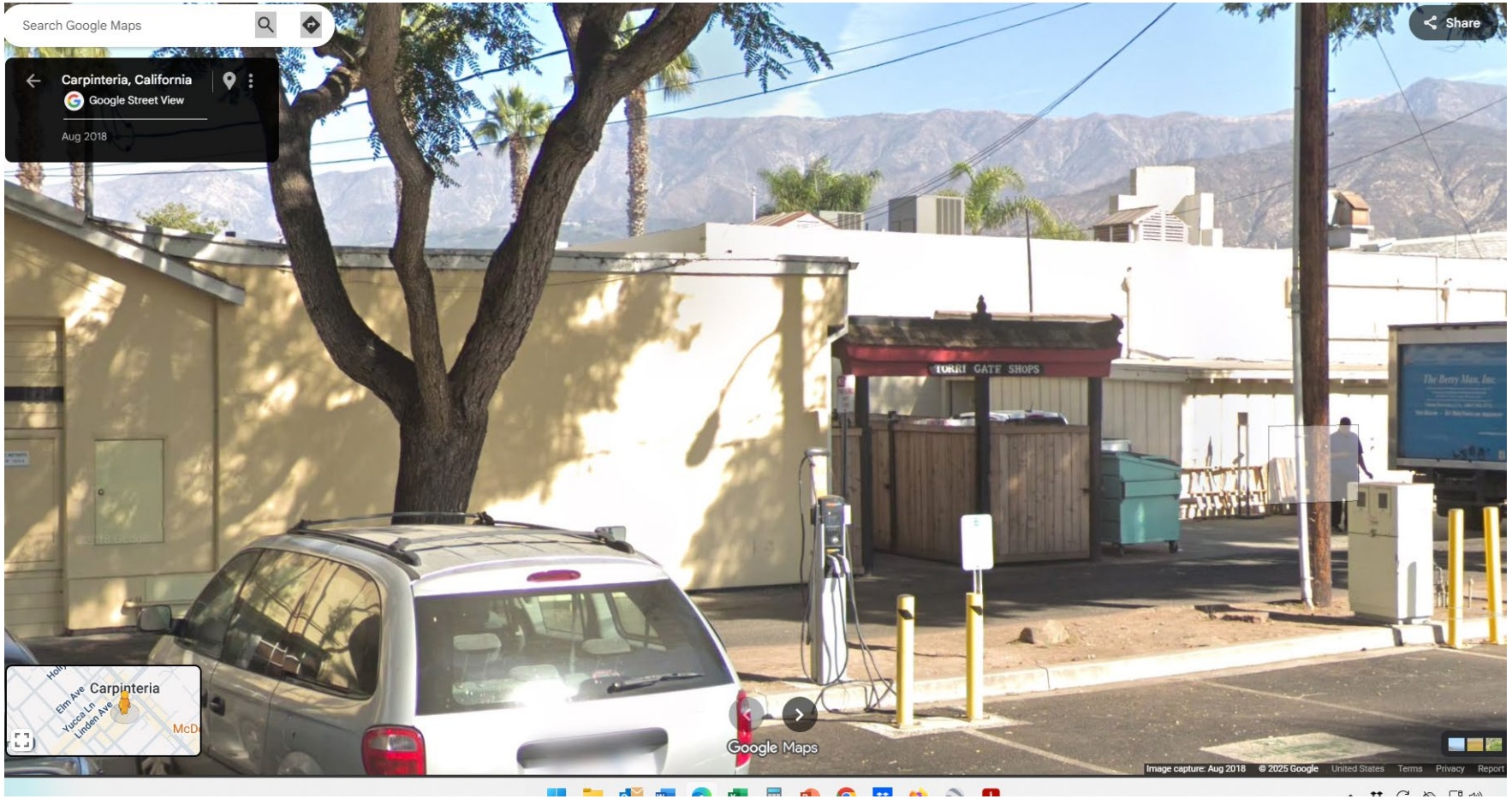

SUSHI
TERI
910


SUSHI TERI
90 MINUTE
PARKING
Antiques
Whimsy
Town & Country




SUSHI
TERI
Google Maps


SUSHI TERI
Whimsy
ANTIQUES

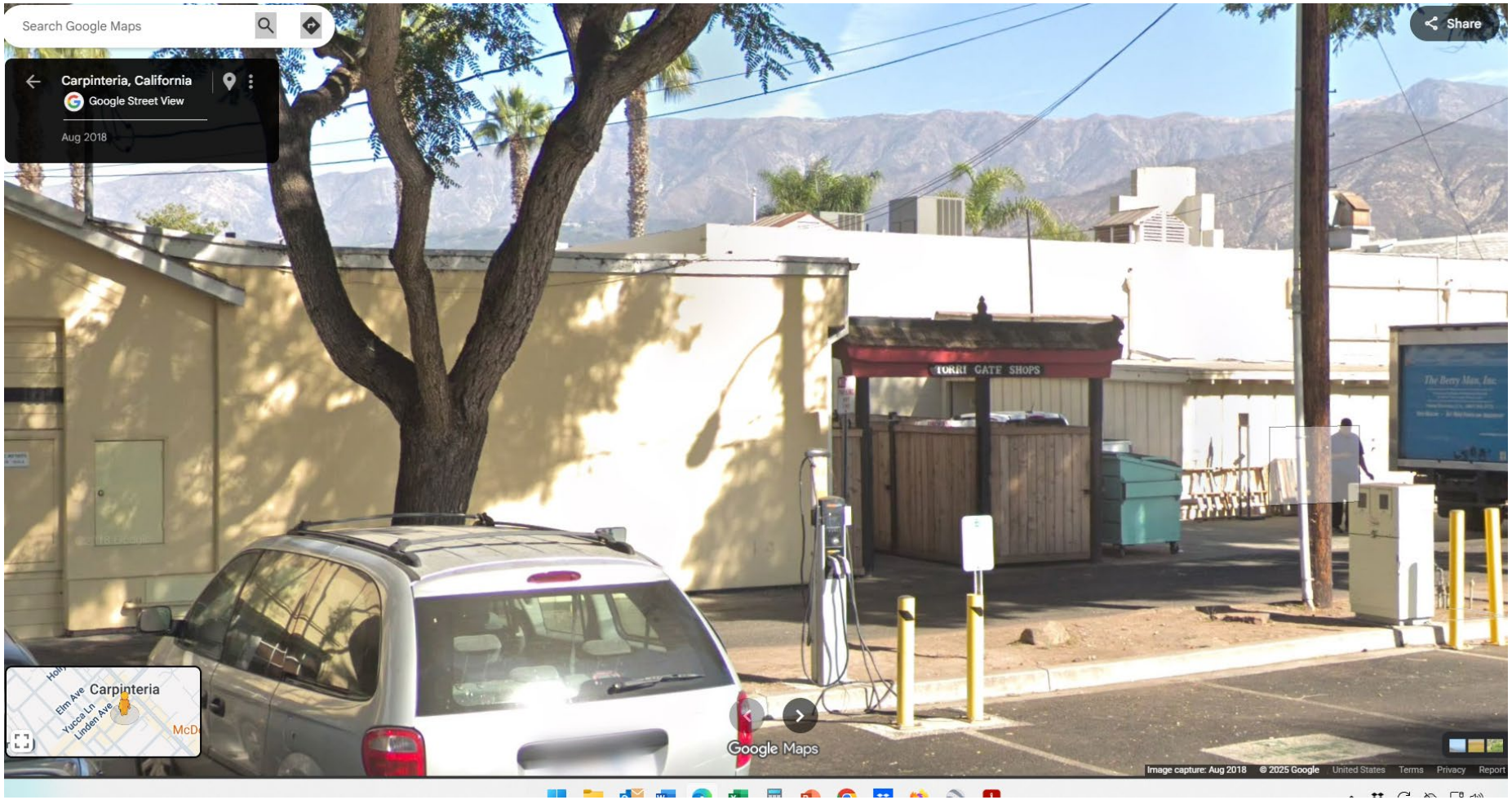

Search Google Maps
Carpinteria, California
Google Street View
Aug 2018
Share
Carpinteria
Elm Ave
Yucca Ln
Linden Ave
Google Maps
Image capture: Aug 2018
© 2025 Google
United States
Terms
Privacy
Report


OPTICAL
© 2025 Google
Google Earth




930 Cactus Ln
Carpinteria, California
Google Street View
Mar 2023 See more dates
TORRI GATE SHOPS
NO PARKING IN ALLEY
Holly Ave
Carpinteria
Google Maps




Search Google Maps
Carpinteria, California
Google Street View
Aug 2018
Share
TORRI GATE SHOPS
Carpinteria
Elm Ave
Yucca Ln
Linden Ave
Google Maps
Image capture: Aug 2018 © 2025 Google United States Terms Privacy Report

# Attachment C

# Photosimulations of the Installed Facility

**Verizon Wireless Telecommunications Facility**
**25-2336-CUP/CDP**

**February2, 2026**

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

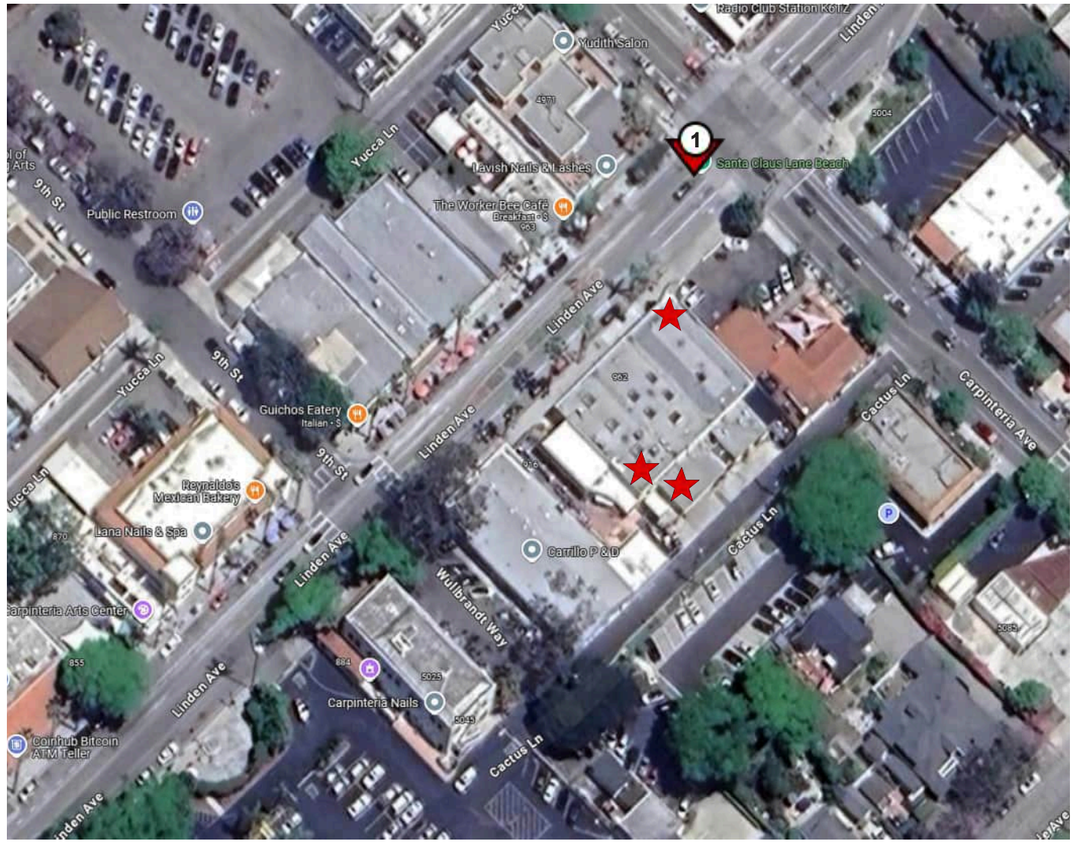
**LINDEN AVE SC1**
**MDG#: 5000235927**
912 LINDEN AVE.
CARPINTERIA, CA 93013

PM&A
P. MARSHALL & ASSOCIAT
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY,
SUITE 210 ROSWELL, GA 30076

# PHOTOSIMULATION
## VIEWPOINT 1

Received
January 21, 2026
City of Carpinteria
















**DISCLAIMER:** THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

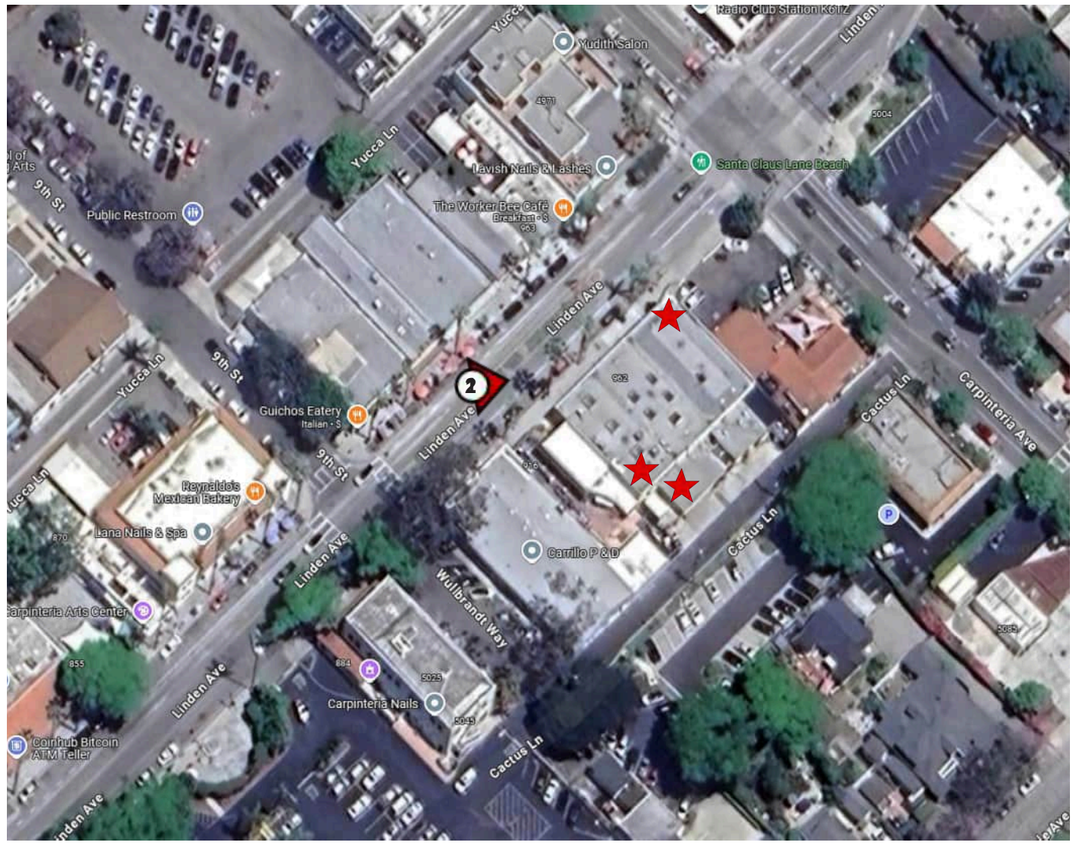
**LINDEN AVE SC1**
**MDG#: 5000235927**
**912 LINDEN AVE.**
**CARPINTERIA, CA 93013**

PM&A
P. MARSHALL & ASSOCIAT
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY,
SUITE 210 ROSWELL, GA 30076

# PHOTOSIMULATION

## VIEWPOINT 2
















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verizon

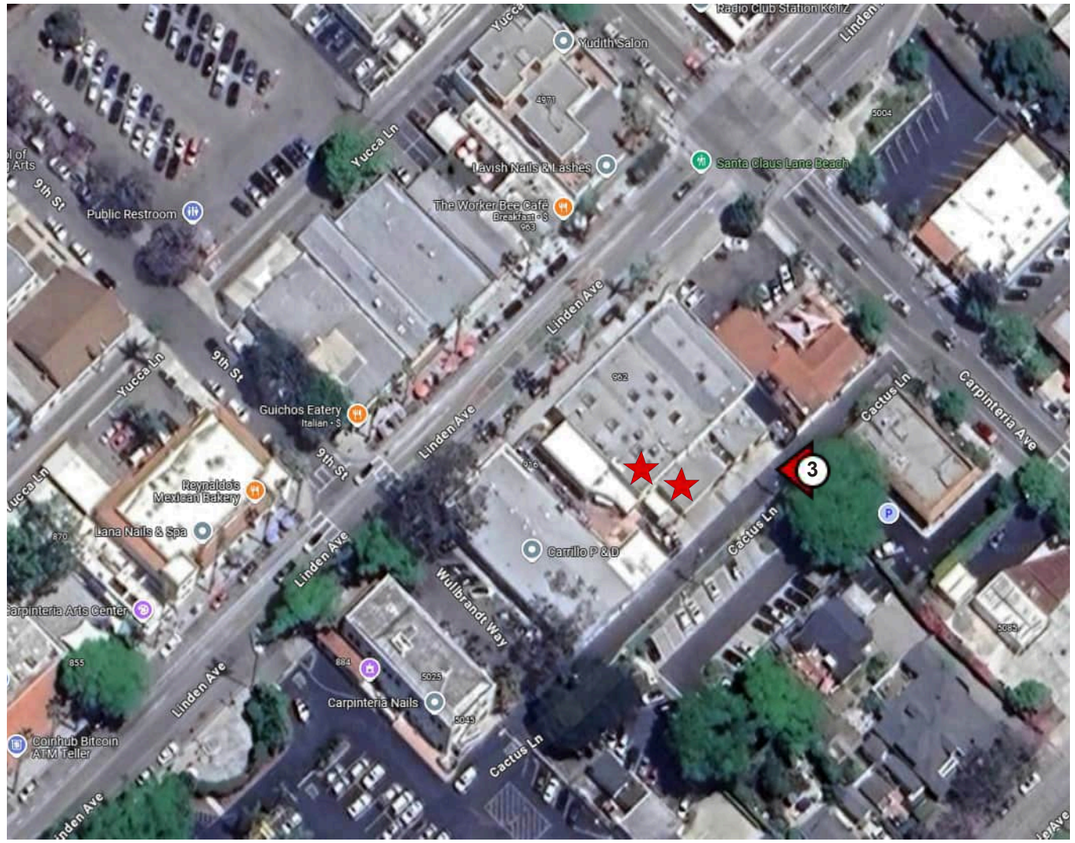
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WALNUT CREEK, CA 94598

**LINDEN AVE SC1**
**MDG#: 5000235927**
912 LINDEN AVE.
CARPINTERIA, CA 93013

PM&A
P. MARSHALL & ASSOCIAT
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY,
SUITE 210 ROSWELL, GA 30076

# PHOTOSIMULATION
## VIEWPOINT 3




**EXISTING**



**PROPOSED**



**FIRST PROPOSAL**



**SECOND PROPOSAL**



**DISCLAIMER:** THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

verizon

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WALNUT CREEK, CA 94598

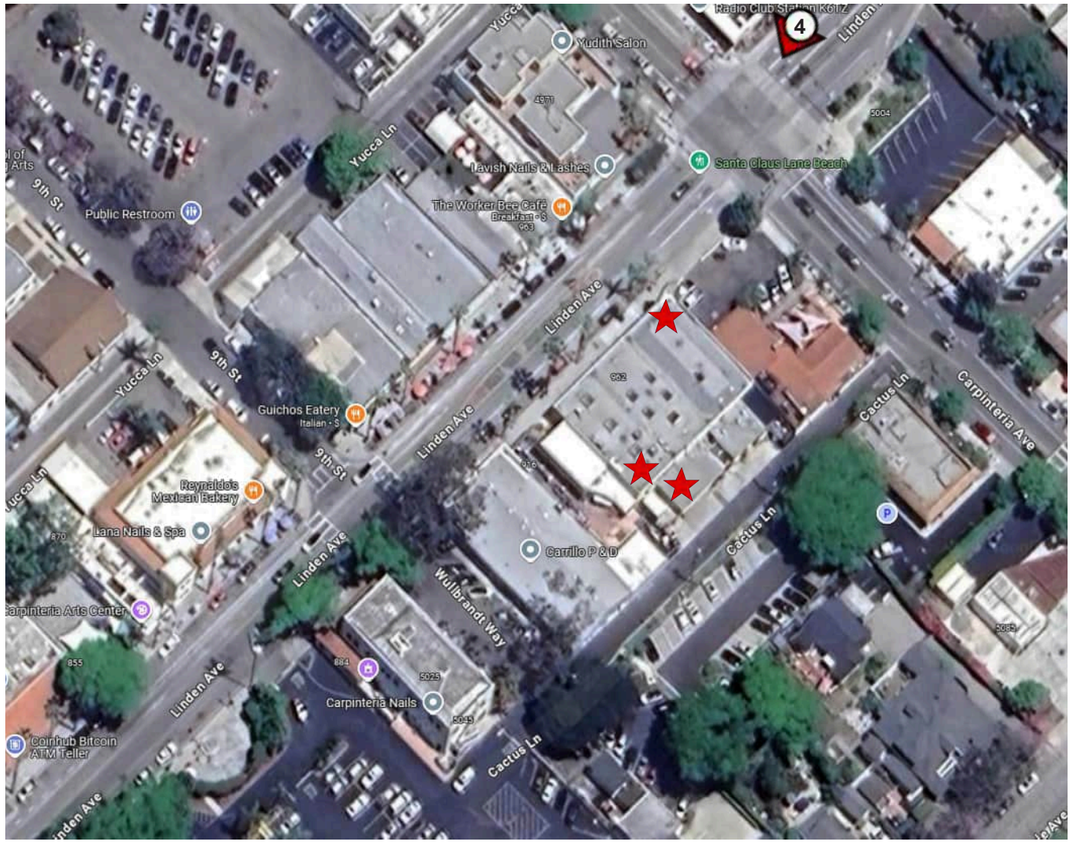
**LINDEN AVE SC1**
**MDG#: 5000235927**
**912 LINDEN AVE.**
**CARPINTERIA, CA 93013**

PM&A
P. MARSHALL & ASSOCIAT
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY,
SUITE 210 ROSWELL, GA 30076

# PHOTOSIMULATION

## VIEWPOINT 4




**EXISTING**




**FIRST PROPOSAL**



**SECOND PROPOSAL**



**PROPOSED**




**DISCLAIMER:** THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

verizon

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WALNUT CREEK, CA 94598

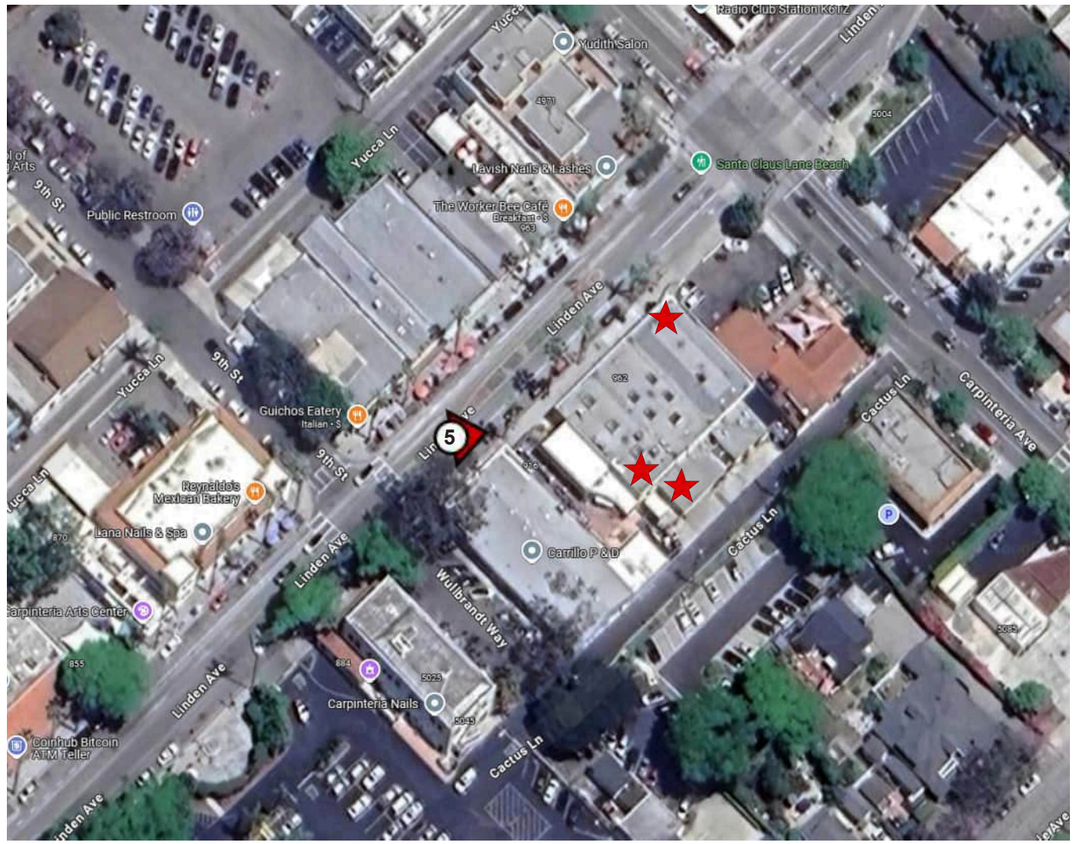
**LINDEN AVE SC1**
**MDG#: 5000235927**
**912 LINDEN AVE.**
**CARPINTERIA, CA 93013**

PM&A
P. MARSHALL & ASSOCIAT
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY,
SUITE 210 ROSWELL, GA 30076

# PHOTOSIMULATION

## VIEWPOINT 5




**EXISTING**




**PROPOSED**




**DISCLAIMER:** THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

verizon

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WALNUT CREEK, CA 94598

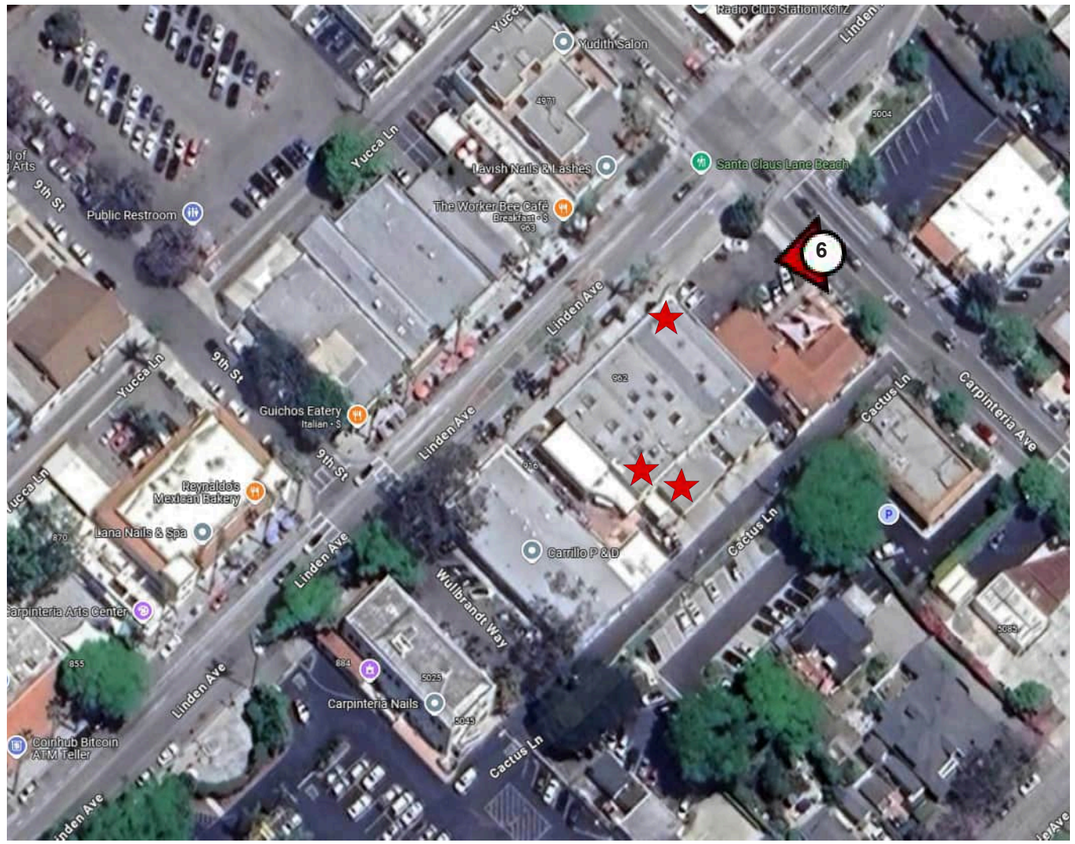
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**MDG#: 5000235927**
**912 LINDEN AVE.**
**CARPINTERIA, CA 93013**

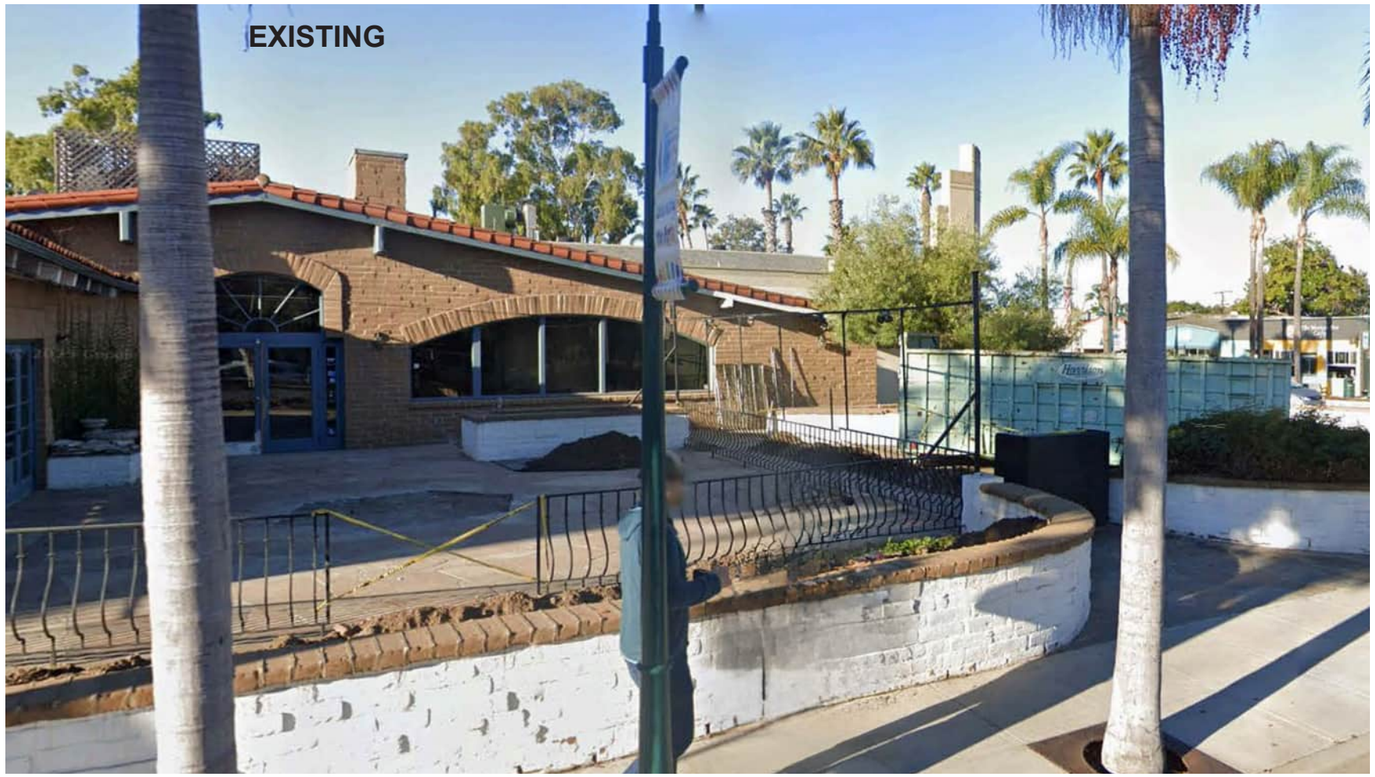
PM&A
P. MARSHALL & ASSOCIAT
A CENTERLINE COMMUNICATIONS COMPANY

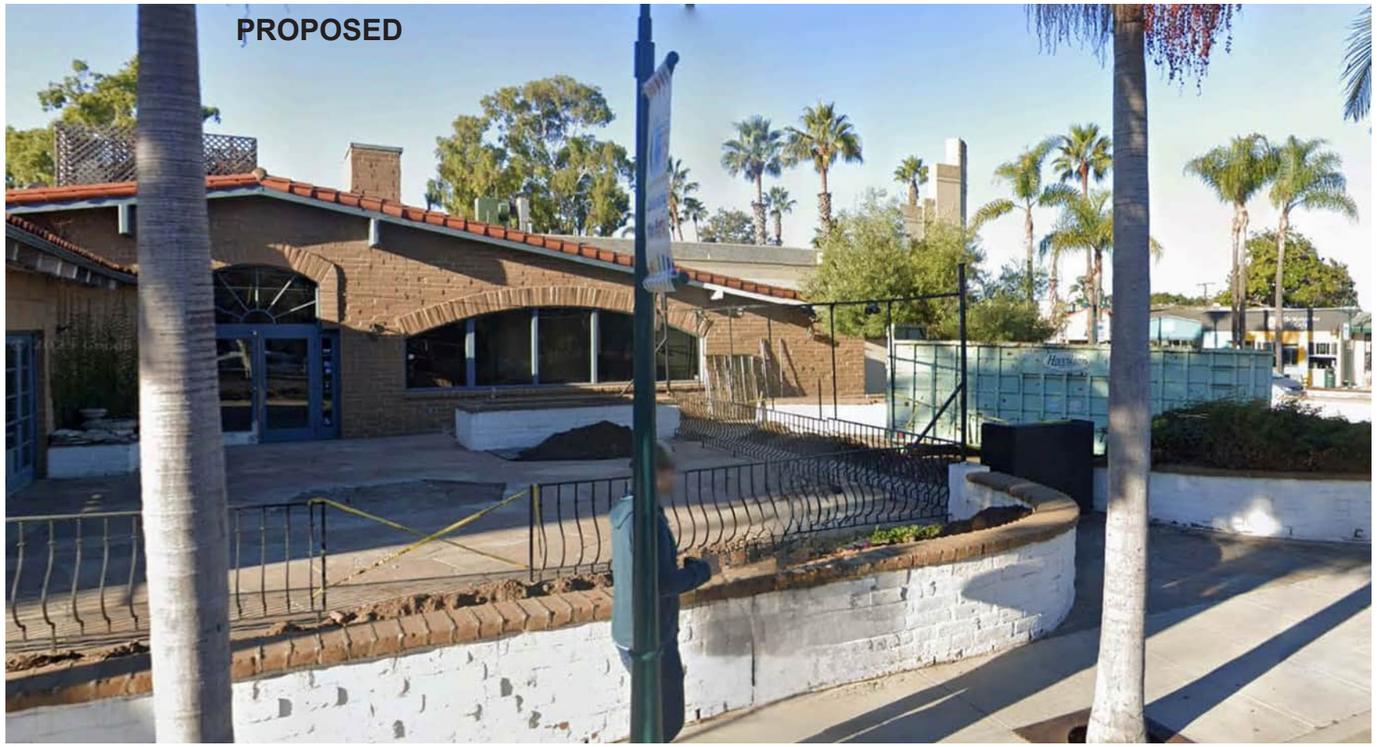
1000 HOLCOMB WOODS PKWY,
SUITE 210 ROSWELL, GA 30076

# PHOTOSIMULATION

## VIEWPOINT 6






**DISCLAIMER:** THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

# Attachment D

# October 16, 2025 ARB Preliminary Review, Final Meeting Minutes

**Verizon Wireless Telecommunications Facility**
**25-2336-CUP/CDP**

**February2, 2026**

**CITY OF CARPINTERIA**
5775 Carpinteria Avenue
Carpinteria California 93013

**ARCHITECTURAL REVIEW BOARD**
Meeting Date October 16, 2025

# FINAL ACTION MINUTES

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

**ROLL CALL**

**Boardmembers present**: Amy Blakemore, Chair, Present, departed after agenda item 3.
Patrick O'Connor, Vice Chair, acting Chair after agenda item 3.
Richard Johnson
Richard Little
Lisa Woolf

**Boardmembers absent:** None

**OTHERS PRESENT:** 26 members of the public were in attendance

**PUBLIC COMMENT:** None

**PROJECT REVIEW**

1) Project: Franklin Creek Trail Improvement Project, Project 24-2281-DP/CDP/ARB
Address: Franklin Creek between Carpinteria Avenue and Seventh Street
Applicant: Josefina Arechiga, Assistant Engineer, City of Carpinteria Public Works Department
Planner: Syndi Souter

Request of Josefina Arechiga, Assistant Engineer, City of Carpinteria Public Works Department, to consider Project 24-2281-DP/CDP/ARB for final review of a proposal to construct a new multi-use trail that would be located adjacent to Franklin Creek and extend from Carpinteria Avenue to Seventh Street. The two-lane multi-use trail would vary from 12-feet to 13-feet in width and would be approximately 900-feet in length. New landscaping, seating benches, night lighting, and trash receptacles are proposed along the trail. The proposal would require 50 cubic yards of cut, 300 cubic yards of fill, and the removal of six non-native trees. The project site is approximately 0.50 acres in size, zoned Planned Residential Development (PRD-15) and Commercial Planned Development (CPD), is within the Coastal Appeals (CA) and Flood Hazard (FH) Overlay Districts, and is shown as APNs 003-242-036, 003-243-032, 003-251-020, 003-252-018, 003-301-021, and 003-301-025.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter provided a presentation of the project's final iteration subsequent to the preliminary ARB review on 4/17/2025 and the Planning Commission (PC) approval on 7/7/2025. She explained that the project plans had been updated to include the ARB comments and PC conditions of approval (COA). Syndi reviewed the existing conditions at the Carpinteria Avenue and Seventh Street entrances to the trail. She summarized the ARB preliminary review recommendations that were forwarded to the PC, as follows,

- Consider alternative surface materials, including granite-crete;
- Confirm that the drainage plan is coordinated with the adjacent project (4745 Carpinteria Avenue mixed-use development);
- Remove fabric covering from fencing; and

- Adjust the plant palette to include more native plants.

She then presented the two PC Conditions of Approval of the project:
- Work with SB County Flood Control to plant a native tree to replace the eucalyptus at Carpinteria Avenue.
- Provide interpretive signage along the trail.

Syndi pointed to the locations of the changes to the project. She asked the ARB to provide input regarding the following items:
- Proposed multi-use trail design;
- Proposed tree removals and proposed landscaping species, including the new native replacement tree at Carpinteria Avenue;
- Proposed interpretive signage;
- Proposed products for benches, fencing, lighting, and waste/recycling receptacles; and
- Proposed exterior light fixtures, including night-sky compliance.

Applicant Comments:

Kayla Chavelski, Project Manager and Amelia Snyder, Landscape Architect with consultant RRM Design Group team for the Public Works Department responded to questions from the ARB.

Vice Chair O'Connor asked about the potential to underground the powerlines along Carpinteria Avenue. Syndi responded that after review it was found that undergrounding high voltage lines of this type is infeasible due to cost.

Chair Blakemore asked for confirmation that the new chain link fence would be black. Kayla confirmed the fence color will be black.

Public Comments: None

Boardmember Discussion:

Boardmember Johnson, Boardmember Woolf, and Vice Chair O'Connor expressed their support for approval of the project.

Boardmember Little asked that the size of the new Sycamore be increased from a 24 inch box to a 36-inch box because it is taking the place of a much larger tree and would make a good statement about the project. Amelia confirmed that a 36-inch box tree could be included.

Chair Blakemore agreed that a 36-inch box sycamore would be a better size.

**ACTION:** Motion by Chair Blakemore, seconded by Boardmember Johnson, to recommend final approval to the Community Development Director, with an increase in the sycamore tree box size from 24 inches to 36 inches.

**VOTE:** 5-0

2) Project: Cypress Apartments Renovations, Project 25-2335-DP/CDP/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 Street, LLC, to consider Project 25-2335-DP/CDP/ARB for preliminary review of a proposal for interior and exterior renovations to an existing 10,485 square-foot seven-unit two-story apartment building. The interior renovations would include the creation of two new units and upgrades to the remaining units. 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. Approximately 364 square-feet of the existing rear portico would be enclosed to create a new bike storage room and a general storage room. The existing carport and uncovered parking area would remain and continue to provide 10 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.

Ex Parte Communications Disclosure : None.

Staff Comments:
Syndi Souter provided a presentation starting with a photo taken from Linden Avenue of the Cypress Apartments with the prominent Monterey cypress tree in front of the building on Fifth Street. She provided an overview of the project using aerials, site photos and the existing and proposed plan set. She explained that the proposal utilizes the density bonus concessions and waivers that allow for the additional density and reduced parking in exchange for providing two affordable units. Syndi then reviewed the relevant policies and standards applicable to the project for the Board to consider and identified the following issues for the Board to address:

- Exterior colors and materials.
- Landscaping and hardscape plan, including the proposed front wall and plant list; and
- Proposed exterior light fixture for night-sky friendly compliance.

Boardmember Questions:

Chair Blakemore asked if landscape lighting is proposed as part of the project. Syndi responded that landscape lighting is not proposed.

Applicant Comments:
Daryl and Kirsten Becker of Becker Studios, with Alisa Reed available on Zoom represented the project. Mr. Becker explained the property had been recently purchased and how necessary repairs and upgrades led to a need to replace the stucco and update the 1970‘s design motif throughout the structure and shared that lighting will be added to the landscaping plan to complete the project.

Boardmember Woolf asked about the number of parking spots being proposed and Syndi explained the existing requirements and how density bonus law provides for a waiver of parking requirements. The project will continue to include 1 parking space per unit.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson expressed that the project is a fine upgrade and asked for clarification about the stucco and handrails being used. The applicant clarified the stucco would have a smooth-trowel finish and the rails would be painted steel.

Boardmember Little expressed that he loves the Monterey Cyprus. He clarified with the applicant that the stucco on both the building and wall would be smooth. He commented on the morning glory and observed that a common type overgrows quickly and becomes unmanageable. Alisa replied that the proposed morning glory species is a native species that is more delicate and slower growing and she reassured him it would not be a fast-growing type.

- He finds the palm tree is out of place and out of balance with the rest of the site and he would like it removed.

Vice Chair O'Connor expressed that he likes the project and is glad that they are using the existing footprint instead expanding to fill the envelope.

- He noted on the floor plans on A1.3, that in the existing condition there is a bedroom with a window. He noted that the new kitchen replacing the bedroom does not include a window. He recommends they consider putting a window in the new kitchen in the existing location to provide natural light.
- He expressed that the proposed gray tint colors appeared brown and he recommended replacing it with a "Distant Gray" color found in the Benjamin More line of paints. It is a lighter color and consistent with the existing terra cotta and more in line with the natural Spanish feel.
- He also noted that the light fixture is more contemporary in style asked them to consider a change. He stated that there is contrasting mix of design styles occurring; noting the door has a "Craftsman" feel, the roof is "Spanish," and the light is "Contemporary."

Otherwise, he expressed that the project is fantastic and he likes the windows.

Chair Blakemore disagreed regarding the removal of the palm tree. She agreed with the Boardmembers that it is a great project and a big improvement over what is currently onsite. She concurs with the observation that it is nice that they are not attempting to buildout the entire envelope. She really likes the wall, landscaping, and the overall project.

**ACTION:** Motion by Chair Blakemore, seconded by Boardmember, Johnson, to recommend preliminary review approval to the Planning Commission.

**VOTE:** 5-0

3) Project: 1069 Casitas Pass Improvement Project, Project 25-2334-DPR/ARB
Address: 1069 Casitas Pass Road
Applicant: Michael Holliday, DMHA Architecture, agent, for Christine Lujan, KCR
Planner: Mindy Fogg

Request of Michael Holliday, DMHA Architecture, agent, for Christine Lujan with MKCR to consider Project 25-2334-DPR/ARB for preliminary review of a proposal for exterior

improvements to an existing 169-unit apartment complex (Shepard Place Apartments). The improvements would involve removal of existing trees, new landscaping, new amenities (BBQ area, dog park, gathering spaces), restriped parking lot, installation of driveway gates, repainting of the buildings, new lighting, and other improvements on the grounds. The project site is 7.35 acres in size, zoned Planned Residential Development (PRD-20), and is shown as APN 001-070-057.

Ex Parte Communications Disclosure: None

Staff Comments:
Mindy Fogg provided a presentation of the project information using aerials and photos of the project site and site plans. She reviewed the plans for the proposed improvements to the complex. She noted that the applicant's arborist tree inventory shows 219 existing trees, with 146 to be retained, 73 removed, and 14 new trees to be planted, including a mix of Desert Redbud, Dessert Willow Multi Trunk, Coast Live Oak and Bay Laurel. Mindy then reviewed the relevant policies and standards applicable to the project for the Board to consider and identified the following issues for the Board to address:

- Removal of mature trees;
- Change in overall landscaping;
- Expanded parking spaces;
- Gated ingress/egress;
- Change in exterior lighting;
- Addition of passive and active recreational areas;
- Change in building color (with four potential color schemes); and
- Overall project landscape, lighting, and hardscape design

Boardmember Questions:

Boardmember Little asked how many protected trees were removed.

Courtney Miller, with CJM::LA, the applicant's landscape architect informed the Board that one California Sycamore *(Platanus racemosa)* was among those removed due to the dangerous conditions created by the storm.

Chair Blakemore asked if the proposed string lights are night sky compliant. She also asked if the string lights at the play area would be a permanent installation. Mindy responded that the City does not have a list of lighting types, but can request the applicant provide the specifications for the lights to determine their intensity and whether they would contribute to light pollution.

Applicant Comments:

Michael Holliday, Principal Architect with DMHA Architecture and the project lead reviewed the project plans. He reviewed the history of the project and informed the Board that the apartments will be renamed the Casitas del Mar. He noted a need for maintenance across the project site. Michael explained that no changes to the existing architecture are part of the project. He outlined the proposed repainting of all the existing building to a new color scheme and a reconfiguration of the landscaping, open space, and parking. He explained they are proposing to add parking and new ADA access

parking areas. Michael presented the proposed colors to be used with the intent to convey a Carpinteria beachside theme.

Courtney Miller reviewed the existing open space and landscape areas, explaining it currently consists mostly of open lawn areas and low shrubs and agapanthus as understory to the trees. She explained that the site has drainage issues and they are addressing it with reconfigured drainage and permeable materials. She described a new dog park with mounds and boulders with a place for people to sit. She pointed out a space with existing Brazilian pepper trees that is proposed to become a community space and that seating and barbeques would be provided. She discussed the proposed main entry and paver examples. She explained that the proposed new driveway entry gate would slide aside on a track and not open inward or outward.

Michael clarified that the gates are being proposed to improve safety and security. Courtney reviewed the tree disposition plan and the arborist's recommendations. She explained that the existing trees were damaged in a severe storm in 2023. At the time, a pepper tree fell onto two cars. She explained that the trees have not been well maintained and too many trees were planted close to buildings and structures. They would like to remove some non-native trees that are competing with native trees onsite.

Boardmember Woolf asked for more background on the project and its owners.

Michael Holliday explained that when the new owner, Christine Lujan of MKCR Capital LLC, who was present, acquired the property, many of the original trees planted as part of the apartment complex development were in poor health, causing damage to onsite structures and improvements, and in need of significant pruning and thinning. Several trees were dead or dying, and some posed an immediate safety threat and needed to be removed. Thus, an extensive arborist report was submitted to the City.

Boardmember Little asked why replacement of the existing single-pane windows are not proposed. Michael responded that it was due to the costs which would be passed on to the residents. He acknowledged it would be good for another later phase but currently they are focused on addressing the main issues of safety, tree removal, repairing tree damage, removing dry rot, painting the buildings, and addressing drainage issues.

Boardmember Little said he did not see any reports of homeless and asked if they move in and out of the complex in the evening. Michael confirmed that is the case. He said the owners have been sending in security at night to protect the property and residents.

Chair Blakemore said she drove the site and noticed quite a bit of parking along the loop driveway. She asked if the parking would continue along the loop and expressed concern about whether it was safe or allowed. She wanted to know how the parking would be accommodated. Michael explained that the existing parking spaces are too large and the lot will be reconfigured to standard parking stall dimensions (9 x 18 feet) to allow more vehicles to park.

She also asked about grassy areas being removed and the effects of this removal on the residents and whether they had considered retaining or adding a grassy area for them to use.

Public Comments:

Loren, via Zoom, identified himself as the adjacent neighbor having the longest property line along the northwest side of the project site. He thanked the City for mailing paper notices. He stated that the original 50-year old fence along that side of the property is damaged and asked that it be repaired. He expressed that he is glad deferred maintenance is being addressed. He agreed that lighting should be replaced and asked how impacts to the neighbors are being addressed. Chair Blakemore and Mindy explained that a photometric lighting plan had been submitted and that the new lighting would address the existing lighting issues.

Greg Karpain, a resident of the project, was unable to comment via Zoom due to technical difficulties. He also submitted separate written comments to the ARB. Staff and Chair Blakemore confirmed that his email comments were received by the Boardmembers. His email expressed opposition to the proposed tree removals, expressed that tree removals and new lighting installations occurred without City permits. He expressed concerns regarding needed repairs and onsite drainage, interiors of units, hazardous building materials, and water damage, as well as inappropriate interior and exterior repairs.

Cynthia Linebarger, a resident of the complex, expressed that her general impression of the proposal is good. She stated that there are two places where lighting is needed: the apartment entrances and the walkways. Cynthia confirmed that the glare from the existing lighting makes it hard to see in the complex. She expressed that the fence along the northwest property line is falling down in places and needs to be replaced as it is in bad shape. In addition, bamboo planted on the other side and trees located along it on the project side are pushing on the fence. She described the north fence along the freeway as being short and is easy to look over. She said residents are subject to a lot of freeway noise coming over that fence. It was not rebuilt with the freeway and it should have been. She expressed that there is a lot of wasted space along the edges of the complex where interesting plantings could go. Right now, there are a lot of places in the landscaping where people hide their belongings. She recommended inclusion of two smoking areas. She asked about what was going to happen to the rose garden. She expressed that she and others care for and love the roses. She expressed that they want to keep them.

Boardmember Discussion:

Chair Blakemore expressed:

- That she did not like the string lights intensity and commented they still need to be addressed.
- The rose garden should be retained.

Boardmember Johnson expressed that he likes the project and expressed the following:

- The elevations should be revised to properly depict existing and future landscaping trees and plantings to properly depict before and after project conditions.
- He requested that the applicant clarify the correct location of the property lines on the site plans.
- He approved of the color palette.

Boardmember Little agreed that the thinned out trees and removals would be an improvement. He asked for the following revisions:

- On sheet AS.103, he advised that a railing be added to any kiosk to ensure safety.
- He agreed with Chair Blakemore's comments about the circulation and parking along the road and wants that issue addressed in the parking plan.
- He approved of the colors.

Boardmember Woolf expressed that the proposed colors are an improvement and that she approved of the choices.

Vice Chair O'Connor identified the following issues that he would like addressed:

- He would like the trees proposed for removal to have ribbons tied to them, so they are visible and easily identified.
- He noted that the scale of the entrance gate off Casitas Pass Road drawing on sheets L0.0, AS1.02 and LS4.1 appears to be off and currently shows the pedestrian walk and sliding entry gate will be located across the frontage of an apartment building.
- He stated that the driveway gate looks long and would not leave adequate space for entry/exit walkways and asked that the site plan be revised to clarify how the pedestrian access would be addressed.
- He commented that there would be no trees to shade the dog park and recommended providing trees in that location.
- He noted the fence along the freeway is still at the original low height adjacent to a now larger built up freeway and recommended it be replaced in the future.
- He liked the lights and preferred the "Whisper White" and "Dark Lagoon" (blue) colors.

He also noted that there currently is an existing smoking area and that a new smoking section is proposed in another location. Mindy informed the Board and applicant that City has a new Multi-family Smoking Ordinance applicable to the project that limits where on the property that smoking would be allowed. She explained that City Code Enforcement and Long Range Planning teams walked the site with the Property Manager to determine where designated smoking could occur.

Chair Blakemore expressed an understanding of the need to remove trees for safety. At the same time, however, she finds 59 removals is too extreme and that there is room for retaining well-placed trees to provide shading for the existing units. She noted that there is a trend in the number of trees being removed in the City. She made the following requests for changes to the project:

- She pointed out where trees could be retained at the south facing areas of buildings 59 and 10 and other south facing areas in the development.
- She expressed that she does not favor of the proposed string lights, as everyone has to look at them and they do not look good in the daytime.
- She asked for revisions to the photometric/lighting plans to identify where lighting fixtures are proposed to be located.
- She also asked for the location of the lighting in relation to the plantings and walkways be provided.
- The lighting fixtures are fine. She noted that the plant palette looks good. She likes the other paint colors but not the brown color.
- She expressed that the proposal is more of a concept plan and would like the revisions to be made and that the project return for final with the issues addressed.

**ACTION:** Motion by Boardmember, O'Connor, seconded by Boardmember Johnson, to recommend preliminary approval to the Community Development Director with the comments to be addressed in the final plans.

**VOTE:** 5-0

4) Project: Verizon Wireless Facilities, Project 25-2336-CUP/CDP
Address: 912 Linden Avenue (business addresses 944, 954, 962, and 970)
Applicant: Celeste Magennis, Centerline Communications, on behalf of Verizon and Francis Sargus, Owner
Planner: Bret McNulty

Request of Celeste Magennis, Centerline Communications, for Verizon Wireless, to consider Project 25-2336-CUP/CDP for preliminary review of a proposal to install three (3) new wireless telecommunications antenna array installations and one (1) support equipment enclosure that would be located on the roof tops of the existing single-story commercial building located between Linden Avenue and Cactus Lane. Antenna arrays would be installed at both sides of the existing Carpinteria clock tower located on the north corner of the building and in a new enclosure located on the south corner of the building. The proposed support equipment enclosure would be located on the roof top of an accessory structure attached to the east-oriented back of the main building and adjacent to Cactus Lane. One emergency parking spot is proposed next to the equipment enclosure adjacent to Cactus Lane and across from City parking lot #2. The property is a 13,068 square foot parcel zoned Central Business District (CB) and shown as APN 003-263-029.

Ex Parte Communications Disclosure: None

Staff Comments:
Bret McNulty presented a review of the project setting and overview background using aerials and the proposed site plans and figures from the applicant's reports. Bret explained that the Board was being asked to focus on a preliminary revised plan set that incorporated a number of staff comments instead of the originally submitted Plan Set was now superseded. Bret reviewed the relevant policies and standards applicable to the project for the Board to consider and identified the following policy consistency and design issues for the Board to address:

Policy Consistency:
- The Board's comments on the proposed antenna and equipment installations in compliance with wireless communications facilities development criteria (B) and (D).
- The Board's comments on the proposed project's consistency with the applicable community design objectives and policies, and "Small Beach Town" character.
- Overall project compliance with the wireless communications development standards; applicable public views preservation, and community design policies.

Design Review:
- The ARB may consider offering the applicant guidance on alternative designs which may help the antennas more effectively blend with the existing building and clock tower architecture while still allowing the facility to meet the required wireless coverage objectives.
- Potential visual effects of proposed antenna panel extensions that would affect the integrated vertical and horizontal scaling of the existing clock tower;
- Compatibility of proposed facility locations within the context of the existing architectural elements and windows (south corner);

- The adequacy of concealment screening;
- The design and finishes of the proposed screening elements; and
- Maintenance of existing tower and building façades not proposed.

Boardmember Questions:

Boardmember Woolf asked to see the map of cell towers in the area and asked for clarification regarding whether locating new towers are allowed within ¼ mile of existing locations. She also wanted to know the name of the owner of the building. Bret replied that the alternatives analysis identified the locations considered by the applicant and displayed the alternatives map on the screen.

Boardmember Little asked to see a perspective of the clock tower from Cactus Lane. A photo simulation of the view was not available from that perspective.

Boardmember Johnson asked whether the tower would change and what the screening materials are made of. Bret replied that the main tower would not change and indicated on the slide where the antennas are located in relation to the tower. He stated the screening is opaque vinyl. The applicant team clarified that the panel would be the same color and look like the tower while allowing the antenna's RF emissions to pass through.

Applicant Comments:

Applicant, Celeste Magennis, Centerline Communications, and Farah Ali of PMA Architecture (via Zoom), on behalf of Verizon and property owner, Francis Sargus, presented a review of the design revision history and presented an overview of the project and photo simulations showing the prior and currently proposed photo simulations.

Boardmember Discussion:

Boardmember Johnson asked if the antenna covers consisted of a stretched opaque material that is stretched around a wooden frame, typical to other installations that he has seen in Santa Barbara. He noted that type of installation is effective. Farah confirmed the that the antennas would have a wooden frame.

Boardmember Woolf asked if the antenna materials would match the existing stucco material. Farah replied that the materials is textured and will match the existing structure material in appearance while not blocking the RF emissions. She offered to provide samples of the materials and photos of the materials. She stated that they cannot put a solid material like stucco in front of the antenna as it would block the signal.

Boardmember Little recalled that the ARB reviewed other antennas placed on commercial buildings at the Procore facility east of downtown. He asked if Verizon had considered a location at the nearby Eugenia Place commercial buildings approximately ¼ mile north of the currently proposed project site along Linden Avenue. Celeste replied that Verizon had directed her to look specifically at the current location. She said she would inquire with Verizon if they had considered the Eugenia Place locations.

Acting Chair, O'Connor noted that the ARB does not have responsibility for locating the antennas as part of the review only of the design. He observed that the Verizon study identified the location and

the Planning Commission would review its appropriateness. He asked if there was an acoustic study of the emissions associated with the project and about the historic study findings. Celeste replied that there would be no detectable noise next to the antenna. She stated that a historic consultant hired by Verizon prepared a report assessing the historic significance of the project. Bret added that the historic study cited local, state and federal criterion for determining historical structure significance and had determined that the building was locally significant. He noted this was relevant to the City's environmental review of the project. O'Connor added that the historical significance issue would be addressed further along in the review process.

Public Comments:
Jerry Binko, resident, and owner of the Longevity Lab located across the street from the proposed tower location expressed shock that the ARB was considering allowing Verizon to install an antenna array in the middle of the downtown. He compared the situation to an old story about Hill Valley, and now he is trying to save the clock tower. He does not see anyone demanding more cell service in this location. He asked why Verizon cannot move the project ¼ mile out of the downtown and expressed frustration that Verizon did not know the type of materials being used. He expressed that he could not believe that the City is considering allowing this in the beautiful downtown and expressed his opposition to the project.

Erin Chadwick, a local business owner and resident expressed that she is present to urge the Board to reject the proposed Verizon tower. She expressed that Carpinteria is one of the last true beach towns in California, where small town charm, and natural beauty, and community pride still matter. She expressed that yet another antenna, does not need to be next to our park, our walkways, or ocean views. She expressed that it need not be anywhere that people come to enjoy the peace and simplicity that make Carpinteria special, especially at the entrance to the downtown core. She stated she is not against technology, but rather is for thoughtful planning. More ugly cellphone towers are not thoughtful planning. Instead, it is visual pollution, permanent, and is not appropriate for Carpinteria. She noted that the City only has a handful of historic buildings and asked why would we want to use a historical building for the location. She expressed that it is what Verizon wants, but Carpinterians don't want that. She pointed out that she uses Verizon downtown and that her signal is fine. She concluded that the project is about big profit at the expense of our small town character. People chose Carpinteria and choose to protect the look and feel of downtown.

Whitney Noll, owner of the Pacific Health Foods at 944 Linden Avenue, stated that she came to speak about the structural integrity of the building area around her store that is located inside the building and under the proposed south antenna array. She provided an email attesting to the structural integrity of the building. She noted that the old construction materials and how much they invested into their building and stated they are afraid that the mounting on the south side would compromise the integrity of their walk-in refrigerator. They were required by the City to have two parking spots that Verizon is proposing to use for their use. She expressed that Verizon did not come into their market and inspect the area above the store and inspect it for its ability to support the antennas.

Tyler Wilson expressed that he echoes the concerns of the other speakers. He expressed that the project is pretty bad. He cited his experience with a Verizon project located at 21 Cota Street in Santa Barbara. He stated that Verizon promised the antenna array at 21 Cota Street would be designed to not be noticeable and now it looks horrible in that location. He encouraged the Board to go take a look upstairs on the roof of that building. He expressed he has a good wireless signal downtown and that he

shops there all the time. He expressed that the project is what Verizon wants, but that is not what the community wants.

Gary Campopiano, resident, former ARB member, and Verizon customer, expressed that they cannot put the antennas on a historic Art Deco building. He stated there is no way you can add wings to a historic Art Deco tower and have it work.

Boardmember Discussion:

Boardmember Woolf noted that she appreciated the comments and in the past has reviewed over 40 applications for antenna installations. She expressed that Verizon always asks for the biggest project they can get. She expressed that the project would ruin the one architectural feature the town has at its most important intersection. She expressed that she would not recommend making changes to the building. She stated that the applicant had not provided information that would help her determine the proposal is the solution. She stated that cell towers can go in locations all over and that it is a big ask in this location. She expressed that she hopes they can find another location, but that she would have to say no to the project as proposed in this location.

Boardmember Little expressed agreement with Boardmember Woolf's comments and encouraged the applicant to look into an alternative location or on Eugenia Place. He stated that he is not in favor of putting vinyl next to a stucco surface as the vinyl will degrade over time. He expressed that he did not see why the antennas had to be located at the corner of the building and recommended:

- Leaving the tower alone and looking at moving the antennas back toward the center of the building, determine how it would appear, and if it could meet the project's purpose.

Boardmember Johnson expressed disagreement and said he believes the project is sensitively and thoughtfully designed. He cited his experience with the proposed material and said he believes it would look just like the plaster. He expressed further, that he needed:

- The applicant to provide verification that the material is the same as the type used around town.

He believes that the building department will ensure that it is constructed with integrity. Otherwise, he expressed that it is well designed and that he supports the project.

Acting Chair O'Connor expressed that the existing building is not being maintained. He stated the Board deserves additional analysis and asked for the following information from Verizon:

- A revised discussion of the alternative sites considered by Verizon with a discussion about why other locations were rejected and the current location was selected.
- He asked for more information regarding the building's historical significance to demonstrate that if the structure is truly at a level of historical significance. He explained that in his experience, other historical buildings are subject to rigorous historical review, and at this point the information is just not provided.

He noted the staff report asks that the ARB comment on policy and design issues. He expressed that the most important items he has identified are as follows:

- The visual impact of the installations;
- The incompatibility and inappropriateness of the project in that location;

- Concern that the future maintenance of the tower is called into question due to the lack of maintenance of the tower and building. He noted examples of neglect including the non-functioning clock and crumbling masonry that he observed falling to the sidewalk as pedestrians walked underneath.
- He cited General Plan Community Design Element Objective 10 (Frontages), and expressed that the Board could not make the required findings consistent with this objective.
- He further expressed that maintaining the frontage of the building is a pivotal issue for this project.

Bret explained that Verizon has expressed they want to work with the community on the design and asked the Board to continue the item to give them a chance to respond with a revised set of plans to the expressed concerns.

**ACTION:** Motion by Boardmember Woolf, to provide a continuance to review a different location. The Motion failed for lack of a second.

**ACTION** Motion by Boardmember Johnson, second by Boardmember Little, to continue preliminary review and provide an opportunity to restudy the project and address the ARB's comments.

**VOTE:** 3-1

**OTHER BUSINESS:** None

**CONSENT CALENDAR:**

5) Action Minutes of the Architectural Review Board Meeting of July 31, 2025

**ACTION**: Motion by Boardmember Johnson, seconded by Boardmember O'Connor to approve the July 31, 2025 meeting minutes.

**VOTE:** 4-0

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:** None

**MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None**

**ADJOURNMENT**

Chair Blakemore adjourned the meeting at 8:42 p.m. to the next scheduled meeting to be held tentatively on,

November 13, 2025 at 5:30 pm.

All Boardmembers present expect to attend.

_____
Chair, Architectural Review Board

**ATTEST:**

_____
Secretary, Architectural Review Board

# Attachment E

# January 11, 2025 ARB Preliminary Review, *Continued from October 16, 2025*, Draft Meeting Minutes

**Verizon Wireless Telecommunications Facility**
**25-2336-CUP/CDP**

**February2, 2026**

**CITY OF CARPINTERIA**
5775 Carpinteria Avenue
Carpinteria California 93013

**ARCHITECTURAL REVIEW BOARD**
Meeting Date December 11, 2025

# ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Acting Chair O'Connor. Acting Chair O'Connor reordered the agenda to hear Item #3 first to accommodate the Board's schedule.

**ROLL CALL**

**Boardmembers present**: Patrick O'Connor, Vice Chair
Richard Johnson
Richard Little
Lisa Woolf, left the meeting after Item #3.

**Boardmembers absent:** Amy Blakemore, Chair

**OTHERS PRESENT:** 2 members of the public were in attendance

**PUBLIC COMMENT:** None

**PROJECT REVIEW**

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

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for final review of a proposal to demolish an existing 1,060 square foot residence and a 309 square foot garage and construct a new 3,046 square foot two-story single-family residence with an attached 377 square foot two-car garage, for a total size of 3,423 square feet and a maximum height of 24.08 feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: None.

Staff Comments: Syndi Souter presented an overview of the project that was approved by the Planning Commission on August 4, 2025. She reviewed the Board's prior comments on the project during preliminary review on May 1, 2025, that included:

- The second story should be reduced in size, "wedding-caked," and articulated more to reduce the overall massing and "muscular" appearance,
- The entry alcove should be opened-up to reduce darkness in the space,
- Plant materials are appropriate to include on renderings, but should not be included on the elevation drawings,
- Eliminate the hedges in the rear corner with the avocado tree, and
- Provide a different plant palette for each of the three new residences.

In response to the ARB comments, the plans were updated prior to the Planning Commission's review of the project with the following changes:

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- The proposed color for the stucco was changed to Navajo White, which is a cream color with a lower light reflective value;
- The arch at the front entry was enlarged to allow more sunlight to enter the alcove;
- The second story was reduced in size by 46 square-feet with additional articulation and "wedding caking" of the walls to reduce the massing;
- The roof lines were modified and additional stone and wooden elements were added to soften the appearance; and
- As a result of changes to the second story, the overall height was reduced by six-inches to 24.08-feet above finished grade.

Syndi reviewed changes to the floor plans, elevations, roof plan, colors, and new outdoor sconce choices The final plans include the revisions in response to the ARB's preliminary comments as described above, with the following additional refinements since the Planning Commission's approval of the project, as follows:

- The front entry alcove was reduced in size by 10 square feet and the exterior is now proposed to be Santa Barbara sandstone veneer;
- The window to the left of the entry alcove is now arched with a Santa Barbara sandstone surround and decorative accent tile below the window;
- The three windows above the front entry alcove are now arched windows with six lites each; and
- The proposed color for the stucco was changed to Greek Villa, which is a darker cream color with a low light reflective value.

No changes to the landscaping plan are proposed and Chair Blakemore's comments about the avocado tree in the corner were not addressed in the revised plan.

Syndi provided the following summary of issues for consideration by the Board:

- Proposed materials change to the front entry alcove from stucco with a decorative tiled arch to Santa Barbara sandstone;
- Proposed architectural details and color scheme, including doors and windows; and
- Proposed exterior light fixtures, including night-sky compliance.

Questions for Staff

Boardmember Johnson asked if staff has any problems with the two piece rooftop tiles. Syndi replied staff had no issues with the tiles. Boardmember Johnson expressed that he has the same tile on his project and he does not like it.

Applicant Comments:
George Manuras, the project contractor, expressed that he and Dylan have addressed the issues with the project and that it will be a great project to enhance the downtown neighborhood.

Dylan, via Zoom, explained that the roof tile is a simulated one-piece tile with booster pieces that articulate to simulate a two-piece tile.

Public Comments: None.

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Boardmember Discussion:

Boardmember Johnson expressed that he was a little disappointed about the south elevation for the bathroom windows but he does not know what he would do instead. Maybe, they could be different, glass block, or not have them be the same. He really likes the changes to the entry tower and the modulation of the second story. He told the applicant team they did a good job.

Boardmember Little expressed that he likes the design they came up with. His general comment about all three housing projects is that he was looking forward to the duplexes coming online with 6 new housing units. He expressed disappointment that the additional units won't be available to the community. He expressed that they would likely be vacation rental party houses. He reiterated that he really likes the design despite the parking issues that are not a part of the review.

Acting Chair O'Connor he expressed that he liked how they addressed the changes, including the entry vestibule and color changes. He likes the neutral color. He likes all the lighting and expressed that any variation will be fine for the projects.

**ACTION:** Motion by Acting Chair O'Connor, seconded by Boardmember Johnson, to recommend final approval with no changes.

**VOTE:** 3-0

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

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB for final review of a proposal to demolish an existing 1,275 square foot residence and accessory structures and construct a new 3,716 square foot two-story single-family residence with an attached 437 square foot two-car garage, for a total size of 4,153 square feet and a maximum height of 24.92 feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

Ex Parte Communications Disclosure: Acting Chair O'Connor attended the Planning Commission hearing on the project.

Staff Comments: Syndi Souter presented an overview of the project that was approved by the Planning Commission on August 4, 2025. She reviewed the Board's prior comments on the project during preliminary review on May 1, 2025, that the applicant:

- Provide a different plant palette for each of the three new residences (referencing the additional proposals at 333 Linden Avenue and 4949 Dorrance Way).

She explained that the Planning Commission added a Condition of Approval to the project that requires the project to comply with Beach Neighborhood Design Guideline No. 4 (DG-4), which states the second story of a two-story residence should comprise not more than 40% of the total floor area.

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Syndi reviewed the site aerial, proposed final site plans, elevations, landscape plans, architectural features, colors, and light fixtures. She explained that the applicant addressed the DG-4 guideline by modifying the floor plans to reduce the size of the second story by 72 square feet at the front above the garage and by adding side walls to the rear covered patio, which allows it to count towards the floor area. The revisions to the floor plan result in the second story comprising 39.75% of the total floor area, which is below the 40% maximum. The final landscaping plan has been revised to include only one olive tree and a larger variety of shrub species in the planted areas of the front yard.

Syndi identified the following summary of issues for consideration by the Board:

- Proposed architectural details, including colors, materials, doors, and windows;
- Proposed revisions to the landscape plan; and
- Proposed exterior light fixtures, including night-sky compliance.

Questions for Staff:

Acting Chair O'Connor asked for confirmation about the calculation of the first floor and second floor. Syndi explained the method for the calculations used to establish that the second story remained less than 40% of the of the first floor area.

Applicant Comments:
Project contractor George Manuras explained how the architectural revisions addressed both the Board and Planning Commission comments. He noted that pushing the front of the residence back from the street would serve to make the building less imposing as viewed from the street. He expressed that he did not think the project was overpowering and would complement the downtown.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson noted the flat pitch on the roof eyebrow depicted on the section is less steep than on the elevation and he insisted that it be steeper and as steep as possible.

Acting Chair, O'Connor summarized the deliberation by the Planning Commission and explained to the Board that the Commissioners expressed in their motion that they wanted the DG-4 calculation to be implemented by having the bulk of the reduction be attained by reducing the second floor area. He also asked if there is a limit on the number of meetings allowed for the project.

Syndi noted that the approach to comply made an adjustment of both the first and second floor areas to comply with DG-4. She expressed that the Planning Commission had left it to the Board to determine if DG-4 had been complied with. She noted the CDD Director had reviewed the approach used by the applicant and found it met the DG-4 guideline. She also clarified that the SB 330 meeting limits do not apply to this project.

Boardmember Little clarified that the concern is that the Planning Commission would not approve of the approach used to comply with DG-4.

Boardmember Johnson expressed he understood the other Boardmembers' comments and that the approach used included adjustments to both floors, and that the second floor is stepped-in all around,

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which provided flexibility to meet DG-4. He expressed that using the walls to create first floor area may not have been the approach the Planning Commission was considering but it is a solution. He expressed that it meets DG-4 but did not the expectations.

**ACTION:** Motion by Acting Chair O'Connor, seconded by Boardmember Johnson, to recommend approval on the basis that the project complies with DG-4.

**VOTE:** 3-0

3) Project: Verizon Wireless Facilities, Project 25-2360-CUP/CDP
Address: 912 Linden Avenue (business addresses 944, 954, 962, and 970 Linden Avenue)
Applicant: Celeste Magennis, Centerline Communications, on behalf of Verizon and Francis Sargus, Owner
Planner: Bret McNulty

Request of Celeste Magennis, Centerline Communications, for Verizon Wireless, to consider Project 25-2336-CUP/CDP for preliminary review (continued from the October 16, 2025 meeting) of a revised proposal to install three (3) new wireless telecommunications antenna array installations and one (1) support equipment enclosure that would be located on the roof tops of the existing single-story commercial building located between Linden Avenue and Cactus Lane. Antenna arrays would be installed at both sides of the existing Carpinteria clock tower located on the north corner of the building and in a new enclosure located on the south corner of the building. The proposed support equipment enclosure would be located on the roof top of an accessory structure attached to the east-oriented back of the main building and adjacent to Cactus Lane. One emergency parking spot is proposed next to the equipment enclosure adjacent to Cactus Lane and across from City parking lot #2. The property is a 13,068 square foot parcel zoned Central Business District (CB) and shown as APN 003-263-029.

Ex Parte Communications Disclosure: Woolf spoke with a building tenant. O'Connor had conversations with two tenants in the building.

Staff Comments:
Bret McNulty provided a presentation describing the project pointing out the locations of the wireless facility on an aerial. He reviewed the Board comments from the 10/16/2025 meeting which included the following issues:

- ARB expressed concern over the visual impact of the installations as a key issue, noting that maintaining the appearance and character of the existing building frontages was paramount. As currently proposed, the ARB did not feel they could make the necessary consistency findings.
- ARB questioned the compatibility and appropriateness of the selected location.
- Provide a more detailed discussion of the alternative sites considered by Verizon with a discussion about why the other locations were rejected and the current location was selected.
- If the site cannot be relocated, the ARB asked the applicant to consider leaving the tower alone and studying whether the antennas could be moved back towards the center of the building while still meeting project objectives.

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- Provide more information regarding the building's historical significance to demonstrate the structure's level of historical significance and that the proposed improvements would not diminish the site's historical integrity.
- ARB expressed concern about existing deferred maintenance of the tower and building citing the non-functioning clock and crumbling masonry as examples of neglect, and were concerned that the proposed antenna installations could further add to long-term maintenance problems if not properly maintained.

Bret reviewed details of the changes proposed by the applicant for the antenna installations as shown on the roof plan, elevations, and photo simulations, including:

- The clock tower antenna installations would add one new screening fin wall antenna installation on each side of the tower and no height extension to the existing tower elements as was previously proposed.
- The new antenna installation at the south corner of the building has been moved back from the corner of the building and reduced in height slightly from 8 feet 10 inches to 8 feet 4 inches (-5 -inches lower).
- The six 4-foot tall panel antennas (2 at each antenna array location) have been removed and replaced with a different smaller antenna model, requiring only one antenna at each array location resulting in a reduction in height of the proposed tower wing installation by 5-inches.
- The proposed new equipment box dimensions have increased in height from 7 feet to 8 feet to accommodate mounting the intersect cabinet and telco box equipment on a new metal H-frame. The equipment enclosure has also increased in width from 10 feet to 11 feet 8 inches.
- One new wireless electrical meter will be installed inside the electrical box and the number of wireless Raycap antennas was reduced from 3 to 2.
- Decorative trim caps on the antenna enclosures were also revised.

Bret noted the previous plans proposed to extend the existing wings and them appear wider and provided an overall flattening of the existing steep angle of the tower. He also described how an increase in the setback of the antenna installation from the southeast corner of the building would reduce its visibility from the adjacent shops and surrounding views. He reviewed the relevant policies and standards applicable to the project for the Board to consider and identified the following policy consistency and design issues for the Board to address and the Planning Commission findings that the project is designed to minimize visual impacts as required by the Carpinteria Municipal Code (CMC) Section 14.56.090.

Policy Consistency:

- The Board's comments on the proposed antenna and equipment installations in compliance with wireless communications facilities development criteria (B) and (D).
- The Board's comments on the proposed project's consistency with the applicable community design objectives and policies, and "Small Beach Town" character.
- Overall project compliance with the wireless communications development standards; applicable public views preservation, and community design policies.

Design Review:

Bret summarized staff's review of the revised Plan Set, stating that staff believes the revision to the proposed antennas to be mounted on each side of the clock tower represent an improvement over the previous proposal. At the same time staff believes some additional refinements to the design remain

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warranted. In particular, staff would ask the Board and applicant to consider recommendations in the staff report.

*Antennas*

- In particular, staff would ask the Board and applicant to consider whether the proposed width and depth of the screening fin wall along the flanks of the clock tower can be further reduced to better relate to the tower feature's proportions.
- Detailing of the proposed antenna screening fin walls also remains in important consideration. As currently shown, the Sheets A-1, A-1.1, A-2.1 depict the tower and fins as having a flat surface that is flush with the existing building's walls. This is not entirely accurate, however, in that the clock tower and its flanking fins includes subtle offsets in the vertical planes of the tower and stepped fins, which help to give the feature dimension and architectural interest.
- Accordingly, staff would ask the applicant to incorporate a slight vertical offset in the face of the new screening fin wall from the adjacent tower feature and to revise the Site plan sheets to accurately depict the clock tower and proposed antenna screening wall as being slightly set back from the building edge to avoid incorrect placement during construction.
- The back sides of the antennas still may be observed from locations along Linden Avenue, Carpinteria Avenue and Cactus Lane and adjacent areas. Staff suggests the antenna enclosures should completely enclose the antennas to ensure they are not visible as viewed from Linden Avenue, Cactus Lane and other viewpoints.
- The south antenna is shown at edge of the building but in this drawing does not reflect the proposed setback from the rear corner of the building and should be corrected.
- Reconsider the type of crown selected to identify potential options with visual continuity with the crown and wing lines along the sides of the clock tower.

*Support Equipment*

- Staff is asking the Board and applicant to consider reducing the size of the equipment enclosure further to reduce its visual footprint.
- In addition, staff suggests the wiring harness and security ladder could be further concealed or shielded to further blend into the existing wall, or moved to another other side of the accessory structure behind the existing fence to reduce public views of these items.
- The ARB and applicant should carefully consider the enclosure's placement, proposed exterior finishes and detailing, and overall dimensions, in an effort to ensure it is the least visually intrusive as possible.

Summary of Issues

Bret reviewed the following design review issues for the Board to consider:

- Potential visual effects of proposed reduced antenna panel screening that would affect the integrated vertical and horizontal scaling of the existing clock tower;
- Compatibility of proposed facility locations within the context of the existing architectural elements;
- The adequacy of visual concealment screening;
- The design and finishes of the proposed screening elements; and
- Overall project compliance with the wireless communications development standards and applicable public views preservation, and design policies.
- Staff also recommends that the clock on the clock tower be fixed.

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Questions for Staff:
Boardmember Little asked for clarification about the location analysis and Bret reviewed the location analysis slide displayed at the previous meeting and responded that the applicant had just provided a revised analysis that had explored locating the antennas at the Eugenia Place Office complex but had determined that it did not provide the direct line of sight coverage they required.

Boardmember Woolf asked a question about why the building owner did not attend the meetings. Bret explained that Celeste's company was hired and to present the proposed project to the City on behalf of Verizon Wireless and the owner.

Boardmember Johnson asked if the building had been determined to be a historic resource. Bret replied that the Phase II Historical Report identified the building as a locally important historic resource based on review by federal criteria. The report concluded the property appears to meet the criteria for historical significance under Criterion A. The City has not yet designated the tower as a historic structure but the building remains eligible for listing on the National Register of Historic Places.

Boardmember Johnson asked about the physical condition of the clock tower, expressed that the clock should be fixed, and whether staff supported fixing the clock. Bret explained that the City Building Official had visited the building and identified some issues. He stated that issues would need to be addressed during building permit review. In addition, the project is being processed as a Conditional Use Permit and the and the Planning Commission could condition the project to require that the structures be maintained. Bret replied that staff does support fixing the clock and a condition of approval would be appropriate tool to ensure the repair occurs.

Acting Chair O'Connor did not have questions at this time.

Applicant Comments:

Celeste Magennis, Project Applicant from Centerline Communications discussed issues and questions raised at the previous meeting on October 16, 2025.

*Location*. Verizon identified this site as an important location to enhance and close a gap in its emergency service and service area.

*Site Selection*. She discussed the alternatives analysis and explained that an updated analysis was submitted. She explained that Eugenia Place location was explored but it is too close to an existing AT&T antenna which is not allowed by code. Celeste further explained that several sites were explored and that several conditions need to line up, including location, willing owners, and the feasibility of an installation.

*Stealth enclosures materials*. The proposed enclosure materials are made of fiberglass infused colored plastic that is the industry standard that can match the existing color. It allows the FRF signals to pass through while providing concealment.

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*Clock Tower.* She expressed the investigation found it is not historical. clock tower is not a historic building but is important locally. Verizon is considering fixing the clock, lighting, and paint the tower to match the installation if the project is approved.

Questions for Applicant

Boardmember Johnson asked where on the example projects photos provided to the Board by the applicant the FRP is located and asked the age of the example projects. and Celeste explained the location on the example structures and that she would find out the age of the examples.

Boardmember Little expressed that he would have preferred different examples as a couple of them are quite ugly. They are architecturally large and in your face. He noted the church was a good example of a clean installation.

Boardmember Woolf expressed that she researched Verizon's coverage and found that it is 90% in the area, cited public comments from the previous meeting stating that existing service is good downtown near the clock tower and asked if Verizon really needed this location.

Acting Chair O'Connor asked about the southeast elevation and the installations by the Torri Shops open space and asked if it could be moved further back, and if there are a noise and visual effects from the equipment that would affect people in the patio. Celeste stated she would inquire whether the installations could be moved further back and as for noise there would be a low humming right near the antenna.

Public Comments: None

Boardmember Discussion:

Acting Chair O'Connor clarified that the purview of the Board is to focus their discussion on the design of the project.

Boardmember Johnson expressed the following comments:

- He agreed with staff that the roof plan has to relate to the elevation and need to be drawn correctly.
- He asked that the vertical planes [along the parapet] be redrawn to be setback anywhere from 6 inches to one foot back from edge of the building to provide depth from adjacent tower structure.
- In regard to color and heights, he expressed that passersby would not notice the installation the day after it was installed as opposed to the day as it would blend into the tower.
- He agreed with staff that the antenna would be visible from nearby second story uses and should be completely enclosed.
- He supported moving the south installations further back from the patio area and that the ladder and electrical connection be moved out of sight to reduce visual clutter in the alley.
- He expressed that it should not be up to the applicant to maintain the building and asked that staff investigate how to address that issue with the owner of the building.
- He expressed he does not have a problem with the project.
- In regard to coverage, he expressed that he generally has good signal in town, except when had to stay at the Best Western where the signal was non-existent.

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Boardmember Little thanked the applicant for investigating the Eugenia Place location and expressed disappointment that it did not work. He also expressed gratitude to the applicant for being willing to fix the clock. In regard to architecture,

- He expressed concerns about the shielding and asked how long it will last compared to the stucco that is crumbling.
- He supports completely enclosing the antennas
- He would like the ladder to be moved back behind the fence to remove some of the clutter from Cactus Lane.

He expressed that he hoped that users without service would benefit from the project.

Boardmember Woolf expressed that

- She does not think a fiberglass screen would match the existing masonry of the clock tower and it does not think it is a good architectural substitute. She does not think it is a good material to use for any historical structure.

Acting Chair O'Connor expressed that that the design is getting away from the classical corner design. The City would address the maintenance issues during permit review. He asked staff how many reviews are allowed for the project and expressed concerns about the number of comments staff had made and how to capture the issues during staff review during the short amount of time allowed.

Bret responded that the Federal "shot clock" rules limit the time period allowed for review. In this case the "shot clock" expires on the date of the February 2nd Planning Commission hearing. He stated that the Board's concerns and recommendations would be forwarded to the Planning Commission for consideration and addressed at the CUP level.

Bret observed that the staff report makes a number of recommendations and suggested that if the Board agreed with those recommendations, a motion could be made to recommend to the Planning Commission that they adopt staff's recommendations as detailed in the staff report.

**ACTION:** Motion by Boardmember Johnson, seconded by Little, to recommend
That the project be approved for preliminary review with the Board and staff recommendations included.

**VOTE:** 3-1

**OTHER BUSINESS:** None.

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**CONSENT CALENDAR:**

4) Action Minutes of the Architectural Review Board Meeting of October 16, 2025

**ACTION**: Motion by Boardmember Johnson, seconded by Boardmember Little, to approve the minutes as presented.

**VOTE: 3-0**

5) Action Minutes of the Architectural Review Board Meeting of November 13, 2025

**ACTION**: Motion by Boardmember Johnson, seconded by Boardmember Little, to approve the minutes as presented.

**VOTE:** 3-0

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None**

**MATTERS PRESENTED BY BOARDMEMBERS/STAFF:** Syndi Souter presented a proposed minor change to the Bono Duplex project located at 4788 & 4792 Dorrance Way that previously received Final Review by the Board. The applicant proposes to change the approved horizontal siding around the base of the duplex to stucco. The stucco would be painted the same white color as the horizontal siding. The vertical siding would remain unchanged. The applicant presented an example of the wood trim board that would line the top of the stucco siding. The Boardmembers expressed support for the change to stucco, the color, and the trim board and had no questions or further comments.

**ADJOURNMENT**

Co-Chair O'Connor adjourned the meeting to the next scheduled meeting to be held tentatively on January 29, 2026 at 7:15 pm.

All Boardmembers present expect to attend.

_____
Chair, Architectural Review Board

**ATTEST:**

_____
Secretary, Architectural Review Board

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# Attachment F

# CEQA Notice of Exemption and Analysis

**Verizon Wireless Telecommunications Facility**
**25-2336-CUP/CDP**

**February2, 2026**

Print Form

# Notice of Exemption

**Appendix E**

**To:** Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

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

Project Title: Verizon Wireless Telecommunications Facility

Project Applicant: Celeste Magennis, Centerline Communications, for Verizon Wireless

Project Location - Specific:
912 Linden Avenue (APN 003-263-029)

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

Description of Nature, Purpose and Beneficiaries of Project:

Installation of a new wireless telecommunications facility on an existing single story commercial retail building in downtown Carpinteria. The request includes the installation of three (3) 6-foot 5-inch wireless telecommunication antennas, six radios and associated rooftop equipment, and outdoor screening materials to visually shield the antennas. The proposed antenna screening enclosures would reach a height of 25-feet 5-inches.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Dish Wireless, LLC

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15301, §15303
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is for installation of wireless telecommunication antennas and ancillary equipment to the rooftop of an existing building in an urbanized, developed part of the City. The project would not require any grading or site disturbance, and therefore would not impact any environmentally sensitive habitat or result in increased stormwater runoff. As the project results in siting of wireless telecommunication facilities on an existing building in compliance with the City's Wireless Communications standards, no significant impacts to the environment are anticipated.

Lead Agency Contact Person: Bret McNulty Area Code/Telephone/Extension: (805) 755-4414

**If filed by applicant:**

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

Signature: _____ Date: 2/03/2026 Title: Principal Planner

▪ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

**VERIZON WIRELESS TELECOMMUICATIONS FACILITY**
**PROJECT NO.25-2336-CUP/CDP/ARB**
**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**
**COMPLIANCE ANALYSIS**

*February 2, 2026*

Pursuant to CEQA (Public Resources Code, section 21000 et seq.) and the CEQA Guidelines (Cal. Code Regs., tit. 14 § 15000 et seq.), the proposed Conditional Use Permit and Coastal Development Permit is a "project" subject to CEQA.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents.

Staff has determined that the proposed Project qualifies for Class 1 (Section 15301 – Existing Facilities) and Class 3 (Section 15303 – New Construction of Small Structures) categorical exemptions pursuant to CEQA Guidelines.

## PROJECT DESCRIPTION:

The proposed Project is an application for a Conditional Use Permit (CUP) and Coastal Development Permit (CDP). Project No. 25-2336-CUP/CDP/ARB would allow installation of a new wireless telecommunications facility on an existing one story retail commercial building located at 912 Linden Avenue. The request includes the installation of three (3) wireless telecommunication antennas, three (3) wireless radios, three (3) wireless remote radios, with architectural screening materials to visually shield the antennas and an associated rooftop equipment enclosure. Two of the proposed antenna screening enclosures would be installed on the flanks of the Carpinteria Clock Tower attached to the building's northwest corner and would be approximately 6.5 feet tall by 4 feet wide. The third antenna would be located on the building roof near the southeast corner. The equipment enclosure would be located on the roof of an accessory structure attached to the commercial retail building adjacent to Cactus Lane. Access, dedicated parking, and utility installation would be located adjacent to and within the Cactus Lane right of way. No other wireless facilities are currently located on the site, nor are any other wireless facilities proposed at this time.

## SUITABILITY OF USE OF A CATEGORICAL EXEMPTION

*Class 1, Section 15301 – Existing Facilities*

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

The project involves a lease to allow for installation of wireless telecommunication antennas and ancillary equipment to the existing rooftop of an existing commercial retail building and an attached accessory building located in an urbanized, developed part of the City. The project would not require any grading or site disturbance, and therefore would not result in a change to the topography of this fully developed parcel that is surrounded on all sides by urban development.

"The key consideration [in determining applicability of the Class 1 categorical exemption] is whether the project involves negligible or no expansion of use." (14 CCR § 15301.) The proposed new telecommunications facility does not expand the existing uses on site and the antenna and equipment enclosures would add a total of 269 square feet to the existing roof tops. The facility would be hidden from views by architectural enclosures, thus resulting in a minor alteration to the existing building structures.

*Class 3, Section 15303 – New Construction of Small Structures:*

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel.

The CEQA Guidelines provide examples of Class 3 exemptions such as Section 15303(d) for "water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction." Since the proposed Project would involve installation of small new telecommunications antenna and equipment enclosures in three locations on the exterior roof tops of the commercial retail building. The Project footprint would total 269 square feet in size. No expansion of the existing building or its use is proposed since the wireless facility additions are being made to the existing structures. The project would include a small excavation across the Cactus Lane right-of-way to allow for the extension of wiring to connect to existing power and cable utility lines similar to the 15303(d) example.

**ANALYSIS OF EXCEPTIONS TO EXEMPTIONS, SECTION 15300.2:**

Projects that are consistent with the categorical exemptions identified in CEQA Guidelines sections 15301 through 15333 are not automatically exempt from CEQA review. Section 15300.2 (Exceptions) of the State CEQA Guidelines outlines the cases in which projects that would normally be exempt from CEQA review would not be exempt. These exceptions are as follows.

*(a) Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies*

The telecommunications facility would be installed on an existing commercial building located in an urbanized area. The site is not identified in the General Plan/Coastal Land Use Plan as having identified or mapped sensitive environmental resources or resources of hazardous or critical concern, including cultural, biological, or hazardous materials that would be affected by the Project. The work within the Cactus Lane right-of-way would be located in a portion of the right-of-way that has existing utility lines as mapped

by the Public Works Department. For all work within the public right of way, per the proposed Project Conditions of Approval, the applicant or their representative must obtain permits from the Public Works Department to ensure the installation avoids impacting underground infrastructure. In addition, the road would be restored to City specifications when the work is complete. Based on the discussion above, staff has determined that the Project would not be located in a particularly sensitive environment and would not impact an environmental resource of hazardous or critical concern. Therefore, this exception to the categorical exemptions would not apply.

*(b) Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

As discussed in the staff report prepared for the February 2, 2026 Planning Commission hearing and herein incorporated by reference, the proposed rooftop-mounted facility would eliminate a gap in Verizon Wireless broadband service in the City's downtown. Thus, it would address an existing service gap for existing and surrounding developments and uses. The City's Municipal Code Chapter 14.56 (Wireless Communications Facilities) limits the number of collocated telecommunications facilities (comprised of more than one carrier) which are allowed to be individually located within a quarter-mile area. Compliance with Chapter 14.56 ensures that the project will not have a cumulative impact to successive projects of this type. Therefore, this exception to the categorical exemptions would not apply.

*(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

To confirm that the communications facility would be operated within the allowed FCC limits and would comply with all applicable health and safety standards, the applicant prepared a Radio Frequency Emissions Analysis (RF-EA) Report dated April 7, 2025. The report models the RF emissions of the proposed facility to determine RF- exposure levels from proposed wireless communications equipment and to confirm that all relevant FCC RF compliance standards and mitigation for limiting human exposure to RF fields would be met. The RF-EA Report is included as Staff Report Attachment I.

The report concludes that based on worst-case predictive modeling (full power) using theoretical calculations based on the original (larger) proposed equipment model specifications, the Maximum Permissible Exposure (MPE) general public limit could exceed the FCC's general public limit within approximately 12-15 feet of the proposed antennas at the main roof level and at the 12 foot roof level at the adjacent building to the south. As required by the FCC's rules and regulations, the RF-EA report identifies two mitigation measures to reduce emissions below the MPE levels that includes, (1) reducing the proposed antenna power levels that meet MPE levels, and (2) implementation of a Site Safety Plan that requires roof access to be locked down from public access and installation of warning signage and barriers to protect workers and individuals from accessing rooftop areas where RF emissions could exceed MPE limits and to inform them of the presence and locations of antennas and their associated RF emissions. The RF-EA Report addressed

emissions from a larger number of antennas with cumulatively higher RF emissions than the reduced proposal being considered in this staff report.

Six (6) antennas were removed from the installation by the applicant to address ARB and staff comments regarding the scale of the installation and, as such, would reduce the overall RF emissions associated with the original proposal. As such, the revised project with fewer antennas and radios would result in lower RF emissions overall.

In order to confirm the final revised project's compliance with requisite MPE levels, the Conditions of Approval require that prior to issuance of a building permit, the applicant must submit a RF-EA report addendum detailing the projected emissions from the final revised facility with any needed mitigations. In addition, the Conditions of Approval require the applicant to hire a qualified electrical engineer (wholly independent of the applicant) and licensed by the State of California, to field test and measure actual radio or microwave frequency ("RF") electromagnetic emissions at the project site. If other telecommunication facilities are present at the site, field-testing shall measure the specifically attributable to the project as well as cumulative emission attributable to the site as a whole. A report of these measurements and the author's/engineer's findings with respect to the compliance with established RF standards shall be submitted to the City within 30 days after the facility is constructed and placed into commercial operation.

The project results in collocation of wireless telecommunication facilities on an existing building in compliance with the City's Wireless Communications standards, and the project is consistent with the City's Zoning Code and all relevant provisions of the City's General/Coastal Plan. As the project is consistent with these standards, the exemptions are appropriate,

Based on the above discussion, the City has determined that there are no unusual circumstances related to the proposed Project and the proposed activities would not have a significant effect on the environment. Therefore, this exception to the categorical exemptions would not apply.

*(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

According to the City General Plan/Local Coastal Plan Circulation Element, currently there are not designated scenic highways in Carpinteria and therefore the project would not cause damage to scenic resources within a highway officially designated as a state scenic highway. Therefore, this exception to the categorical exemptions is not applicable.

*(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

A search of the California Environmental Protection Agency and the Department of Toxic Substances Control EnviroStor database (accessed on January 28, 2026), the

project site is not located on or adjacent to a site listed as a Hazardous Waste Site, and would not affect such sites. Therefore, this exception to the categorical exemptions is not applicable.

*(d) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

During the public noticing period for and during the Architectural Review Board (ARB) hearings on the Project, members of the community raised concerns that the project would have aesthetic and physical impacts to a historic building.

The historical significance of the building was evaluated as part of the initial application, and while the building was found to be potentially eligible for landmark status, the proposed wireless facility installation was not found to result in a significant effect on the building's historical significance as the proposed installation would not permanently alter or remove any of the building's existing potentially historic features.

As discussed in the staff report prepared for the February 2, 2026 Planning Commission hearing and herein incorporated by reference, with the incorporation of the facility revisions as recommended by the ARB, the proposed architectural projections would effectively screen the antennas, and the overall facility design would architecturally blend with the building and clock tower to which it is attached. The equipment cabinets and ancillary equipment would be located behind a proposed gated, wood fence enclosure. The design of the enclosure would have the same texture, color, and style as the existing stucco and colors of the existing building frontage on Cactus Lane. All conduits, wires, and cables would be discretely enclosed within concealed cable trays on the exterior wall and shielded from views behind the rooftop parapet. The roof top access ladders would be located in a manner to reduce views by placing one behind the existing fence next to the accessory building and the other to the rear of the equipment enclosure to minimize the visual clutter at the rear of the building. In terms of aesthetics, the project would not alter the existing building setbacks or lot coverage, and would not alter any existing parking or landscape areas. The proposed design of the facility utilizes wireless-compatible architectural elements in the same stucco texture, color, and style of the existing building to conceal the wireless antennas without negatively affecting the architectural design of the building or how the building blends with surrounding development. As such, the proposed wireless communication facility is designed to relate harmoniously with the existing building and with surrounding development, and therefore, this exception to the categorical exemptions is not applicable.

**CONCLUSION**:

Based on the above analysis, the proposed Project meets the qualifications of the Class 1 (Section 15301 – Existing Facilities) and Class 3 (Section 15303 – New Construction of Small Structures), Staff has determined that no unusual circumstances or other exceptions set forth in CEQA Guidelines section 15300.2 preclude use of the section 15301 and 15303 categorical exemptions. Therefore, staff has determined that this Project is categorically exempt pursuant to sections 15301, 15302, 15303 and 15304 of the CEQA Guidelines.

# Attachment G

# Alternatives Analysis, Verizon Wireless.

## Verizon Wireless Telecommunications Facility
## 25-2336-CUP/CDP

## February2, 2026

# Alternative Analysis

## Linden Ave

**912 Linden Ave**

**Santa Barbara County**




**Summary of Site Evaluations**

**Conducted by Centerline Communications**

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**Map of Alternatives**

## I. Executive Summary

Verizon Wireless has been evaluating potential locations and pursuing opportunities to establish a new wireless communications facility within the City of Carpinteria—specifically in the vicinity of Linden Avenue between 7th Street and Carpinteria Avenue—for several years. The need for this facility is driven by increasing network demand and performance limitations on the existing Carpinteria Alpha and Beta sectors. A dedicated downtown installation is necessary to offload traffic from these sites and provide more reliable service within the commercial core.

Linden Avenue is one of Carpinteria's most active and well-used corridors, characterized by specialty retail, boutique shops, restaurants, and visitor-serving uses. The nearby Linden Square development further anchors the area as a primary shopping and dining destination, hosting live music, community programming, and a variety of food and retail establishments.

In addition to its commercial role, Linden Avenue is a key gathering space for major community events, including portions of the annual California Avocado Festival. This combination of dense commercial activity, significant pedestrian presence, and recurring community events makes dependable wireless service essential for residents, businesses, public safety, and visitors.

The proposed facility is intended to meet this documented service need while minimizing visual and land-use impacts, and a focus on neighborhood compatibility and design integration.

## II. Significant Gap

Verizon Wireless engineers identified a capacity constraint in this area which affects both coverage quality and user experience. The proposed facility at **912 Linden Ave** is designed to alleviate this strain by densifying the network in compliance with FCC standards. Denial of this facility would materially inhibit the provision of wireless service, which includes not only filling coverage gaps but also expanding capacity and enhancing service quality.

The FCC has confirmed that such improvements qualify as a "significant gap" under the test for effective prohibition of service. (See *Accelerating Wireless Broadband Deployment*, FCC 18-133, ¶ 37.)

## III. Methodology

To address the network gap within the Linden Ave SC01 search ring, Verizon Wireless undertook a systematic evaluation of viable site alternatives. The methodology emphasized the "least intrusive means" while considering the following:

- **Topography**: The area is flat, with dense commercial development.

- **RF Objectives**: Provide capacity offload and fill service gaps in downtown Carpinteria.
- **Access & Infrastructure**: Sites were reviewed for utility access, vehicular access (notably via Cactus Ln), and proximity to existing fiber and power.
- **Zoning Compliance**: Properties were evaluated based on zoning compatibility within the Central Business District (CB), which allows rooftop collocations with limitations.
- **Willing Landlord**: Only properties with cooperative ownership were advanced.
- **Visual & Structural Impact**: Rooftop sites were prioritized to minimize visibility and ensure architectural integration per local standards.

The site at **912 Linden Ave** emerged as the most feasible option, meeting both engineering and jurisdictional criteria.

***Code Requirements***

*Zoning & Design Compliance*

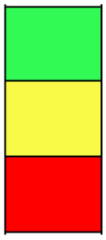
The Central Business District (CB) zone permits wireless rooftop facilities up to 35 feet in height. The proposed antennas will be mounted within 3 feet of the parapet and concealed using Fiberglass Reinforced Panels (FRP) matching the building's existing architecture. Setbacks and aesthetic integration standards are met. A **Conditional Use Permit (CUP)** is required, including a public hearing under **CMC §14.70.020**.

***Coverage Map Explanation***

Coverage maps are provided to illustrate why certain alternatives cannot serve the Significant Gap. Coverage maps depict the anticipated level of signal, and therefore the projected LTE coverage provided by a wireless facility at a given location. The coverage maps in this analysis have been prepared using the low-band 700 MHz frequency band, which provides the broadest coverage.

Referenced signal receive power (RSRP) is a measurement of signal level in decibel milliwatts (dBm), which is a negative number that decreases due to distance and other factors.

The RSRP coverage thresholds are:



**In-building** >= -85 dBm. Green depicts good coverage that meets or exceeds thresholds for reliable network coverage in homes and in vehicles.

**In-vehicle** >= -95 dBm. Yellow depicts reliable in-vehicle coverage only.

**Outdoor** >= -105 dBm. Red depicts reliable outdoor service only.

Unshaded areas do not receive reliable service levels.

## IV. Analysis

### *New Tower Facilities*

Verizon Wireless did not identify any existing feasible structures in the vicinity suitable for mounting its antennas. To address the Significant Gap in coverage, the company evaluated thirteen potential locations for a new wireless facility.

In 2020, after receiving no interest from potential site candidates, Verizon approached the City regarding the possibility of installing equipment at the existing flagpole location or establishing a freestanding installation within the public right-of-way. At that time, the City did not support either option, and the search for additional viable candidates continued.

The proposed site will substantially improve in-building coverage and overall capacity within Downtown Carpinteria and will provide critical offload to surrounding sectors. Specifically, it will relieve network demand on the Carpinteria Alpha and Beta sites by serving the dense downtown core. Downtown Carpinteria is a concentrated commercial district with numerous restaurants and retail establishments, drawing significant foot traffic from both residents and visitors. Enhancing in-building service and Fixed Wireless Access (FWA) capacity in this area is essential to improving overall customer experience and maintaining reliable network performance.

## 1. Proposed Facility

### *Primary Candidate: Sushi Teri*

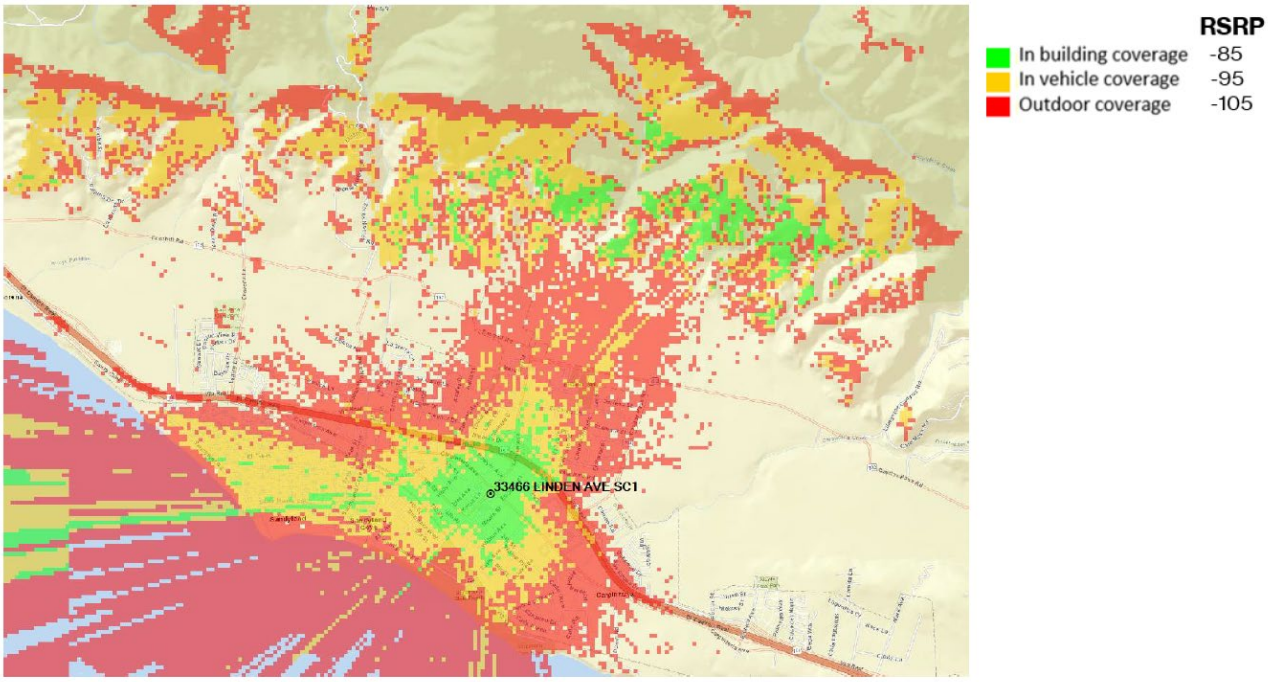
- **Address**: 912 Linden Ave, Carpinteria, CA 93013
- **Coordinates**: 34° 23'54.88" N, -119° 31'6.72" W
- **Zoning**: Central Business District (CB)
- **Design**: Rooftop collocation with screened parapet-mounted antennas and concealed ground equipment.
- **Height**: Below the 35-ft zoning maximum; variance not required.




This location presents minimal visual and noise impact, is architecturally compatible, and is located precisely where RF engineers identified a coverage/capacity deficiency.

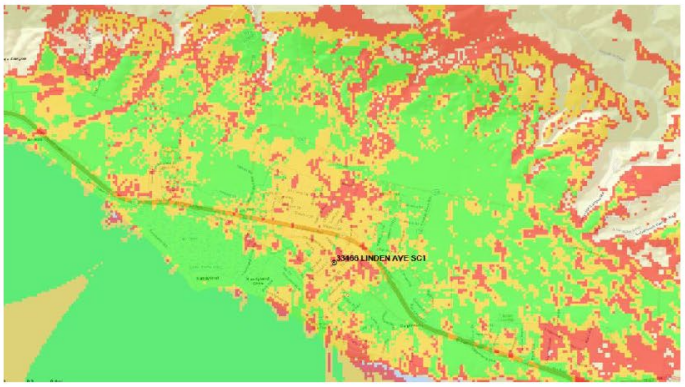
The antennas will be concealed within FRP on the existing rooftop.

# Linden Ave SC1 Overall Coverage – Site Only

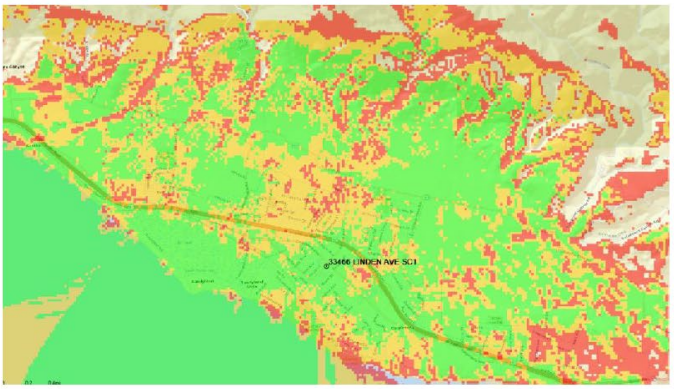


**Overall Area**

Current AWS Coverage




AWS Coverage w/ NB

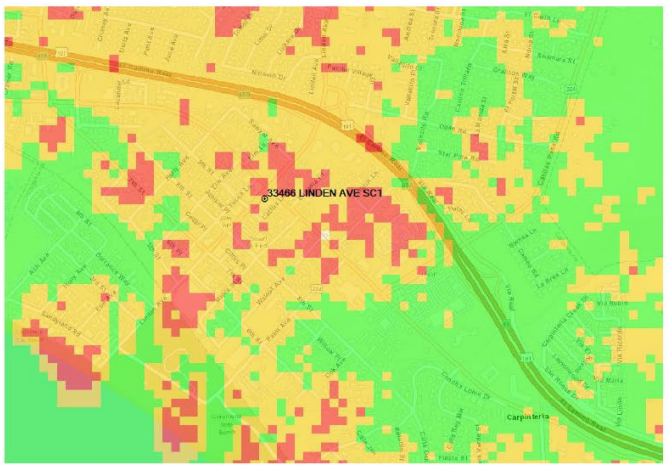



**RSRP**

| | |
|---|---|
| In building coverage | -85 |
| In vehicle coverage | -95 |
| Outdoor coverage | -105 |

**Immediate Coverage**

Current AWS Coverage




AWS Coverage w/ NB




**RSRP**

| | |
|---|---|
| In building coverage | -85 |
| In vehicle coverage | -95 |
| Outdoor coverage | -105 |

2. **Former Candidate: Taron Properties**

- **Address**: 801 Linden Ave
- **Coordinates**: 34°23'52.58"N, -119°31'11.97"W
- **Design**: Rooftop small cell
- **Status**: Originally interested. After project was placed on hold, ownership changed, and new landlord declined participation.



3. **Former Candidate: Mazzetti**

- **Address**: 890 Linden Ave
- **Coordinates**: 34°23'52.57"N, - 119°31'8.53"W
- **Design**: Rooftop small cell
- **Status**: Negotiations failed; landlord unresponsive to further engagement.
- **RF Acceptance**: Adequate but site was not pursued due to leasing issues and not agreeing on rent. The landlords attorney did the negotiations.



4. Former Candidate: Bennet

- **Address**: 701 Linden Ave
- **Coordinates**: 34°23'50.18"N, -119°31'14.81"W
- **Design**: Rooftop collocation with screened parapet-mounted antennas
- **Status**: Candidate stopped responding after initial site visit and discussions.
- **RF Acceptance**: Adequate but site was not pursued due to leasing issues. There were 8 entities revieing the lease and could not come to an agreement.



5. Ngo

- **Address**: 873 Linden Ave
- **Coordinates**:  34°23'53.40"N, -119°31'10.54"W
- **Design**: Rooftop collocation with screened parapet-mounted antennas,
- **Status**: Candidate declined to lease space. Lacking landlord interest, this is not a feasible alternative.



6. Cht LLC

- **Address**: 700 Linden Ave
- **Coordinates**:  34°23'49.52"N, 119°31'12.80"W
- **Design**: Rooftop collocation with screened parapet-mounted antennas,
- **Status**: Candidate was interested in leasing space, but were remodeling and didn't want to incorporate Verizon equipment in their new design. Lacking landlord interest, this is not a feasible alternative.

7. Sivaporn

    - **Address**: 901 Linden Ave
    - **Coordinates**: 34°23'54.67"N, -119°31'9.50"W
    - **Status**: Roof is pitched and won't be able to fit all equipment.

8. Taylor

    - **Address**: 919 Linden Ave
    - **Coordinates**: 34°23'54.97"N, -119°31'8.37"W
    - **Status**: Roof is pitched and won't be able to fit all equipment.

9. Family Trust

    - **Address**: 915 Linden Ave
    - **Coordinates**: 34°23'54.73"N, -119°31'8.63"W
    - **Status**: Roof is pitched and won't be able to fit all equipment.

10. Carpinteria Community Church

    - **Address**: 111 Church Lane. Carpinteria, CA 93013
    - **Coordinates**: 34°23'53.13"N, 119°30'55.20"W
    - **Design**: Church Bell Tower
    - **Status**: Candidate was not interested. Lacking landlord interest, this is not a feasible alternative.

11. Carpinteria Fire District

    - **Address**: 911 Walnut Ave. Carpinteria, CA 93013
    - **Coordinates**: 34°23'48.83"N, 119°31'2.60"W
    - **Design**: Existing equipment tower
    - **Status**: Candidate was not interested. Lacking landlord interest, this is not a feasible alternative.

12. County of Santa Barbara

    - **Address**: 941 Walnut Ave. Carpinteria, CA 93013
    - **Coordinates**: 34°23'50.23"N, 119°31'1.13"W
    - **Design**: Existing equipment tower
    - **Status**: Verizon Wireless sent a letter of interest regarding a lease to the property owner, but received no reply. Lacking landlord interest, this is not a feasible alternative.

13. Sansun Clinic

- **Address**: 4806 Carpinteria Ave. Carpinteria, CA 93013
- **Coordinates**: 34°24'2.43"N, 119°31'11.91"W
- **Design**: Existing Faux Chimney or Rooftop
- **Status**: Verizon Wireless sent a letter of interest regarding a lease to the property owner, but received no reply. Lacking landlord interest, this is not a feasible alternative.

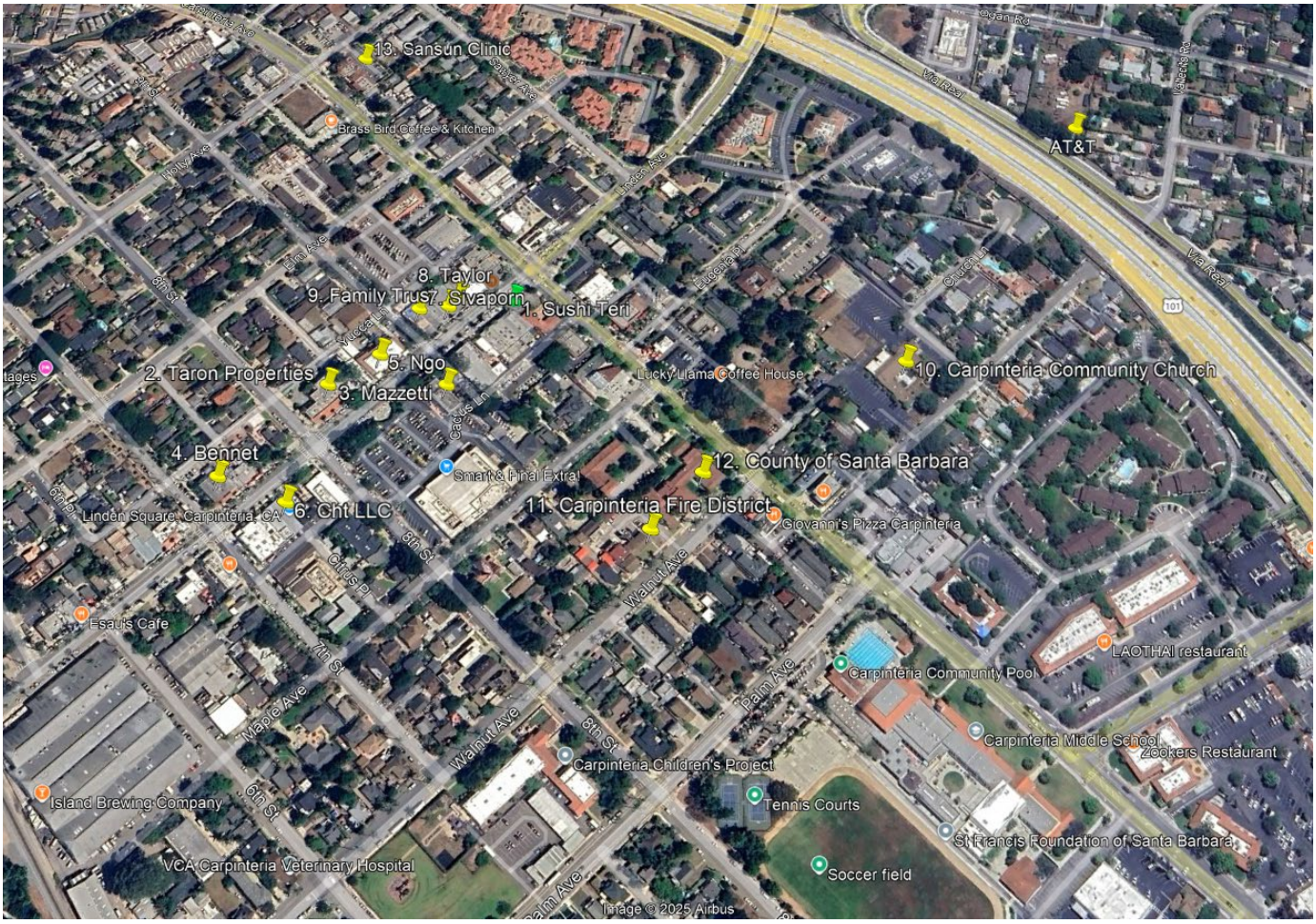
# V. Conclusion

Verizon Wireless has completed a comprehensive evaluation of all available and feasible properties within the SC01 search ring in Carpinteria. After an extensive multi-candidate review, the property at 912 Linden Avenue is the only location that meets essential RF engineering objectives, complies with local zoning requirements, and includes a willing property owner.

The proposed facility represents the least intrusive and most site-appropriate solution to address the documented service deficiency recognized under FCC guidelines. The design utilizes a rooftop-integrated approach to minimize visual impact, maintain architectural consistency with the existing building, and blend with surrounding commercial structures along Linden Avenue. The project has been developed to meet all applicable zoning and Conditional Use Permit (CUP) standards.

Verizon Wireless respectfully submits this **Alternative Candidate Analysis** in support of the Conditional Use Permit application for the 912 Linden Avenue site. No viable collocation opportunities exist within the area, and the proposed installation is located more than 0.25 miles from the nearest existing communications facility.

**Alternatives Map**



**Map showing Eugenia Pl area is too close to an existing site:**

An ARB member requested that Eugenia Place be looked at. There is another carrier site too close to that location. That AT&T tower is outside of what Verizon needs for their coverage gap.



# Attachment H

# Phase I/II Historic Resources Technical Report, EBI Consulting

**Verizon Wireless Telecommunications Facility**
**25-2336-CUP/CDP**

**February2, 2026**

# Phase 1-2 Historical Resources Technical Report

912 Linden Ave, Carpinteria CA 93013 (Santa Barbara County)
(APN 003-263-029)

Prepared by:
EBI Consulting
21 B Street
Burlington, MA 01803

Authors: Anna Claspy, Maureen A. Bowman, and Caitlin Mee

June 2025



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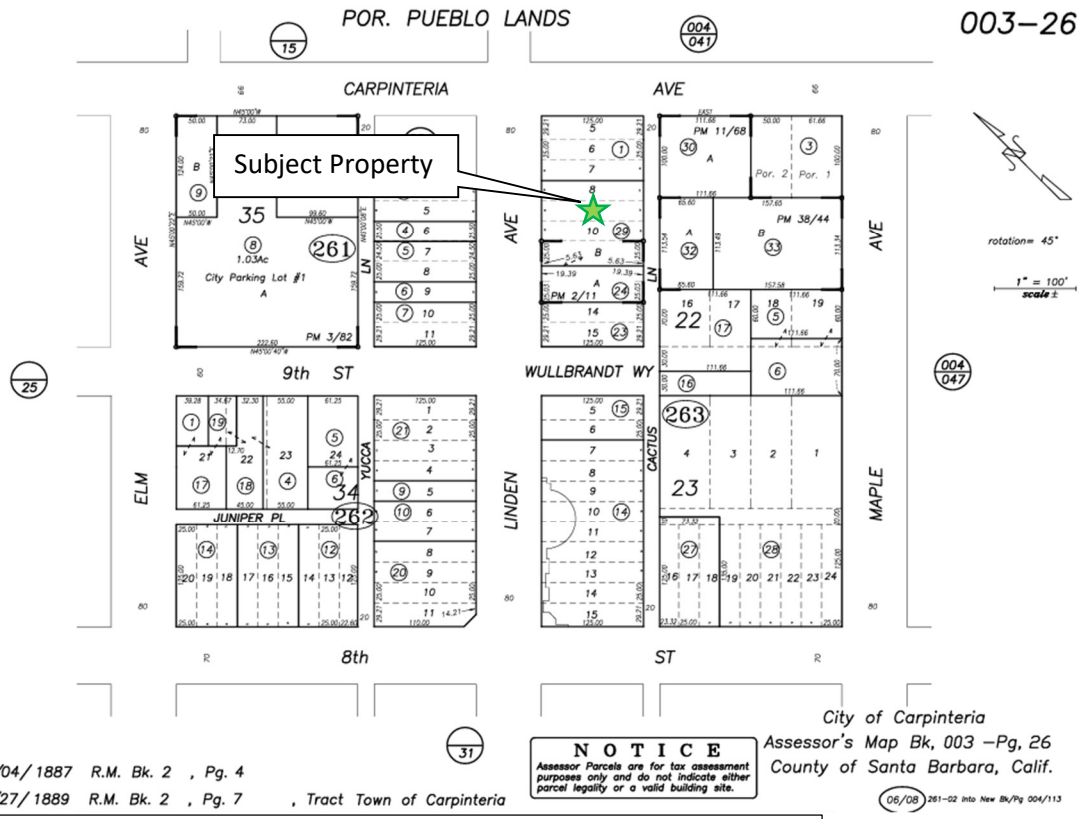
**Appendix A: Project Plans**

**Appendix B: Photographs**

## 1.0 INTRODUCTION

This Phase 1 -2 Historic Resources Technical Report is for the 0.3-acre property at 912 Linden Avenue, City of Carpinteria, Santa Barbara County, California (APN 003-263-029) (Maps 1 & 2). This report, prepared for Verizon Wireless evaluates a proposed project to collocate telecommunications antennas on the building. Anna Claspy, Maureen A. Bowman, and Caitlin Mee authored this report, following the guidelines for historic resource studies set forth by the City of Carpinteria.


USGS
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY
US Topo
CARPINTERIA QUADRANGLE
CALIFORNIA - SANTA BARBARA COUNTY
7.5-MINUTE SERIES
T5N R26W
T5N R25W
T4N R26W
T4N R25W
T4N R24W
LOS PADRES NATIONAL FOREST
Santa Ynez Mountains
Tarantula Canyon
Tarantula Canyon
Arroyo Paredon
Arroyo Parida
Arroyo Parida
Arroyo Parida




**Map 2**: Assessor's map showing Subject Property, located at green star.

### 1.1 Regulatory Setting

California Environmental Quality Act (CEQA) Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, per se, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant.

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory;
- The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements;
- The resource is evaluated and determined by the Office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523; and
- If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or

ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, per se, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant. According to CEQA, in determining potential impacts on historical resources under CEQA, projects are reviewed using the Secretary of the Interior's Standards (Standards). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired." The setting of a resource should also be considered in that it too may contribute to the significance of the resource, as impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

CEQA Section 15064.5 defines historical resources as follows:

(1) *A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).*

There are several ways in which a resource can be listed in the California Register, which are codified under Title 14 CCR, Section 4851.

- A resource can be listed in the California Register by the State Historical Resources Commission.
- If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.
- If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.

(2) A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory.
- The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.
- The resource is evaluated and determined by the Office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.
- If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does

not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts a "historical resource." Section 15064.5(b)(3) states:

“Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.”

Section 15064.5(a)(4) of the CEQA Guidelines states:

"The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development. These include impacts to listed or potential historic resources. The California Environmental Quality Act (CEQA) mandates that a proposed project’s impacts to historic resources be assessed. Historic resources are defined in Public Resource Code as follows:

§5020.1: “Properties listed in, or determined eligible for listing in the California Register of Historical Resources.” In order to be eligible for listing, a resource must meet one or more of the following criteria to be eligible for listing: A) Is associated with events that have made a significant contribution to the broad patterns of California’s History and Cultural Heritage. B) Is associated with the lives of persons important in our past; C) Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; and D) Has yielded, or may be likely to yield information important to history or prehistory.”

§5021.1(k): Properties included in “local registers of historic resources.” According to Section 5021.k local registers include the following: “a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as either properties designated as landmarks per local ordinances (or resolutions) or properties included in a survey of historical resources that meets the standards of the Office of Historic Preservation (SHPO) for such studies.

The register also includes properties that have formally been listed in the National Register of Historic Resources or determined eligible for listing in the National Register of Historic Places. Properties eligible for listing in the National Register must meet one of the following criteria to be eligible for listing:

A) are associated with events that have made significant contributions to the broad patterns of our history;

B) are associated with the lives of persons significant in our past;
C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction;
D) have yielded, or may be likely to yield, information important in prehistory or history.

The following guidelines enacted by the County of Santa Barbara are used by the City of Carpinteria to identify significant historic resources.

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element: 1986, Revised January 1993). A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting: b) is at least fifty years old; c) demonstrates one or more of the following:

1) Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation;
2) was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation;
3) is associated with a particular architectural style or building type important to the community, state, or nation;
4) embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;
5) is associated with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;
6) illustrates broad patterns of cultural, social, political, economic, or industrial history;
7) is a feature or cluster of features which a sense of time and place that are important to the community, state, or nation;
8) is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.

### 1.2 Summary of Findings

The building at 912 Linden Avenue is a significant historic resource for the purposes of environmental review. The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, project impacts to significant historic resources are less than significant (Class III).

## 2.0 THE PROPOSED PROJECT

Verizon Wireless proposes to collocate a telecommunications facility on the Subject Property building. The facility will consist of the installation of nine (9) new panel antennas and one (1) GPS antenna at 24 feet and 29 feet above ground level (overall building height 34.7 feet). Additional support equipment will be installed, including screening walls surrounding the antennas.

Project plans are found in Appendix A of this report.

**3.0 HISTORIC CONTEXT**

The Subject Property building is located in downtown Carpinteria within the historic commercial corridor along Linden Ave. Chumash Indians were the primary resident of the Carpinteria area for thousands of years. Historically, the Chumash referred to the area as "Mishapshnow", or "correspondence", as it was a center for trade. In 1769, Gaspar de Portola visited the region. Portola's expedition dubbed the area "La Carpinteria", meaning "the carpentry shop" in Spanish, from witnessing Chumash displaying their woodworking skills making canoes out of driftwood. The town remained a small seaside farming community until 1912, with the establishment of Rincon Road, a causeway connecting the community to Southern California, and the Carpinteria Tar Pits, local asphalt mines. This asphalt was important to the construction of the nearby coastal highway. Development steadily increased to accommodate hundreds of new miners entering the area with their families as well as an increase in traffic and visitors. The downtown was further developed with the establishment of a newspaper, hotels and businesses. Carpinteria beach was designated public in 1941 and began to draw tourists, marketing itself as the "World's Safest Beach."

Early commercial development on Linden Ave during the turn of the 20th century included the Palm's Hotel. Constructed in the 1890s, the Palm's was destroyed by a fire in 1894 and was reconstructed shortly afterwards. The Carpinteria Valley Museum of History has photographic records of Linden Ave dating to the 1910s that show the early development of the downtown that exists today. Photo records from ca. 1940 show a one-story commercial building at the corner of Linden and Carpinteria Avenue with a corner access. The record notes that the subject building during this time was "a fountain lunch" and a food market. A gas station with covered terracotta roof awning and glass gas pumps is located beside it. In this photo the clock tower is not extant.

Businesses in the area included a bank, across the street to the north of the Subject Property (now demolished), a service station to the east (demolished), and a car dealership to the southwest (still standing but altered). A 1941 Carpinteria Herald article celebrates the construction of the A.G. Wood building noting the building being 110 feet long by 80 feet deep. The building housed "four firms, the Valley Market, Hamilton Cleaners, Rodriguez's Barber Shop, and Ford's 10 and 25." It is unknown when the clock tower was added to the corner storefront. The building continues to operate as a restaurant today (within the main, northern storefront), with two additional shops in the smaller storefronts facing Linden Ave.

**4.0 PROPERTY DESCRIPTION**

912 Linden Ave is a one-story commercial block building with five storefronts within a 0.3-acre lot. The building was constructed in ca. 1940 under the direction of Mr. and Mrs. A. G. Wood. The building's overall massing is rectangular with a flat roofline, and it occupies nearly the entirety of the lot. The building is flanked by a mid-20th Century commercial building with parking lot and a sushi restaurant along the southwest side of the building, both of which are on separate parcels.

The exterior is clad in painted stucco. The building features a prominent clock tower with stepped geometric parapet. A flat awning wraps over the north corner entrance around to the northwest street facing elevation. Fenestration along the northwest elevation consists of fixed-panel storefront windows with transoms. A band of clerestory windows provides light along the northeast facing elevation. Loading docks with garage doors are located on the building's rear (southeast) façade accessible via Cactus Lane. The building is largely utilitarian with modest Art Deco architecture features including the

stepped, geometric form of the tower at the northern corner, streamlined and sleek design, and horizontal banding.

Changes to the building itself appear to be relatively minimal and reversible, including changes to signage and painting. The building has therefore maintained good historical integrity. The resource is situated within Carpinteria's historic commercial core. The overall setting includes urban infrastructure such as sidewalks and divided roads. Palm trees and other decorative medium sized trees line the sidewalks.

**5.0 SIGNIFICANCE ASSESSMENT**

**5.1 National Register of Historic Places Eligibility Evaluation**

The property was evaluated under National Register of Historic Places Criterion A for its potential significance as part of any historic trends or events that may have made an important contribution to the broad patterns of our history. The building serves as one of the keystone commercial buildings on Linden Avenue, part of Carpinteria's historic core. The building was constructed during a period of modernization and was touted as the largest in the area during its construction. The Wood building also housed some of Carpinteria's early businesses and served as a seaside attraction. *Due to the subject building's connection to the modernization and economic development of the seaside town to a small city, the property appears to meet the criteria for significance under Criterion A: Event.*

The property was evaluated under National Register of Historic Places Criterion B for its potential significance and association with a person of importance in national history. No consequential information was found about a particular person associated with the property that would suggest it is historically significant to the level necessary for meeting the criteria for the National Register of Historic Places. *Therefore, the property does not appear to meet the criteria for significance under Criterion B: Person.*

The property was evaluated based on NRHP Criterion C for its potential historic significance based on architecture. The subject property was designed by Santa Barbara- based architecture and planning firm Soule & Murphey. Soule & Murphy also designed the Santa Barbara public library building, developed a landscape plan for the Goleta Campus of Santa Barbara, the Carpinteria Community Church, and many other institutional, municipal, and residential buildings. Most of their buildings were designed in the Mission Revival Style popular throughout California, especially among coastal communities, during the 1920s. In contrast, the subject building, constructed circa 1940 emulated elements of the Art Deco style as evidenced by the smooth stucco wall surface, stepped geometric parapet, and clock tower creating a vertical emphasis. An early photograph of the subject building shows the clock tower is not original to its construction; however, it was likely added shortly after it was built. *Although the resource represents an identifiable historic architectural style it is not an exceptional example of the style in the City of Carpinteria or within the state or national levels. As a result, the resource does not appear to meet the criteria for listing in the NRHP under Criterion C for architecture.*

The property was evaluated under National Register of Historic Places Criterion D for its potential significance and its ability to convey information. The Subject Property building does not and is not likely to yield information important to history. In order for buildings, structures, or objects to be considered significant under Criterion D, they need to "be, or must have been, the principal source of information." This is not the case for the Subject Property building. *Therefore, the property does not appear to meet the criteria for significance under Criterion D: Information Potential.*

**5.2 California Register of Historical Resource Evaluation**
The property was evaluated under California Register of Historical Resources Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. As noted in the National Register of Historic Places Eligibility Evaluation, the building was constructed ca. 1940 and represents significant community development in Carpinteria in its transition to a modern city. As a result of the building's connection to this pivotal period in Carpinteria's history, the property does appear to meet the criteria for significance under Criterion 1.

The property was evaluated under California Register of Historical Resources Criterion 2 for its potential significance and association with a person of importance in our past. No consequential information was found about a particular person associated with the property that would suggest it is historically significant to the level necessary for meeting the criteria for the National Register of Historic Places. Therefore, the property does not appear to meet the criteria for significance under Criterion 2.

The property was evaluated under California Register of Historical Resources Criterion 3 for embodiment of the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values. The building was designed by Santa Barbara firm Soule & Murphy; it displays modest features of Art Deco architecture. Although the building's clock tower is unique in the city and is a historic alteration, the building overall does not appear to exhibit significant Art Deco features. Therefore, the property does not appear to meet the criteria for significance under Criterion 3.

The property was evaluated under California Register of Historical Resources Criterion 4 for its potential significance and its ability to convey information. The Subject Property building does not and is not likely to convey information important to history. Therefore, the property does not appear to meet the criteria for significance under Criterion 4.

*In summary, the property appears to qualify for both the National Register of Historic Places (Criterion A) and the California Register of Historical Resources (Criterion 1) for its connection to historical events in Carpinteria. A CA BERD status code of 3S is recommended.*

**5.3 City of Carpinteria Significance Criteria**
The City of Carpinteria uses the County of Santa Barbara Cultural Resource Guidelines outlined in the County's Historic Resource Element and the guidance for historic property studies detailed in the California Environmental Quality Act to assess a property's potential historical significance:

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element: 1986, Revised January 1993).

A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old; c) demonstrates one or more of the following:

1. Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation;
2. was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation;

3. is associated with a particular architectural style or building type important to the community, state, or nation;
4. embodies elements demonstrating a) outstanding attention to design, detail, and craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;
5. is associated with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;
6. illustrates broad patterns of cultural, social, political, economic, or industrial history;
7. is a feature or cluster of features with a sense of time and place that are important to the community, state, or nation;
8. is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.

Based on the above criteria and as discussed in the above National- and State-level evaluations, the building is a significant historical resource, due to the subject building's connection to the modernization and economic development of the seaside town to a small city, meeting Criterion C6 (illustrating broad patterns of cultural, social, political, economic, or industrial history).

**5.4 Integrity Considerations**

Integrity means that the resource retains the essential qualities of its historic character. The guidelines recognize the following seven components of integrity: location, design, setting materials, workmanship, feeling, and association.

The resource was evaluated based on its ability to convey historic significance in the areas of location, design, setting, materials, workmanship, feeling, and association. The resource remains in its historic place of construction; therefore, it retains integrity in the area of location. The resource also retains integrity within the area of setting due to its downtown commercial location. No major intrusions have been developed within the immediate setting of the resource. The building has not been egregiously altered over time and continues to operate as a commercial property. Therefore, the resource retains its integrity in the areas of design, materials, workmanship, feeling, and association.

**5.5 Summary Statement of Integrity and Significance**

The building at 912 Linden Avenue, meets Criterion 6 at the City of Carpinteria level, making it eligible for listing as a Structure of Merit. It also meets Criterion 1 for listing in the California Register of Historical Resources and Criterion A for the National Register of Historic Places. Therefore, 912 Linden Avenue is considered a significant historical resource per CEQA Guidelines Sections 5024.1 and 15064.5.

**6.0 EVALUATION OF PROJECT IMPACTS**

The following section of the report will evaluate the impact of the proposed Project on the significant resources identified in this report. Potential adverse impacts include alterations or changes that result in changes to a resource or its setting that diminish those qualities that justify its potential listing as a significant historic resource at the County of Santa Barbara, state, and national levels. Please refer to Section 2 of this report for an overview of the regulatory setting for the Project. Please see Section 1 of this report for a project description and Appendix A for project plans.

State CEQA Guidelines #15064.5(a) for determining the significance of impacts on historic resources:

Historical resources are broadly defined as those cultural resources considered significant under CEQA and may include sites, objects, structures, buildings, etc. Historical resources may be prehistoric or historic in age and may be archaeological resources, part of the existing built environment, other important historic resource, or a tribal cultural resource, such as a sacred space. The CEQA Guidelines identify what qualifies as a significant historical resource for environmental review. CEQA Guidelines Section 15064.5(a) of the State CEQA Guideline defines "historical resource." Resources that meet this definition are significant. Public Resources Code Sections 5020-5029.5 also contain many important definitions of terms used in the code section below, including historical resources, the California Register of Historical Resources, the State Historical Resources Commission, and the State Office of Historical Preservation.

CEQA defines material impairment of a historic resource as follows:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;
(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the Project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA (Public Resources Code 15064.5 (b2).
(D) (D)Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall be considered as mitigated to a level of less than significant.
(E) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of a historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

The Project proposes exterior alterations to the building at 912 Linden Avenue. Please refer to Section 2.0 for a project description. Under the Standards, this Project is defined as rehabilitation. The Standards define rehabilitation as follows:

Rehabilitation is defined as the act or process of making possible a compatible use for property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

The following standards developed by the National Park Service to evaluate rehabilitation projects will guide the evaluation of the proposed Project:

Secretary of the Interior's Standards for Rehabilitation

1) A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7) Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10) New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

**6.1 Application of the Secretary of Interior's Standards to the Project**
The following section of the report applies the Secretary of the Interior's Standards to the Project.

**Standard 1:** A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property will continue to be used as a commercial building and restaurant. The telecommunications collocation will be located on the exterior of the building and will not impact its functioning as a commercial space. Therefore, Standard 1 will be met.

**Standard 2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

No historic materials will be removed from the building. The collocation will be located behind new, proposed screening walls that are not expected to diminish the historic character of the property. Furthermore, the screening walls are not expected to be permanent and do not require the removal of any materials. Although the massing of the clock tower will be altered, it will retain the distinctive stepped design while avoiding damage to the historical fabric of the building. Therefore, Standard 2 will be met.

**Standard 3:** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed antennas will be located behind screening walls, which will diminish the overall visual impact; antennas will not be individually visible. No other decorative architectural elements will be added. Therefore, Standard 3 will be met.

**Standard 4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Part of the collocation will be located at the clock tower, which is not original to the building but was added shortly after its construction and is a distinctive feature. The collocation will not require materials to be removed from the clock tower. The proposed screening wall will add a step in the geometric design of the clock tower, which will slightly change its visual profile. Although the massing of the clock tower will be slightly altered as noted above, the stepped design, which is a character-defining feature of the building, will be retained. The proposed screening walls will be painted to match the color of the building in order to minimize this impact. However, the original materials are not expected to be damaged and will remain preserved. Therefore, Standard 4 will be met.

**Standard 5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

As noted above in Standard 4, the characteristic clock tower will be collocated on. Its distinctive geometric stepped construction will be slightly altered. However, it will retain the general design of the steps and all of the original materials will be preserved. Additionally, the collocation is expected to be fully reversible. Therefore, Standard 5 will be met.

**Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

No repair or replacement of materials is proposed within the scope of work of the project. Therefore, Standard 6 does not apply.

**Standard 7:** Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical and physical treatments are proposed for the original portion of the building within the scope-of-work of the project. Therefore, Standard 7 does not apply.

**Standard 8:** Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No ground disturbance is proposed for this undertaking. Therefore, Standard 8 does not apply.

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.

The proposed installation will consist of collocated equipment added on to the building and does not require the destruction of historic materials. As noted above, the proposed screening walls will be painted to match the color of the surrounding building and will minimize the visual impact of the collocation. Therefore, Standard 9 will be met.

**Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired.

As noted above, the undertaking will not involve the removal of any of the building's original materials and is expected to be fully reversible. Therefore, Standard 10 will be met.

This Historic Resources Technical Report has concluded that the proposed Project at 912 Linden Avenue meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed Project's impacts on significant historic resources do not meet the definition of material impairment under CEQA Section 15064.5. After implementing the approved Project, the study property would maintain its status as an eligible for listing on the NRHP (recommended Status Code 3S).

## 7.0 SUMMARY AND CONCLUSIONS

The Phase 1 component of the report concluded that the building at 912 Linden Avenue is a significant resource for environmental review. The Phase 2 component of the Historic Resources Technical Report has concluded the building located at 912 Linden Avenue is a significant historic resource at the City of Carpinteria level and for CEQA review. The impact of the proposed Project on the historic resource was assessed by applying the Secretary of Interior's Standards for Rehabilitation. The analysis concluded that the proposed Project is consistent with the Secretary of the Interior's Standards for Rehabilitation guidance.

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National Park Service, The Secretary of the Interior's Standards for the Treatment of Historic Properties. Brochure, Preservation Assistance Division, Washington D.C.
Association of Environmental Professionals, California Environmental Quality Act Statute and Guidelines (2025 publication). Brochure, Palm Desert, CA.

**Appendix A: Project Plans**

[Insert Project Plans Here]

**Appendix B: Photos**




1. View of the Subject Property facing south.




2. View of the Subject Property facing southwest.




3. View of the Subject Property facing northwest.



4. View of the Subject Property facing east.




5. Historical photograph dated “1950s” with the Subject Property building in the background, partially obscured by palm trees, facing northeast. Via Coastal View News.



6. Historic image from ca.1940s of the subject building and adjacent gas station. Note the absence of the clock tower.

BUSINESS - SERVICE STATIONS (Seaside Gasoline Station)

BUSINESS - Seaside Gasoline Station market & fountain Lunch

SUBJECT(S): ROADS - Linden CATALOG NO.: 79.105.6

OBJECT: PHOTOGRAPH

X COPY ___ ORIGINAL ___ SLIDE ___ OTHER (EXPLAIN 35mm neg and contact.

___ COLOR X BLACK & WHITE ___ SEPIA ___ OTHER (EXPLAIN _____



SIZE: Orig. 11.4 X 19 cm.
Copy 35 mm.

DATE: 30 40 SOURCE OF DATE: M. M. Deaderick
19~~30~~ to ~~30~~
? Negative repaired and copied by M. M. Deaderick

PHOTOGRAPHER: Museum neg by R. S. DeLand. DONOR: M. M. Deaderick

CONDITION: Excellent

~~PREVIOUS INSCRIPTION~~ DESCRIPTION: This is the Seaside Gasoline station at Linden at Carpinteria Ave. A fountain lunch is behind it as is a food market. The fuel pumps have glass them. Linden Avenue is in the foreground.

CAT.: Robert S. DeLand DATE: Aug 15, 1979

*NOTE: TYP.: R. S. DeLand DATE: Aug 16, 1979

7. Inventory card with information regarding the photo above (via Carpinteria Historical Museum)

BUSINESS - THEATER

ROADS - CARPINTERIA AVE. (Elm to Maple)

SUBJECT: TRANSPORTATION - CARS CATALOG NO.: 80.28.2
BUSINESS - PINE HAVEN MOTEL & COFFEE SHOP, DEL MAR CAFE, THEATER, ETC.

OBJECT: Postcard TYPE: Original COLOR: B & W



SIZE: 8.9 X 13.8 cm.

DATE: 1939 - 1950 SOURCE OF DATE: Type of Automobiles seen

PHOTOGRAPHER: ? DONOR: Nora Thall

CONDITION: Excellent

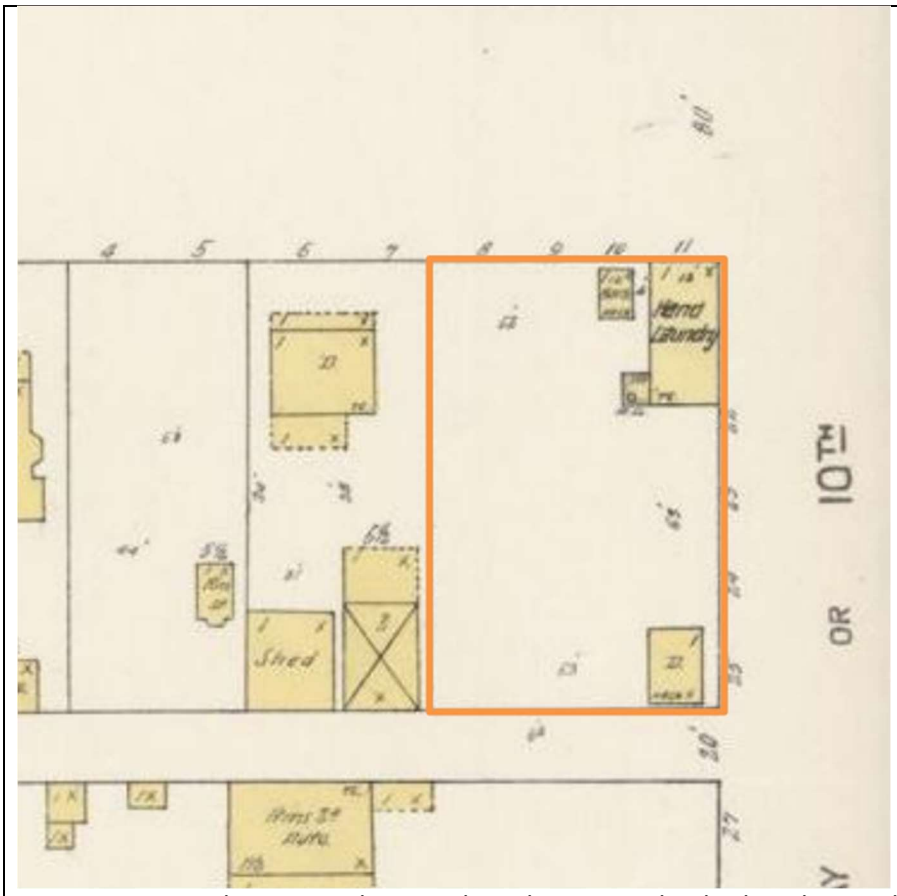
PREVIOUS INSCRIPTION: FRONT: "COAST HIGHWAY - CARPINTERIA B-144".

DESCRIPTION: This is a view of Carpinteria Ave., from Elm street looking East. Linden is the first intersection. Some businesses are seen on both side of the street.

NOTE:

CAT: RSDeLand DATE: 6-12-1980
TYP: RSDeLand DATE: 6-12-1980

8. Inventory card including a small picture of the subject building (noted), circa 1940s or early 1950s (via Carpinteria Historical Museum).




9. 1916 Sanborn Map showing the subject parcel. A barber shop and hand laundry are noted on the lot.

# Attachment I

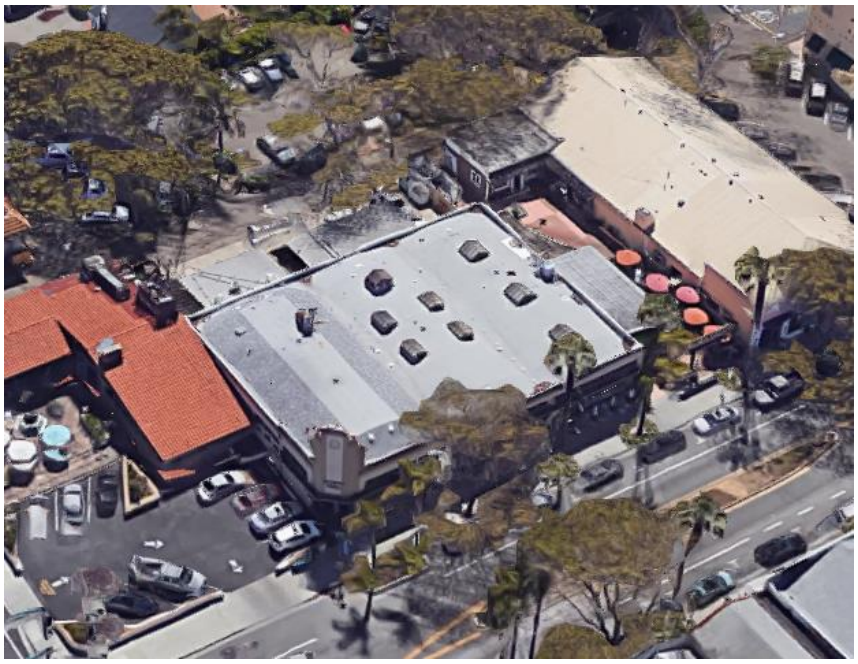
# Radio Frequency - Radio Frequency Emissions Analysis (RF-EA) Report

**Verizon Wireless Telecommunications Facility**
**25-2336-CUP/CDP**

**February2, 2026**

# Radio Frequency Emissions Analysis Report

Verizon Wireless Rooftop Facility
April 7, 2025
**Analysis Format:** Theoretical Calculations



**Site Name:** LINDEN AVE SC1 - Senor Frogs - D
**Site ID:** 616679190
**Site Address:** 912 Linden Ave, Carpinteria, CA 93013

## Statement of Compliance

The site will be compliant with FCC Regulations in all publicly accessible areas upon implementation of the recommended mitigation. Mitigation has been recommended near the antennas to ensure compliance with FCC Regulations in occupational areas.

## Contents

**1. Executive Summary** ..... 3
**2. Antenna Inventory** ..... 4
**3. Mitigation Diagram** ..... 5
**4. RF Exposure Diagrams** ..... 6
**5. Compliance Actions** ..... 18
**Appendix A: FCC Rules & Regulations** ..... 19
**Appendix B: Certifications** ..... 20

## 1. Executive Summary

Centerline has been contracted to provide a Radio Frequency (RF) analysis for the following Verizon Wireless facility to determine whether the facility is in compliance with federal regulations regarding RF emissions. The applicable federal regulations are detailed in Appendix A of this report. This analysis included theoretical emissions calculations for all Verizon Wireless equipment that will be installed at the site.

**Analysis Site Data**

| | |
|---|---|
| **Site ID:** | 616679190 |
| **Site Name:** | LINDEN AVE SC1 - Senor Frogs - D |
| **Site Address:** | 912 Linden Ave, Carpinteria, CA 93013 |
| **Site Latitude:** | 34.398578 |
| **Site Longitude:** | -119.518533 |
| **Facility Type:** | Rooftop |

**Compliance Summary**

Based on the analysis, the proposed Verizon Wireless facility will be compliant in all publicly accessible areas including at ground level and all adjacent structures upon implementation of the recommended mitigation. RF signage and indicative markers have been recommended on the rooftop for the safety of occupational workers, as shown in Section 3. The areas on the rooftop near the antennas depicted in the mitigation diagram in Section 3 should be restricted to authorized personnel who have completed RF safety awareness training.

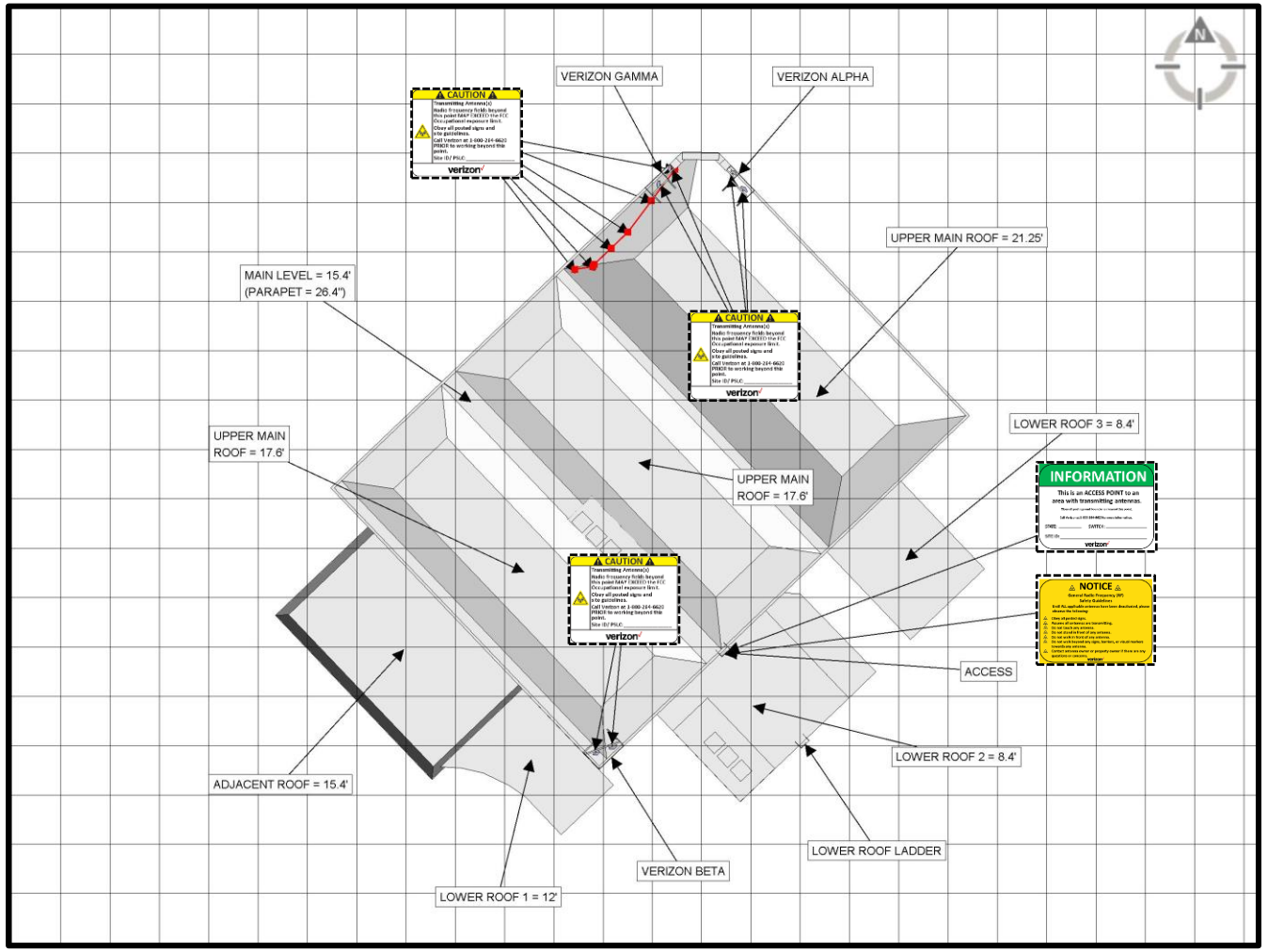
## 2. Antenna Inventory

The table below details the antenna and operating parameter information for Verizon and any other co-located licensees considered in this analysis. Industry standards and/or engineering defaults were used when specific technical information was not available.

| Sector | Operator | Antenna Make | Antenna Model | Frequency Band (MHz) | TX Power / Channel (Watts) | Tx (#) | Gain (dBd) | ERP (Watts) | Az (°) | Antenna Centerline Height (ft) |
|---|---|---|---|---|---|---|---|---|---|---|
| A1 | AT&T | Ericsson | AIR 6419 B77D | NR 3700 | 160 | 2 | 23.55 | 57563.87 | 40 | 29.00 |
| A2 | AT&T | CommScope | NNH4-65A-R6H4 | LTE 700 | 60 | 4 | 11.05 | 3056.41 | 40 | 24.00 |
| A2 | AT&T | CommScope | NNH4-65A-R6H4 | LTE 850 | 60 | 4 | 11.55 | 3429.35 | 40 | 24.00 |
| A2 | AT&T | CommScope | NNH4-65A-R6H4 | LTE 1900 | 60 | 4 | 14.85 | 7331.81 | 40 | 24.00 |
| A2 | AT&T | CommScope | NNH4-65A-R6H4 | AWS - 2100 | 60 | 2 | 15.45 | 4209.02 | 40 | 24.00 |
| A2 | AT&T | CommScope | NNH4-65A-R6H4 | AWS3 - 2100 | 60 | 2 | 15.45 | 4209.02 | 40 | 24.00 |
| B3 | AT&T | CommScope | NNH4-65A-R6H4 | LTE 700 | 60 | 4 | 11.05 | 3056.41 | 160 | 24.00 |
| B3 | AT&T | CommScope | NNH4-65A-R6H4 | LTE 850 | 60 | 4 | 11.55 | 3429.35 | 160 | 24.00 |
| B3 | AT&T | CommScope | NNH4-65A-R6H4 | LTE 1900 | 60 | 4 | 14.85 | 7331.81 | 160 | 24.00 |
| B3 | AT&T | CommScope | NNH4-65A-R6H4 | AWS - 2100 | 60 | 2 | 15.45 | 4209.02 | 160 | 24.00 |
| B3 | AT&T | CommScope | NNH4-65A-R6H4 | AWS3 - 2100 | 60 | 2 | 15.45 | 4209.02 | 160 | 24.00 |
| B4 | AT&T | Ericsson | AIR 6419 B77D | NR 3700 | 20 | 2 | 23.55 | 57563.87 | 160 | 24.00 |
| G5 | AT&T | CommScope | NNH4-65A-R6H4 | LTE 700 | 60 | 4 | 11.05 | 3056.41 | 270 | 24.00 |
| G5 | AT&T | CommScope | NNH4-65A-R6H4 | LTE 850 | 60 | 4 | 11.55 | 3429.35 | 270 | 24.00 |
| G5 | AT&T | CommScope | NNH4-65A-R6H4 | LTE 1900 | 60 | 4 | 14.85 | 7331.81 | 270 | 24.00 |
| G5 | AT&T | CommScope | NNH4-65A-R6H4 | AWS - 2100 | 60 | 2 | 15.45 | 4209.02 | 270 | 24.00 |
| G5 | AT&T | CommScope | NNH4-65A-R6H4 | AWS3 - 2100 | 60 | 2 | 15.45 | 4209.02 | 270 | 24.00 |
| G6 | AT&T | Ericsson | AIR 6419 B77D | NR 3700 | 160 | 2 | 23.55 | 57563.87 | 270 | 29.00 |

***80% duty cycle was used for TDD bands where applicable (C-Band - NR 3700). This is reflected in the ERP column above.***

## 3. Mitigation Diagram




Existing Item

Proposed Item

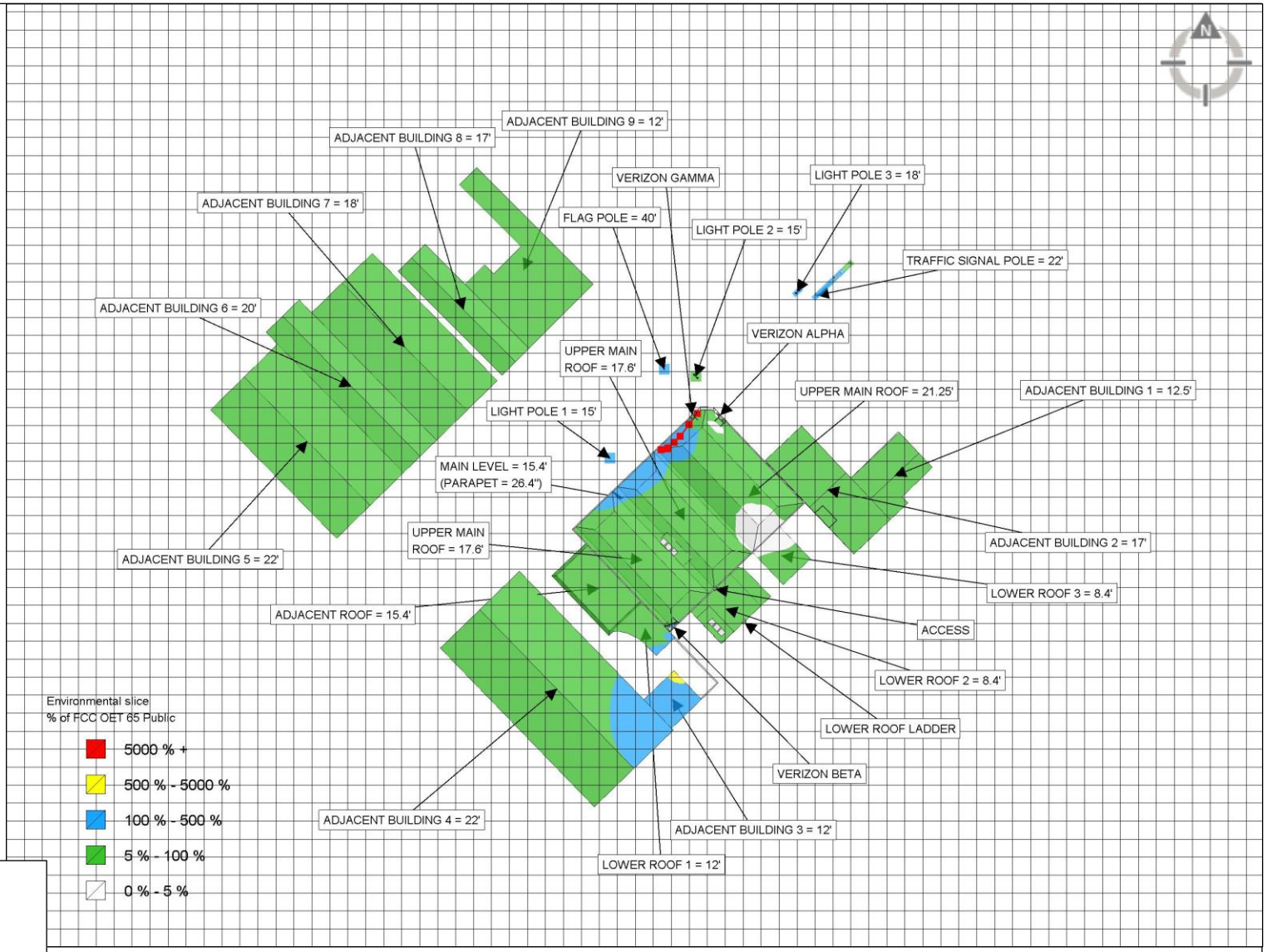
| Signage Count | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| NOTICE | 1 | INFORMATION | 1 | NOTICE | 0 | CAUTION | 12 | WARNING | 0 |

**Signage Diagram**

Signage for:

616679190 / LINDEN AVE SC1 - Senor Frogs - D

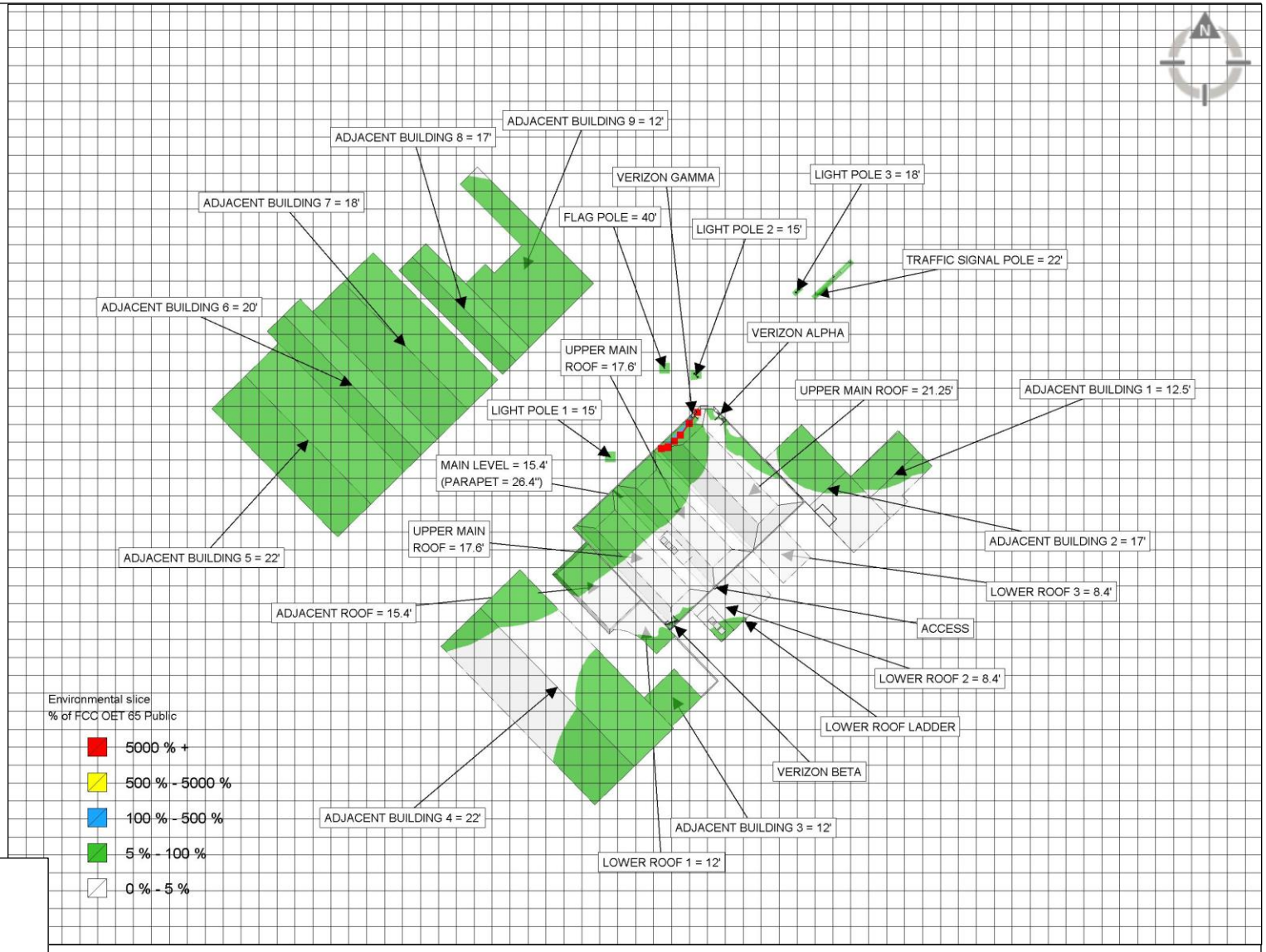
## 4. RF Exposure Diagrams




**Overview – Full Power**

Emissions Thresholds for:

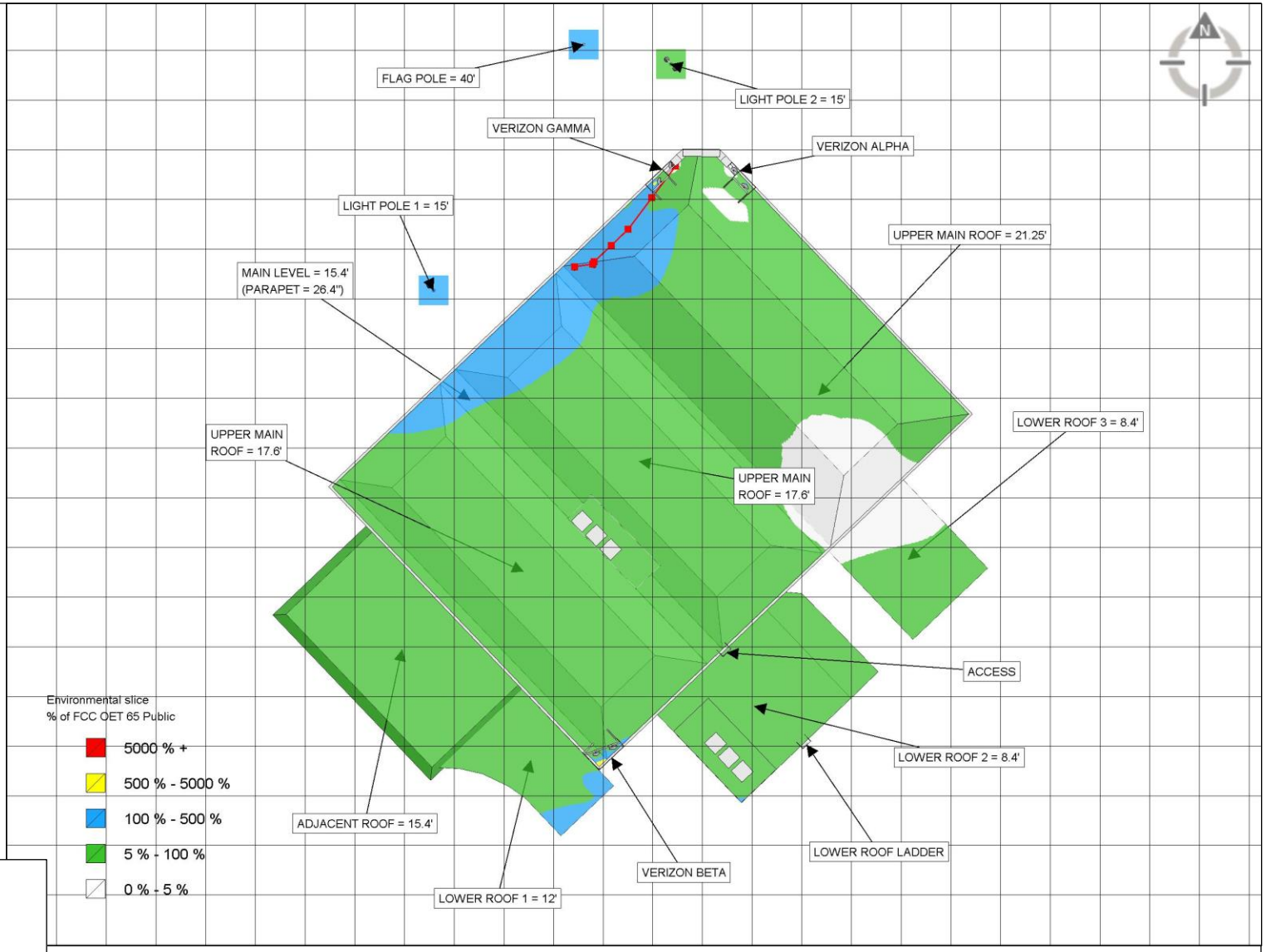
616679190 / LINDEN AVE SC1 - Senor Frogs - D




**Overview – Reduced Power**

Emissions Thresholds for:

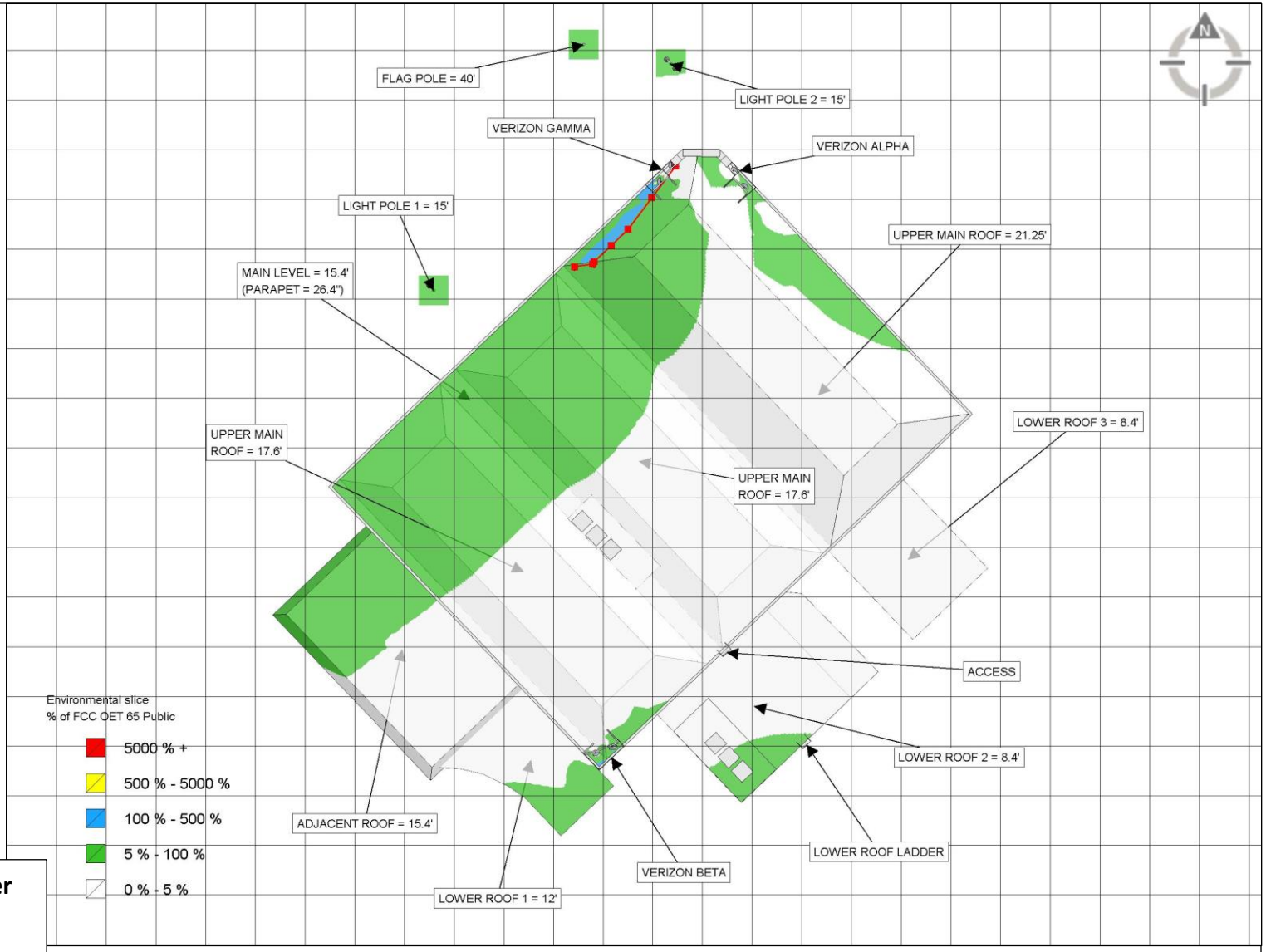
616679190 / LINDEN AVE SC1 - Senor Frogs - D




**Main Building Closeup – Full Power**

Emissions Thresholds for:

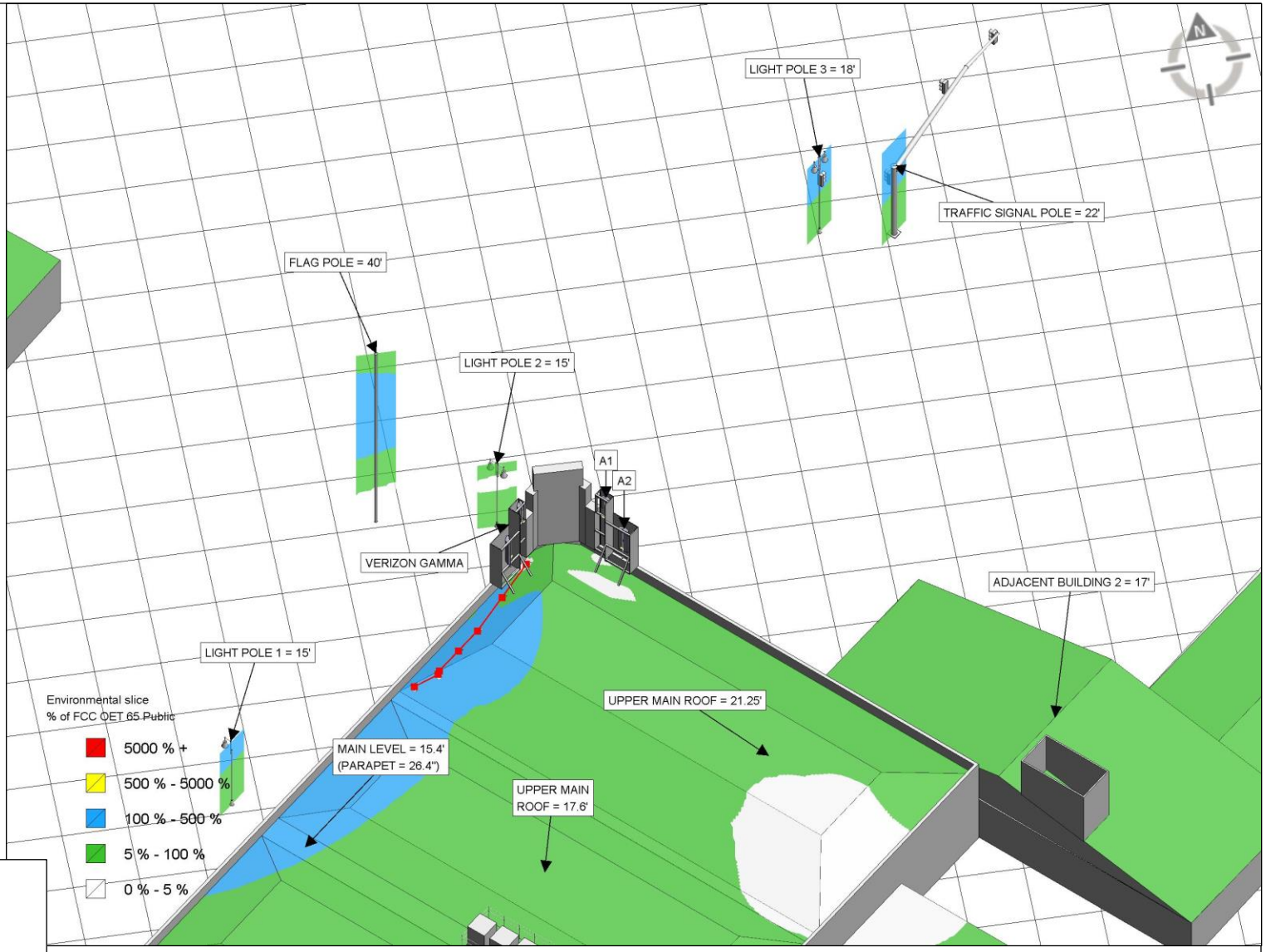
616679190 / LINDEN AVE SC1 - Senor Frogs - D




**Main Building Closeup – Reduced Power**

Emissions Thresholds for:

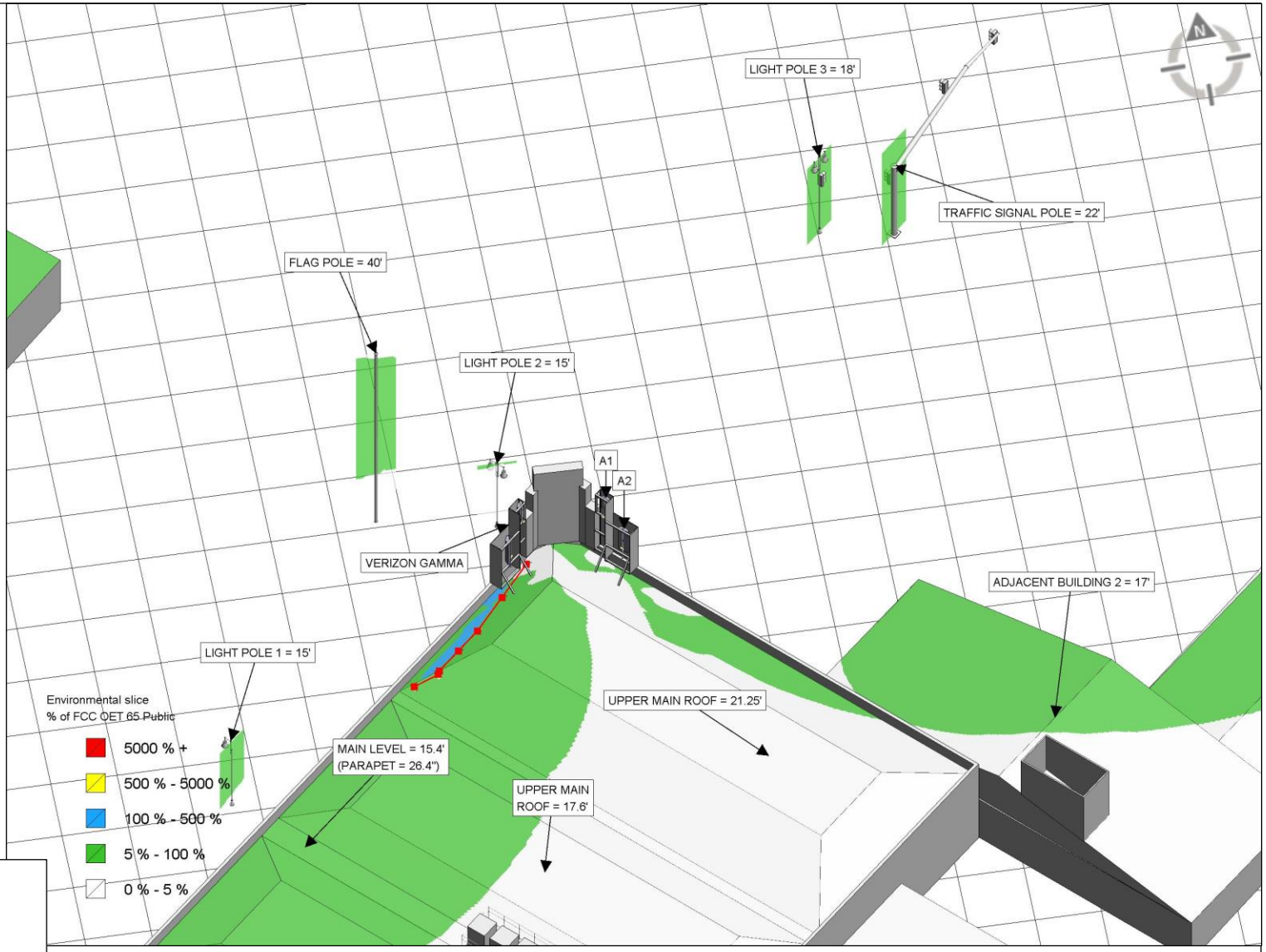
616679190 / LINDEN AVE SC1 - Senor Frogs - D




**Alpha Overview – Full Power**

Emissions Thresholds for:

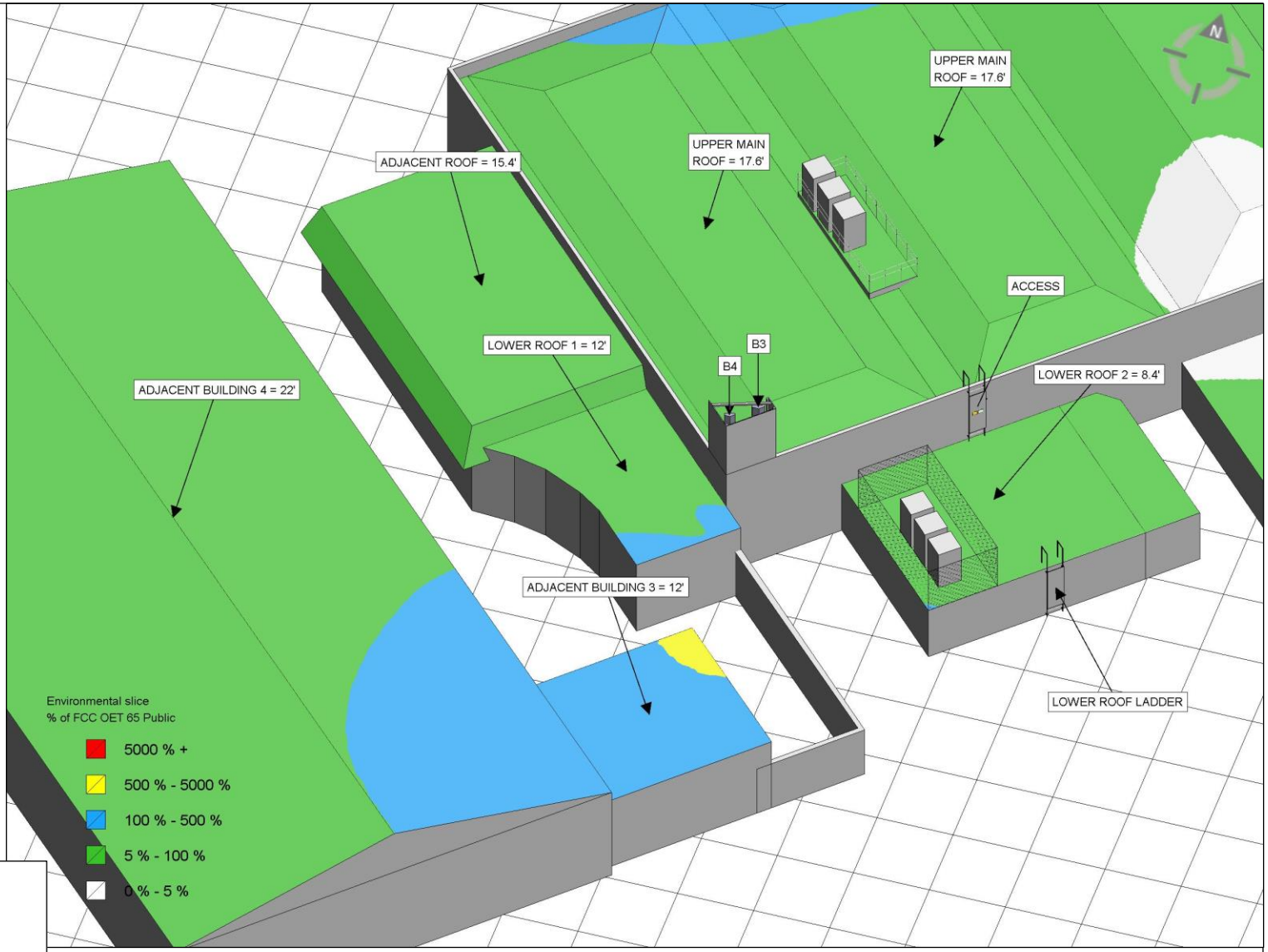
616679190 / LINDEN AVE SC1 - Senor Frogs - D




**Alpha Overview – Reduced Power**

Emissions Thresholds for:

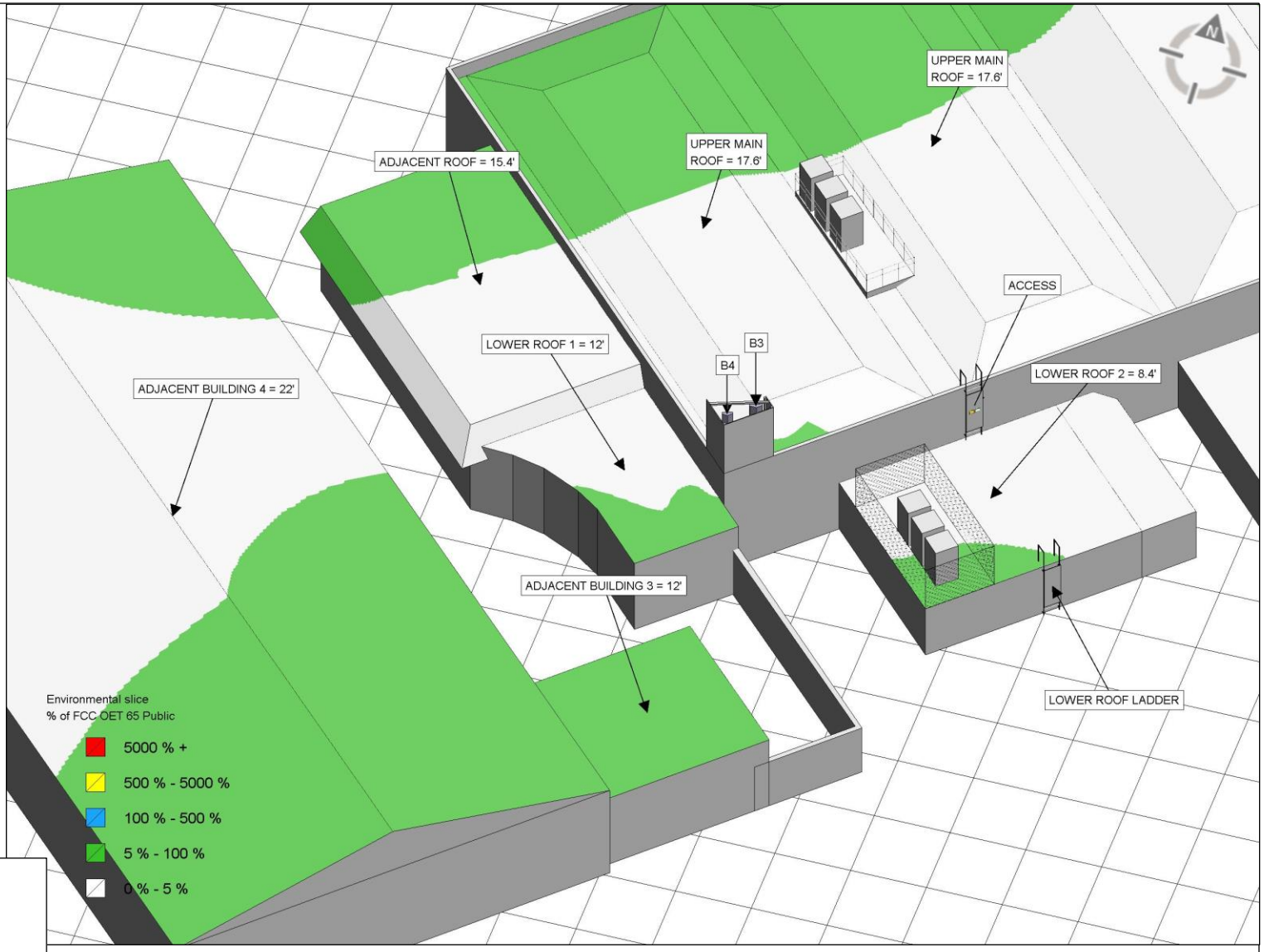
616679190 / LINDEN AVE SC1 - Senor Frogs - D




**Beta Overview – Full Power**

Emissions Thresholds for:

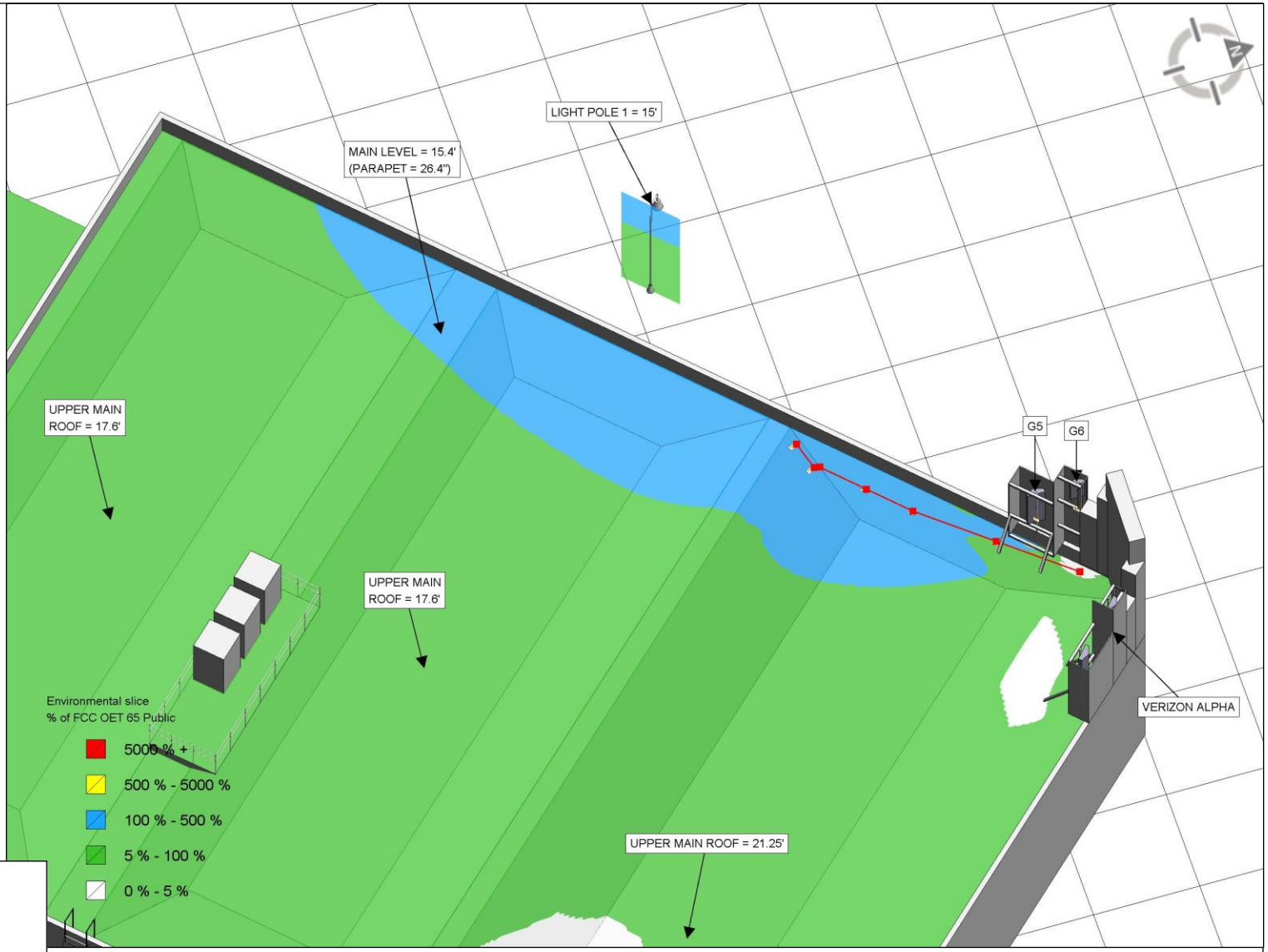
616679190 / LINDEN AVE SC1 - Senor Frogs - D




**Beta Overview – Reduced Power**

Emissions Thresholds for:

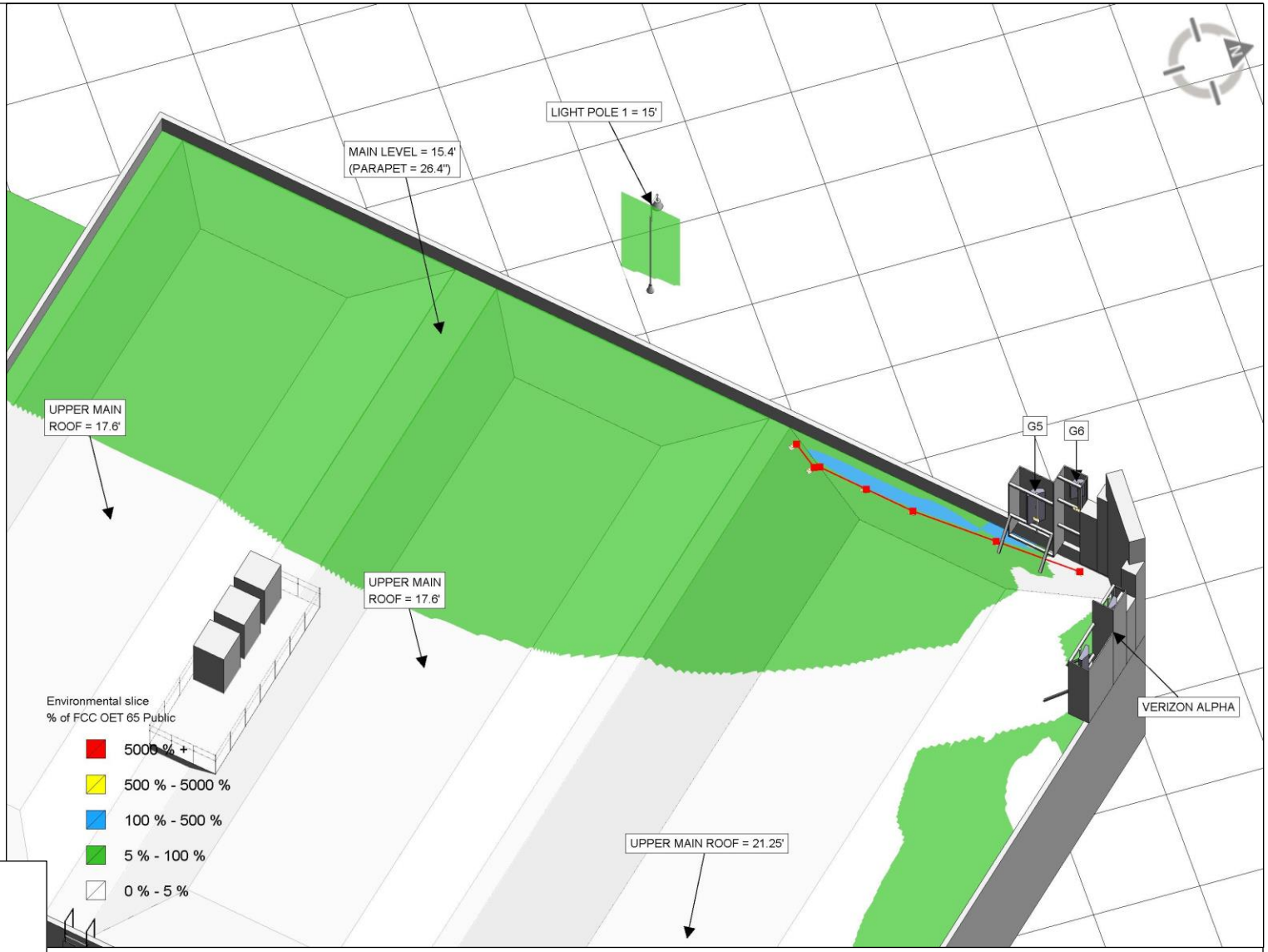
616679190 / LINDEN AVE SC1 - Senor Frogs - D




**Gamma Overview – Full Power**

Emissions Thresholds for:

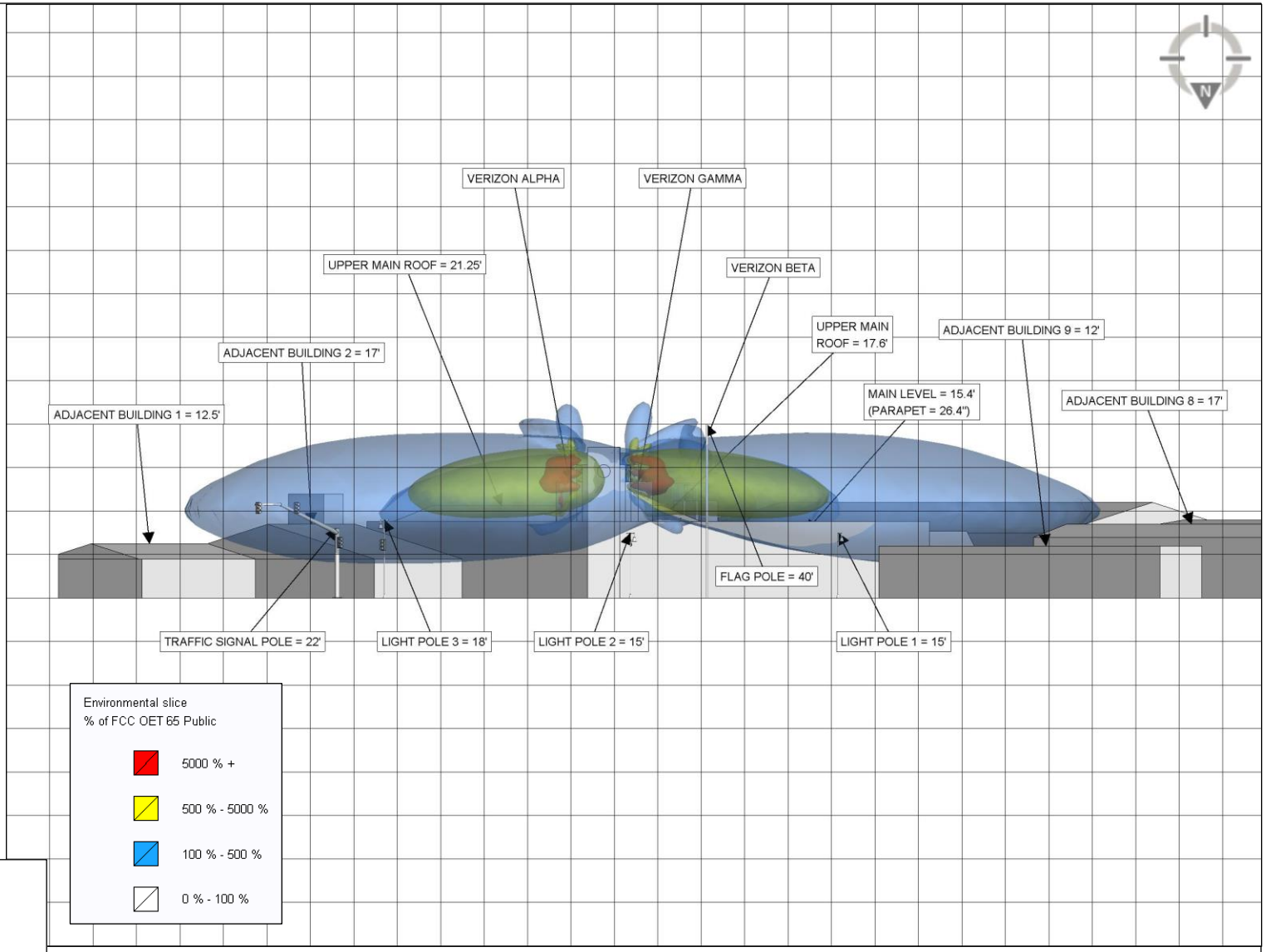
616679190 / LINDEN AVE SC1 - Senor Frogs - D




**Gamma Overview – Reduced Power**

Emissions Thresholds for:

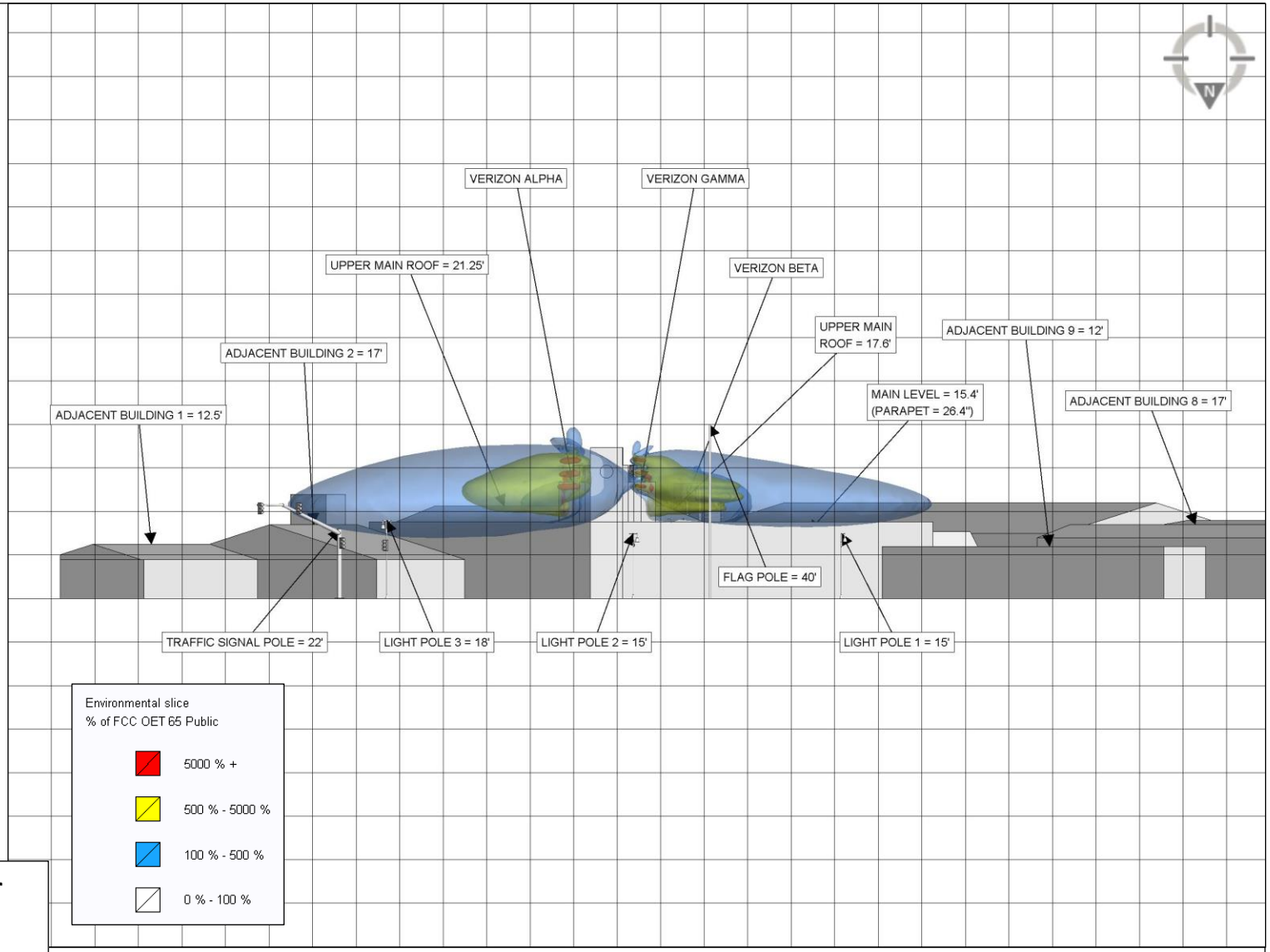
616679190 / LINDEN AVE SC1 - Senor Frogs - D




**North Elevation View – Full Power**

Emissions Thresholds for:

616679190 / LINDEN AVE SC1 - Senor Frogs - D




**North Elevation View – Reduced Power**

Emissions Thresholds for:

616679190 / LINDEN AVE SC1 - Senor Frogs - D

## 5. Compliance Actions

In order to ensure the Verizon Wireless facility is compliant with FCC regulations, the following mitigation should be implemented:

| | |
|---|---|
| **Access** | • Install a NOC Information and Guideline sign on the access ladder. |
| **Alpha** | • Install (2) Caution signs behind the antennas on the mount.<br>• Reduce the power of the AIR6419 B77D antenna (Antenna A1) by 4dB (320W to 127W) to reduce emissions below permissible MPE limits from a light pole (Light Pole 1) and flagpole. |
| **Beta** | • Install (2) Caution signs behind the antennas on the mount.<br>• Reduce the power of the AIR6419 B77D antenna (Antenna B4) by 9dB (320W to 40W) to reduce emissions below permissible MPE limits from multiple adjacent building rooftops and lower level structures (Adjacent Buildings 3 and 4 + Lower Roofs 1 and 2). |
| **Gamma** | • Install (2) Caution signs behind the antennas on the mount.<br>• Reduce the power of the AIR6419 B77D antenna (Antenna G6) by 8dB (320W to 51W) to reduce emissions below permissible MPE limits from a light pole (Light Pole 3) and traffic signal pole.<br>• Install a 45’ indicative marker consisting of (3) segments (lengths 16’, 25’, and 4’) behind the sector and towards the left. Install (6) Caution signs on the proposed indicative marker. |

**Notes:**

- Indicative markers to be used in lieu of barriers.
- Ensure that a Caution sign is installed every 8ft. (and/or evenly space) along the proposed indicative marker.

## Appendix A: FCC Rules & Regulations

All information used in this report was analyzed as a percentage of the Maximum Permissible Exposure (% MPE) limits as detailed in 47 CFR § 1.1310 as well as Federal Communications Commission (FCC) OET Bulletin 65 Edition 97-01. The FCC MPE limits are typically expressed in units of milliwatts per square centimeter ($mW/cm^2$) or microwatts per square centimeter ($\mu W/cm^2$). The exposure limits vary depending upon the frequencies being utilized. The General Population/Uncontrolled MPE limit (in $mW/cm^2$) for frequencies between 300 and 1500 is defined as frequency (in MHz) divided by 1500 ($f_{MHz}/1500$). Frequencies between 1500 and 100,000 MHz have a General Population/Uncontrolled MPE limit of 1 $mW/cm^2$ (1000 $\mu W/cm^2$). The calculated power density at each sample point divided by the limit at each calculated frequency provides a result in % MPE. Summing the calculated % MPE from all contributors provides a cumulative % MPE at a particular sample point. Because exposure limits may vary for each frequency band, it is necessary to report % MPE rather than power density.

All results were compared to the FCC radio frequency exposure rules as detailed in 47 CFR § 1.1307(b) to determine compliance with the MPE limits for General Population/Uncontrolled environments as defined below.

General population/uncontrolled exposure limits apply to situations in which the general population may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general population would always be considered under this category when exposure is not employment related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means. Additional details can be found in FCC OET 65.

The FCC mandates that if a site is found to be out of compliance with regard to exposure, any system operator contributing 5% or more to areas exceeding the FCC's allowable limits will be responsible for bringing the site into compliance.

Additional details can be found in FCC OET 65.

## Appendix B: Certifications

I, Joe Yang, preparer of this report certify that I am fully trained and aware of the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I have been trained in the procedures and requirements outlined in Verizon's FCC Regulatory Compliance Manual.

Joe Yang

4/7/2025

I, Michael Fischer, reviewer and approver of this report certify that I am fully trained and aware of the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I have been trained in the procedures and requirements outlined in Verizon's FCC Regulatory Compliance Manual.




**Michael Fischer, P.E.**
**Registered Professional Engineer (Electrical)**
**California License Number 22921**
**Expires September 30, 2025**

Signed 07 April 2025

**CITY OF CARPINTERIA**
5775 Carpinteria Avenue
Carpinteria California 93013

**ARCHITECTURAL REVIEW BOARD**
Meeting Date October 16, 2025

# FINAL ACTION MINUTES

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

**ROLL CALL**

**Boardmembers present**: Amy Blakemore, Chair, Present, departed after agenda item 3.
Patrick O'Connor, Vice Chair, acting Chair after agenda item 3.
Richard Johnson
Richard Little
Lisa Woolf

**Boardmembers absent:** None

**OTHERS PRESENT:** 26 members of the public were in attendance

**PUBLIC COMMENT:** None

**PROJECT REVIEW**

1) Project: Franklin Creek Trail Improvement Project, Project 24-2281-DP/CDP/ARB
Address: Franklin Creek between Carpinteria Avenue and Seventh Street
Applicant: Josefina Arechiga, Assistant Engineer, City of Carpinteria Public Works Department
Planner: Syndi Souter

Request of Josefina Arechiga, Assistant Engineer, City of Carpinteria Public Works Department, to consider Project 24-2281-DP/CDP/ARB for final review of a proposal to construct a new multi-use trail that would be located adjacent to Franklin Creek and extend from Carpinteria Avenue to Seventh Street. The two-lane multi-use trail would vary from 12-feet to 13-feet in width and would be approximately 900-feet in length. New landscaping, seating benches, night lighting, and trash receptacles are proposed along the trail. The proposal would require 50 cubic yards of cut, 300 cubic yards of fill, and the removal of six non-native trees. The project site is approximately 0.50 acres in size, zoned Planned Residential Development (PRD-15) and Commercial Planned Development (CPD), is within the Coastal Appeals (CA) and Flood Hazard (FH) Overlay Districts, and is shown as APNs 003-242-036, 003-243-032, 003-251-020, 003-252-018, 003-301-021, and 003-301-025.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter provided a presentation of the project's final iteration subsequent to the preliminary ARB review on 4/17/2025 and the Planning Commission (PC) approval on 7/7/2025. She explained that the project plans had been updated to include the ARB comments and PC conditions of approval (COA). Syndi reviewed the existing conditions at the Carpinteria Avenue and Seventh Street entrances to the trail. She summarized the ARB preliminary review recommendations that were forwarded to the PC, as follows,

- Consider alternative surface materials, including granite-crete;
- Confirm that the drainage plan is coordinated with the adjacent project (4745 Carpinteria Avenue mixed-use development);
- Remove fabric covering from fencing; and

- Adjust the plant palette to include more native plants.

She then presented the two PC Conditions of Approval of the project:
- Work with SB County Flood Control to plant a native tree to replace the eucalyptus at Carpinteria Avenue.
- Provide interpretive signage along the trail.

Syndi pointed to the locations of the changes to the project. She asked the ARB to provide input regarding the following items:
- Proposed multi-use trail design;
- Proposed tree removals and proposed landscaping species, including the new native replacement tree at Carpinteria Avenue;
- Proposed interpretive signage;
- Proposed products for benches, fencing, lighting, and waste/recycling receptacles; and
- Proposed exterior light fixtures, including night-sky compliance.

Applicant Comments:

Kayla Chavelski, Project Manager and Amelia Snyder, Landscape Architect with consultant RRM Design Group team for the Public Works Department responded to questions from the ARB.

Vice Chair O'Connor asked about the potential to underground the powerlines along Carpinteria Avenue. Syndi responded that after review it was found that undergrounding high voltage lines of this type is infeasible due to cost.

Chair Blakemore asked for confirmation that the new chain link fence would be black. Kayla confirmed the fence color will be black.

Public Comments: None

Boardmember Discussion:

Boardmember Johnson, Boardmember Woolf, and Vice Chair O'Connor expressed their support for approval of the project.

Boardmember Little asked that the size of the new Sycamore be increased from a 24 inch box to a 36-inch box because it is taking the place of a much larger tree and would make a good statement about the project. Amelia confirmed that a 36-inch box tree could be included.

Chair Blakemore agreed that a 36-inch box sycamore would be a better size.

**ACTION:** Motion by Chair Blakemore, seconded by Boardmember Johnson, to recommend final approval to the Community Development Director, with an increase in the sycamore tree box size from 24 inches to 36 inches.

**VOTE:** 5-0

2) Project: Cypress Apartments Renovations, Project 25-2335-DP/CDP/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 Street, LLC, to consider Project 25-2335-DP/CDP/ARB for preliminary review of a proposal for interior and exterior renovations to an existing 10,485 square-foot seven-unit two-story apartment building. The interior renovations would include the creation of two new units and upgrades to the remaining units. 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. Approximately 364 square-feet of the existing rear portico would be enclosed to create a new bike storage room and a general storage room. The existing carport and uncovered parking area would remain and continue to provide 10 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.

Ex Parte Communications Disclosure : None.

Staff Comments:
Syndi Souter provided a presentation starting with a photo taken from Linden Avenue of the Cypress Apartments with the prominent Monterey cypress tree in front of the building on Fifth Street. She provided an overview of the project using aerials, site photos and the existing and proposed plan set. She explained that the proposal utilizes the density bonus concessions and waivers that allow for the additional density and reduced parking in exchange for providing two affordable units. Syndi then reviewed the relevant policies and standards applicable to the project for the Board to consider and identified the following issues for the Board to address:

- Exterior colors and materials.
- Landscaping and hardscape plan, including the proposed front wall and plant list; and
- Proposed exterior light fixture for night-sky friendly compliance.

Boardmember Questions:

Chair Blakemore asked if landscape lighting is proposed as part of the project. Syndi responded that landscape lighting is not proposed.

Applicant Comments:
Daryl and Kirsten Becker of Becker Studios, with Alisa Reed available on Zoom represented the project. Mr. Becker explained the property had been recently purchased and how necessary repairs and upgrades led to a need to replace the stucco and update the 1970‘s design motif throughout the structure and shared that lighting will be added to the landscaping plan to complete the project.

Boardmember Woolf asked about the number of parking spots being proposed and Syndi explained the existing requirements and how density bonus law provides for a waiver of parking requirements. The project will continue to include 1 parking space per unit.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson expressed that the project is a fine upgrade and asked for clarification about the stucco and handrails being used. The applicant clarified the stucco would have a smooth-trowel finish and the rails would be painted steel.

Boardmember Little expressed that he loves the Monterey Cyprus. He clarified with the applicant that the stucco on both the building and wall would be smooth. He commented on the morning glory and observed that a common type overgrows quickly and becomes unmanageable. Alisa replied that the proposed morning glory species is a native species that is more delicate and slower growing and she reassured him it would not be a fast-growing type.

- He finds the palm tree is out of place and out of balance with the rest of the site and he would like it removed.

Vice Chair O'Connor expressed that he likes the project and is glad that they are using the existing footprint instead expanding to fill the envelope.

- He noted on the floor plans on A1.3, that in the existing condition there is a bedroom with a window. He noted that the new kitchen replacing the bedroom does not include a window. He recommends they consider putting a window in the new kitchen in the existing location to provide natural light.
- He expressed that the proposed gray tint colors appeared brown and he recommended replacing it with a "Distant Gray" color found in the Benjamin More line of paints. It is a lighter color and consistent with the existing terra cotta and more in line with the natural Spanish feel.
- He also noted that the light fixture is more contemporary in style asked them to consider a change. He stated that there is contrasting mix of design styles occurring; noting the door has a "Craftsman" feel, the roof is "Spanish," and the light is "Contemporary."

Otherwise, he expressed that the project is fantastic and he likes the windows.

Chair Blakemore disagreed regarding the removal of the palm tree. She agreed with the Boardmembers that it is a great project and a big improvement over what is currently onsite. She concurs with the observation that it is nice that they are not attempting to buildout the entire envelope. She really likes the wall, landscaping, and the overall project.

**ACTION:** Motion by Chair Blakemore, seconded by Boardmember, Johnson, to recommend preliminary review approval to the Planning Commission.

**VOTE:** 5-0

3) Project: 1069 Casitas Pass Improvement Project, Project 25-2334-DPR/ARB
Address: 1069 Casitas Pass Road
Applicant: Michael Holliday, DMHA Architecture, agent, for Christine Lujan, KCR
Planner: Mindy Fogg

Request of Michael Holliday, DMHA Architecture, agent, for Christine Lujan with MKCR to consider Project 25-2334-DPR/ARB for preliminary review of a proposal for exterior

improvements to an existing 169-unit apartment complex (Shepard Place Apartments). The improvements would involve removal of existing trees, new landscaping, new amenities (BBQ area, dog park, gathering spaces), restriped parking lot, installation of driveway gates, repainting of the buildings, new lighting, and other improvements on the grounds. The project site is 7.35 acres in size, zoned Planned Residential Development (PRD-20), and is shown as APN 001-070-057.

Ex Parte Communications Disclosure: None

Staff Comments:
Mindy Fogg provided a presentation of the project information using aerials and photos of the project site and site plans. She reviewed the plans for the proposed improvements to the complex. She noted that the applicant's arborist tree inventory shows 219 existing trees, with 146 to be retained, 73 removed, and 14 new trees to be planted, including a mix of Desert Redbud, Dessert Willow Multi Trunk, Coast Live Oak and Bay Laurel. Mindy then reviewed the relevant policies and standards applicable to the project for the Board to consider and identified the following issues for the Board to address:

- Removal of mature trees;
- Change in overall landscaping;
- Expanded parking spaces;
- Gated ingress/egress;
- Change in exterior lighting;
- Addition of passive and active recreational areas;
- Change in building color (with four potential color schemes); and
- Overall project landscape, lighting, and hardscape design

Boardmember Questions:

Boardmember Little asked how many protected trees were removed.

Courtney Miller, with CJM::LA, the applicant's landscape architect informed the Board that one California Sycamore *(Platanus racemosa)* was among those removed due to the dangerous conditions created by the storm.

Chair Blakemore asked if the proposed string lights are night sky compliant. She also asked if the string lights at the play area would be a permanent installation. Mindy responded that the City does not have a list of lighting types, but can request the applicant provide the specifications for the lights to determine their intensity and whether they would contribute to light pollution.

Applicant Comments:

Michael Holliday, Principal Architect with DMHA Architecture and the project lead reviewed the project plans. He reviewed the history of the project and informed the Board that the apartments will be renamed the Casitas del Mar. He noted a need for maintenance across the project site. Michael explained that no changes to the existing architecture are part of the project. He outlined the proposed repainting of all the existing building to a new color scheme and a reconfiguration of the landscaping, open space, and parking. He explained they are proposing to add parking and new ADA access

parking areas. Michael presented the proposed colors to be used with the intent to convey a Carpinteria beachside theme.

Courtney Miller reviewed the existing open space and landscape areas, explaining it currently consists mostly of open lawn areas and low shrubs and agapanthus as understory to the trees. She explained that the site has drainage issues and they are addressing it with reconfigured drainage and permeable materials. She described a new dog park with mounds and boulders with a place for people to sit. She pointed out a space with existing Brazilian pepper trees that is proposed to become a community space and that seating and barbeques would be provided. She discussed the proposed main entry and paver examples. She explained that the proposed new driveway entry gate would slide aside on a track and not open inward or outward.

Michael clarified that the gates are being proposed to improve safety and security. Courtney reviewed the tree disposition plan and the arborist's recommendations. She explained that the existing trees were damaged in a severe storm in 2023. At the time, a pepper tree fell onto two cars. She explained that the trees have not been well maintained and too many trees were planted close to buildings and structures. They would like to remove some non-native trees that are competing with native trees onsite.

Boardmember Woolf asked for more background on the project and its owners.

Michael Holliday explained that when the new owner, Christine Lujan of MKCR Capital LLC, who was present, acquired the property, many of the original trees planted as part of the apartment complex development were in poor health, causing damage to onsite structures and improvements, and in need of significant pruning and thinning. Several trees were dead or dying, and some posed an immediate safety threat and needed to be removed. Thus, an extensive arborist report was submitted to the City.

Boardmember Little asked why replacement of the existing single-pane windows are not proposed. Michael responded that it was due to the costs which would be passed on to the residents. He acknowledged it would be good for another later phase but currently they are focused on addressing the main issues of safety, tree removal, repairing tree damage, removing dry rot, painting the buildings, and addressing drainage issues.

Boardmember Little said he did not see any reports of homeless and asked if they move in and out of the complex in the evening. Michael confirmed that is the case. He said the owners have been sending in security at night to protect the property and residents.

Chair Blakemore said she drove the site and noticed quite a bit of parking along the loop driveway. She asked if the parking would continue along the loop and expressed concern about whether it was safe or allowed. She wanted to know how the parking would be accommodated. Michael explained that the existing parking spaces are too large and the lot will be reconfigured to standard parking stall dimensions (9 x 18 feet) to allow more vehicles to park.

She also asked about grassy areas being removed and the effects of this removal on the residents and whether they had considered retaining or adding a grassy area for them to use.

Public Comments:

Loren, via Zoom, identified himself as the adjacent neighbor having the longest property line along the northwest side of the project site. He thanked the City for mailing paper notices. He stated that the original 50-year old fence along that side of the property is damaged and asked that it be repaired. He expressed that he is glad deferred maintenance is being addressed. He agreed that lighting should be replaced and asked how impacts to the neighbors are being addressed. Chair Blakemore and Mindy explained that a photometric lighting plan had been submitted and that the new lighting would address the existing lighting issues.

Greg Karpain, a resident of the project, was unable to comment via Zoom due to technical difficulties. He also submitted separate written comments to the ARB. Staff and Chair Blakemore confirmed that his email comments were received by the Boardmembers. His email expressed opposition to the proposed tree removals, expressed that tree removals and new lighting installations occurred without City permits. He expressed concerns regarding needed repairs and onsite drainage, interiors of units, hazardous building materials, and water damage, as well as inappropriate interior and exterior repairs.

Cynthia Linebarger, a resident of the complex, expressed that her general impression of the proposal is good. She stated that there are two places where lighting is needed: the apartment entrances and the walkways. Cynthia confirmed that the glare from the existing lighting makes it hard to see in the complex. She expressed that the fence along the northwest property line is falling down in places and needs to be replaced as it is in bad shape. In addition, bamboo planted on the other side and trees located along it on the project side are pushing on the fence. She described the north fence along the freeway as being short and is easy to look over. She said residents are subject to a lot of freeway noise coming over that fence. It was not rebuilt with the freeway and it should have been. She expressed that there is a lot of wasted space along the edges of the complex where interesting plantings could go. Right now, there are a lot of places in the landscaping where people hide their belongings. She recommended inclusion of two smoking areas. She asked about what was going to happen to the rose garden. She expressed that she and others care for and love the roses. She expressed that they want to keep them.

Boardmember Discussion:

Chair Blakemore expressed:

- That she did not like the string lights intensity and commented they still need to be addressed.
- The rose garden should be retained.

Boardmember Johnson expressed that he likes the project and expressed the following:

- The elevations should be revised to properly depict existing and future landscaping trees and plantings to properly depict before and after project conditions.
- He requested that the applicant clarify the correct location of the property lines on the site plans.
- He approved of the color palette.

Boardmember Little agreed that the thinned out trees and removals would be an improvement. He asked for the following revisions:

- On sheet AS.103, he advised that a railing be added to any kiosk to ensure safety.
- He agreed with Chair Blakemore's comments about the circulation and parking along the road and wants that issue addressed in the parking plan.
- He approved of the colors.

Boardmember Woolf expressed that the proposed colors are an improvement and that she approved of the choices.

Vice Chair O'Connor identified the following issues that he would like addressed:

- He would like the trees proposed for removal to have ribbons tied to them, so they are visible and easily identified.
- He noted that the scale of the entrance gate off Casitas Pass Road drawing on sheets L0.0, AS1.02 and LS4.1 appears to be off and currently shows the pedestrian walk and sliding entry gate will be located across the frontage of an apartment building.
- He stated that the driveway gate looks long and would not leave adequate space for entry/exit walkways and asked that the site plan be revised to clarify how the pedestrian access would be addressed.
- He commented that there would be no trees to shade the dog park and recommended providing trees in that location.
- He noted the fence along the freeway is still at the original low height adjacent to a now larger built up freeway and recommended it be replaced in the future.
- He liked the lights and preferred the "Whisper White" and "Dark Lagoon" (blue) colors.

He also noted that there currently is an existing smoking area and that a new smoking section is proposed in another location. Mindy informed the Board and applicant that City has a new Multi-family Smoking Ordinance applicable to the project that limits where on the property that smoking would be allowed. She explained that City Code Enforcement and Long Range Planning teams walked the site with the Property Manager to determine where designated smoking could occur.

Chair Blakemore expressed an understanding of the need to remove trees for safety. At the same time, however, she finds 59 removals is too extreme and that there is room for retaining well-placed trees to provide shading for the existing units. She noted that there is a trend in the number of trees being removed in the City. She made the following requests for changes to the project:

- She pointed out where trees could be retained at the south facing areas of buildings 59 and 10 and other south facing areas in the development.
- She expressed that she does not favor of the proposed string lights, as everyone has to look at them and they do not look good in the daytime.
- She asked for revisions to the photometric/lighting plans to identify where lighting fixtures are proposed to be located.
- She also asked for the location of the lighting in relation to the plantings and walkways be provided.
- The lighting fixtures are fine. She noted that the plant palette looks good. She likes the other paint colors but not the brown color.
- She expressed that the proposal is more of a concept plan and would like the revisions to be made and that the project return for final with the issues addressed.

**ACTION:** Motion by Boardmember, O'Connor, seconded by Boardmember Johnson, to recommend preliminary approval to the Community Development Director with the comments to be addressed in the final plans.

**VOTE:** 5-0

4) Project: Verizon Wireless Facilities, Project 25-2336-CUP/CDP
Address: 912 Linden Avenue (business addresses 944, 954, 962, and 970)
Applicant: Celeste Magennis, Centerline Communications, on behalf of Verizon and Francis Sargus, Owner
Planner: Bret McNulty

Request of Celeste Magennis, Centerline Communications, for Verizon Wireless, to consider Project 25-2336-CUP/CDP for preliminary review of a proposal to install three (3) new wireless telecommunications antenna array installations and one (1) support equipment enclosure that would be located on the roof tops of the existing single-story commercial building located between Linden Avenue and Cactus Lane. Antenna arrays would be installed at both sides of the existing Carpinteria clock tower located on the north corner of the building and in a new enclosure located on the south corner of the building. The proposed support equipment enclosure would be located on the roof top of an accessory structure attached to the east-oriented back of the main building and adjacent to Cactus Lane. One emergency parking spot is proposed next to the equipment enclosure adjacent to Cactus Lane and across from City parking lot #2. The property is a 13,068 square foot parcel zoned Central Business District (CB) and shown as APN 003-263-029.

Ex Parte Communications Disclosure: None

Staff Comments:
Bret McNulty presented a review of the project setting and overview background using aerials and the proposed site plans and figures from the applicant's reports. Bret explained that the Board was being asked to focus on a preliminary revised plan set that incorporated a number of staff comments instead of the originally submitted Plan Set was now superseded. Bret reviewed the relevant policies and standards applicable to the project for the Board to consider and identified the following policy consistency and design issues for the Board to address:

Policy Consistency:
- The Board's comments on the proposed antenna and equipment installations in compliance with wireless communications facilities development criteria (B) and (D).
- The Board's comments on the proposed project's consistency with the applicable community design objectives and policies, and "Small Beach Town" character.
- Overall project compliance with the wireless communications development standards; applicable public views preservation, and community design policies.

Design Review:
- The ARB may consider offering the applicant guidance on alternative designs which may help the antennas more effectively blend with the existing building and clock tower architecture while still allowing the facility to meet the required wireless coverage objectives.
- Potential visual effects of proposed antenna panel extensions that would affect the integrated vertical and horizontal scaling of the existing clock tower;
- Compatibility of proposed facility locations within the context of the existing architectural elements and windows (south corner);

- The adequacy of concealment screening;
- The design and finishes of the proposed screening elements; and
- Maintenance of existing tower and building façades not proposed.

Boardmember Questions:

Boardmember Woolf asked to see the map of cell towers in the area and asked for clarification regarding whether locating new towers are allowed within ¼ mile of existing locations. She also wanted to know the name of the owner of the building. Bret replied that the alternatives analysis identified the locations considered by the applicant and displayed the alternatives map on the screen.

Boardmember Little asked to see a perspective of the clock tower from Cactus Lane. A photo simulation of the view was not available from that perspective.

Boardmember Johnson asked whether the tower would change and what the screening materials are made of. Bret replied that the main tower would not change and indicated on the slide where the antennas are located in relation to the tower. He stated the screening is opaque vinyl. The applicant team clarified that the panel would be the same color and look like the tower while allowing the antenna's RF emissions to pass through.

Applicant Comments:

Applicant, Celeste Magennis, Centerline Communications, and Farah Ali of PMA Architecture (via Zoom), on behalf of Verizon and property owner, Francis Sargus, presented a review of the design revision history and presented an overview of the project and photo simulations showing the prior and currently proposed photo simulations.

Boardmember Discussion:

Boardmember Johnson asked if the antenna covers consisted of a stretched opaque material that is stretched around a wooden frame, typical to other installations that he has seen in Santa Barbara. He noted that type of installation is effective. Farah confirmed the that the antennas would have a wooden frame.

Boardmember Woolf asked if the antenna materials would match the existing stucco material. Farah replied that the materials is textured and will match the existing structure material in appearance while not blocking the RF emissions. She offered to provide samples of the materials and photos of the materials. She stated that they cannot put a solid material like stucco in front of the antenna as it would block the signal.

Boardmember Little recalled that the ARB reviewed other antennas placed on commercial buildings at the Procore facility east of downtown. He asked if Verizon had considered a location at the nearby Eugenia Place commercial buildings approximately ¼ mile north of the currently proposed project site along Linden Avenue. Celeste replied that Verizon had directed her to look specifically at the current location. She said she would inquire with Verizon if they had considered the Eugenia Place locations.

Acting Chair, O'Connor noted that the ARB does not have responsibility for locating the antennas as part of the review only of the design. He observed that the Verizon study identified the location and

the Planning Commission would review its appropriateness. He asked if there was an acoustic study of the emissions associated with the project and about the historic study findings. Celeste replied that there would be no detectable noise next to the antenna. She stated that a historic consultant hired by Verizon prepared a report assessing the historic significance of the project. Bret added that the historic study cited local, state and federal criterion for determining historical structure significance and had determined that the building was locally significant. He noted this was relevant to the City's environmental review of the project. O'Connor added that the historical significance issue would be addressed further along in the review process.

Public Comments:
Jerry Binko, resident, and owner of the Longevity Lab located across the street from the proposed tower location expressed shock that the ARB was considering allowing Verizon to install an antenna array in the middle of the downtown. He compared the situation to an old story about Hill Valley, and now he is trying to save the clock tower. He does not see anyone demanding more cell service in this location. He asked why Verizon cannot move the project ¼ mile out of the downtown and expressed frustration that Verizon did not know the type of materials being used. He expressed that he could not believe that the City is considering allowing this in the beautiful downtown and expressed his opposition to the project.

Erin Chadwick, a local business owner and resident expressed that she is present to urge the Board to reject the proposed Verizon tower. She expressed that Carpinteria is one of the last true beach towns in California, where small town charm, and natural beauty, and community pride still matter. She expressed that yet another antenna, does not need to be next to our park, our walkways, or ocean views. She expressed that it need not be anywhere that people come to enjoy the peace and simplicity that make Carpinteria special, especially at the entrance to the downtown core. She stated she is not against technology, but rather is for thoughtful planning. More ugly cellphone towers are not thoughtful planning. Instead, it is visual pollution, permanent, and is not appropriate for Carpinteria. She noted that the City only has a handful of historic buildings and asked why would we want to use a historical building for the location. She expressed that it is what Verizon wants, but Carpinterians don't want that. She pointed out that she uses Verizon downtown and that her signal is fine. She concluded that the project is about big profit at the expense of our small town character. People chose Carpinteria and choose to protect the look and feel of downtown.

Whitney Noll, owner of the Pacific Health Foods at 944 Linden Avenue, stated that she came to speak about the structural integrity of the building area around her store that is located inside the building and under the proposed south antenna array. She provided an email attesting to the structural integrity of the building. She noted that the old construction materials and how much they invested into their building and stated they are afraid that the mounting on the south side would compromise the integrity of their walk-in refrigerator. They were required by the City to have two parking spots that Verizon is proposing to use for their use. She expressed that Verizon did not come into their market and inspect the area above the store and inspect it for its ability to support the antennas.

Tyler Wilson expressed that he echoes the concerns of the other speakers. He expressed that the project is pretty bad. He cited his experience with a Verizon project located at 21 Cota Street in Santa Barbara. He stated that Verizon promised the antenna array at 21 Cota Street would be designed to not be noticeable and now it looks horrible in that location. He encouraged the Board to go take a look upstairs on the roof of that building. He expressed he has a good wireless signal downtown and that he

shops there all the time. He expressed that the project is what Verizon wants, but that is not what the community wants.

Gary Campopiano, resident, former ARB member, and Verizon customer, expressed that they cannot put the antennas on a historic Art Deco building. He stated there is no way you can add wings to a historic Art Deco tower and have it work.

Boardmember Discussion:

Boardmember Woolf noted that she appreciated the comments and in the past has reviewed over 40 applications for antenna installations. She expressed that Verizon always asks for the biggest project they can get. She expressed that the project would ruin the one architectural feature the town has at its most important intersection. She expressed that she would not recommend making changes to the building. She stated that the applicant had not provided information that would help her determine the proposal is the solution. She stated that cell towers can go in locations all over and that it is a big ask in this location. She expressed that she hopes they can find another location, but that she would have to say no to the project as proposed in this location.

Boardmember Little expressed agreement with Boardmember Woolf's comments and encouraged the applicant to look into an alternative location or on Eugenia Place. He stated that he is not in favor of putting vinyl next to a stucco surface as the vinyl will degrade over time. He expressed that he did not see why the antennas had to be located at the corner of the building and recommended:

- Leaving the tower alone and looking at moving the antennas back toward the center of the building, determine how it would appear, and if it could meet the project's purpose.

Boardmember Johnson expressed disagreement and said he believes the project is sensitively and thoughtfully designed. He cited his experience with the proposed material and said he believes it would look just like the plaster. He expressed further, that he needed:

- The applicant to provide verification that the material is the same as the type used around town.

He believes that the building department will ensure that it is constructed with integrity. Otherwise, he expressed that it is well designed and that he supports the project.

Acting Chair O'Connor expressed that the existing building is not being maintained. He stated the Board deserves additional analysis and asked for the following information from Verizon:

- A revised discussion of the alternative sites considered by Verizon with a discussion about why other locations were rejected and the current location was selected.
- He asked for more information regarding the building's historical significance to demonstrate that if the structure is truly at a level of historical significance. He explained that in his experience, other historical buildings are subject to rigorous historical review, and at this point the information is just not provided.

He noted the staff report asks that the ARB comment on policy and design issues. He expressed that the most important items he has identified are as follows:

- The visual impact of the installations;
- The incompatibility and inappropriateness of the project in that location;

- Concern that the future maintenance of the tower is called into question due to the lack of maintenance of the tower and building. He noted examples of neglect including the non-functioning clock and crumbling masonry that he observed falling to the sidewalk as pedestrians walked underneath.
- He cited General Plan Community Design Element Objective 10 (Frontages), and expressed that the Board could not make the required findings consistent with this objective.
- He further expressed that maintaining the frontage of the building is a pivotal issue for this project.

Bret explained that Verizon has expressed they want to work with the community on the design and asked the Board to continue the item to give them a chance to respond with a revised set of plans to the expressed concerns.

**ACTION:** Motion by Boardmember Woolf, to provide a continuance to review a different location. The Motion failed for lack of a second.

**ACTION** Motion by Boardmember Johnson, second by Boardmember Little, to continue preliminary review and provide an opportunity to restudy the project and address the ARB's comments.

**VOTE:** 3-1

**OTHER BUSINESS:** None

**CONSENT CALENDAR:**

5) Action Minutes of the Architectural Review Board Meeting of July 31, 2025

**ACTION**: Motion by Boardmember Johnson, seconded by Boardmember O'Connor to approve the July 31, 2025 meeting minutes.

**VOTE:** 4-0

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:** None

**MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None**

**ADJOURNMENT**

Chair Blakemore adjourned the meeting at 8:42 p.m. to the next scheduled meeting to be held tentatively on,

November 13, 2025 at 5:30 pm.

All Boardmembers present expect to attend.

_____
Chair, Architectural Review Board

**ATTEST:**

_____
Secretary, Architectural Review Board

**CITY OF CARPINTERIA**
5775 Carpinteria Avenue
Carpinteria California 93013

**ARCHITECTURAL REVIEW BOARD**
Meeting Date November 13, 2025

# FINAL 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

**Boardmembers absent:** Lisa Woolf

**OTHERS PRESENT:** 9 members of the public were in attendance

**PUBLIC COMMENT:** None

**PROJECT REVIEW**

1)Project: Smith Residence Addition & Remodel, Project # 25-2339-CDP/ARB
Address: 5560 Calle Ocho
Applicant: Dylan Chappell, Architect, for Allan Smith and Erica Camardella
Planner: Marysol Smith

Request of Dylan Chappell, architect for Allan Smith and Erica Camardella to consider Project 25-2339-CDP/ARB for final review of a proposal to remodel an existing single-story home, construct additions, and reorient the garage entrance to face the street. The single-story additions would total 1,172 square feet and the height of the residence would increase from 13 feet 4 inches to 15 feet 10 inches. The project would include landscaping, a new pool, and a comprehensive exterior renovation. The site is 8,276 square feet in size and is zoned Single Family Residential (6-R-1) shown as APN 003-351-004, addressed as 5560 Calle Ocho.

Ex Parte Communications Disclosure: None

Staff Comments:
Marysol Smith provided a presentation of the project revisions in response to the Board's comments at their 7/31/2025 meeting. She reviewed how the applicant addressed the Board comments as follows:

- The applicant submitted new site plans with the proposed travertine tiles and brown concrete shown at specified locations.
- Revised the plan set to coordinate with the landscaping plan.
- Provided a proposed alternative lighting fixture as requested by the Board that is not traditionally a design considered night-sky friendly but is opaque. The applicant also added another potential alternative design that is shielded. Marysol compared the features of the two light choices.

Marysol, then reviewed the applicant's additional changes to the previously proposed project, as follows:

- The footprint of the residence and the interior floor plan was redesigned without changing the total building square footage or the proposed maximum building height. These changes reduced the depth of the main entryway.

- The large gable on the north (side) elevation was replaced instead for two smaller gables.
- The proposed roofing material changed from composition shingled to standing seam metal roof.
- A new carveout for the required parking space would be provided in the public right-of-way to the north of the entry walkway.
- The relocated HVAC equipment out of the required yard setback.
- The plans included updated information about three small fruit trees proposed to be removed in addition to the trees previously included on the plans.

She informed the Board that one public comment was received prior to the meeting in which the commentor expressed that they liked the project, but the light fixture proposed was not as shielded as the light fixture presented for preliminary review.

Summary of Issues

- Marysol presented the summary of design issues for the Board to consider, including:
- The adequacy of final working drawings.
- Updates to the design.
- Landscaping and hardscaping.
- Colors and materials.
- Design of the exterior light fixture compatibility with the City's night-sky friendly policies.

Public Comments: None

Applicant Comments: The applicant Dylan Chappell, Architect, and owners Allan Smith and Erica Camardella were present. Dylan asked that the Board support the alternative light fixture instead of the proposed one.

Boardmember Discussion:

Boardmember Little noticed a small area on the plans next to the garage, shown on Plan Sheet 2.1, and suggested that it be incorporated into the secondary space, also labeled "garage" to provide more usable space since it is very narrow.

Vice Chair O'Connor expressed that he likes the changes. He referred to his comment during the preliminary review about pool safety measures and shielding of the pool equipment. He noted that they had addressed shielding of the equipment from the pool side and still recommends they completely enclose the equipment.

Boardmember Johnson expressed that he liked the project and that they did a good job.

Chair Blakemore agreed with Vice Chair O'Connor about the shielding and recommended they shield the pool equipment and they can look to shrubs to help achieve this. She praised Dylan's work on the project revisions and told him and the owners that they did a good job on the project. She expressed preference for the alternative light fixture, agreeing with the architect and owners.

**ACTION:** Motion by Chair Blakemore, seconded by Boardmember Johnson, to recommend final approval to the Community Development Director

**VOTE:** 4-0

2)Project: Coeler New Residence, Project 23-2232-DP/LLA/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB for continued preliminary review from the 5/1/2025 ARB meeting, of a proposal to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet. The proposal includes a Lot Line Adjustment with an adjacent property that would result in a 7,537 square-foot parcel zoned Planned Residential Development (PRD-20) shown as APN 003-440-028 and a portion of 003-440-027, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: None.

Staff Comments:
Syndi Souter provided a presentation of the proposed increase in the size of the residence to by 183 square feet and the garage by 6 square feet and the building height lowered by 7 inches compared to the previous version of the project. The changes include an increase of 2,250 square foot lot size as part of a Lot Line Adjustment that is now part of the project description and would create two identical lots. This increased the buildable area on the lot. She reviewed the changes to the interior, plates, pop outs, the gable roof, and described the exterior changes and colors. She reviewed the revised landscaping plans with a new lawn sitting area with a new olive tree. Syndi summarized the ARB comments from the 5/1/2025 meeting, as follows:

- The Spanish/Mediterranean style is acceptable,
- The “muscular” massing should be scaled down to a scale similar to the Stein house,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,
- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and
- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed

Syndi explained the proposed Lot Line Adjustment between the existing parcel and the parcel to the north. She reviewed the changes to the floor plans and elevations and described how the changes addressed the previous comments. She noted the potential for Sea Level Rise impacts to the project and noted for the record that the applicant has chosen not to raise the proposed foundation or grade of the site.

Public Comments:
Marilyn Jenkins noted one ARB member had previously asked about the plan for the Stein property. She expressed that she has the same question as the house has been left in an unsightly state with missing tiles, dead landscaping, and untrimmed hedges. She stated that the house is right on the property line and cannot be moved. She noted that the contractor has not cut the hedge and it is still at

1.5 stories tall and the story poles cannot be seen behind the hedge and do not show the dimensions of the house and its extent all the way to the Linden Avenue frontage. She expressed that the neighborhood is concerned about what will built in this location. She noted that the ARB had asked that the size be reduced but it has increased. She said she heard that all three properties had submitted applications to become vacation rentals. She said that is exemplified by how a bathroom is proposed for each of the bedrooms and it will be a party house. She said that she talked with the manager of the La Playa property who told her they are having trouble renting the property. She expressed that with the two houses being constructed and the new hotel, that we are approving too many vacation rentals. She recommended the ARB members walk down Dorrance Way. She noted there are several houses built in the last five years in the neighborhood that are smaller and expressed that the taller three houses being proposed are so close together that they would be out of character with the existing beach neighborhood.

Boardmember Discussion:

Boardmember Little commented that he really likes the redesign, especially with the Lot Line Adjustment as it makes a big difference on the house. He did find it odd in the backyard to have flagstone that go into pavers. He said he would go with all pavers or all flagstone for continuity. He noted that chairs are shown on the gravel and that would not work. He recommended a change from decomposed granite gravel. He would like to see an iron gate instead of the wood gate at the street entry. He stated that unrelated to this project, he requested that the existing tiles be saved when the garage on the Stein property is torn down. He expressed that overall, he really likes the design of the project. He further expressed a concern that it might become a party house and hoped that the owners would live there instead.

Boardmember Johnson stated that the changes are an improvement and thanked the applicant for responding to the ARB's comments. He expressed that the site is zoned for Single Family Residential and that it would be required to comply with the zoning. However, that is a planning issue and that is not the purview of the ARB. In regard to the backyard, he recommended that they let the applicant play around with what they want to have back there. He then thanked the applicant for agreeing to change the color to match the darker cream/beige stucco color at Dart Coffee in Linden Square.

Vice Chair O'Connor agreed with Boardmember Johnson that the applicant had addressed the ARB comments. He expressed that the debate over larger versus smaller with the neighbors is going to continue. He expressed that he is sensitive to the location of the power pole and requested the applicant to remove it as it would be a great contribution and facilitate removal of the adjacent garage. The applicant agreed, and expressed that they would look into removing the power pole.

Vice Chair O'Connor agreed that the bedroom to bathroom ratio is a signal that raises concern with him regarding the potential for vacation rental use of the house. He stated that this ratio is considered "Lux" and is not typical in the beach neighborhood and that is why there is criticism. He further expressed concern about the very narrow driveway and the addition of a curb cut for ingress and egress into an already crowded space. He asked why the applicant does not propose to address the sea level rise issue by raising the foundation. The applicant shared that raising the foundation would also increase the height, and they are trying to keep the height down. Vice Chair O'Connor expressed that he would not ask for it and said it would be up to the applicant to raise the foundation. In addition, he asked for clarification about the use of heavy flagstone on the second story deck above and the applicant explained how the installation would address drainage and weight.

Chair Blakemore noted a new tree that was added along the north side walkway on the elevation that was not on the planting plan. She was happy to see that a tree was being added to that location. She noted there is more time for changes as they would be coming back for Final review. Chair Blakemore expressed that the tree should be added to the planting plan and that she would also like more planting along the Stein House side of the walkway, enough that it would provide visual interest and shield views of the potential "bowling alley" appearance of the long walkway at the side of the building. She also noted the paving in front of the side gate goes right to the property line and that the fence continues on past the gate. She expressed that this configuration would look out of place in that location and could be revised to achieve a softer, improved appearance. She asked for more information about the lighting fixture to confirm it is Night Sky compliant, and expressed that she likes the look. Syndi noted that the light element is recessed into the sconce cap, but agreed that the final cut sheet with specifications would be required for Final review.

Chair Blakemore further expressed that the massing and articulation of the project has improved and that she is more comfortable about the massing because the lot is bigger and makes it work. She also expressed concerned that it would become a vacation rental but that this was not the purview of the ARB and the City would address the issue.

The owner explained the reason they chose a solid wood gate at the front location was to block the headlights of cars shining into the main bedroom window and to provide a design consistent with the garage doors and requested that the wood gate be allowed. Boardmember Little expressed his understanding of their reasons for wanting to keep the gate as designed.

**ACTION:** Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval with comments to the Planning Commission.

**VOTE:** 4-0

3)Project: Kolbe Garage Door Relocation, Fencing and Landscaping
Project 25-2360-DR/ARB
Address: 4445 La Tierra Lane
Applicant: Hunter McGrath Ruiz, H. McGrath Designs LLC, for Jessica Kolbe
Planner: Bret McNulty

Request of Hunter McGrath, H. McGrath Designs LLC on behalf of Jessica Kolbe, to consider Project #25-2360-DR/ARB for preliminary review of a proposal to relocate the garage door and driveway of a 1,563 square foot single-family residence from the current side garage location to a street facing location. The request includes consideration of new walkways to and from the house garage and sidewalk, grading, landscaping, gate relocations, and new aluminum fencing and gates. The proposal includes work in the City of Carpinteria public right way to demolish and remove an existing driveway and to install a new driveway, and includes removal and replacement in kind of an existing City maintained ginkgo biloba tree. The project will increase the impermeable area on site by 248 square feet to a total of 1,513 square feet (23%). The site is 6,534 square feet in size and is zoned Single Family Residential (7-R-1) and is shown on the Assessor roll as APN 004-008-042.

Ex Parte Communications Disclosure: None.

Staff Comments:
Bret McNulty provided a presentation describing the project using aerials, site plans and site photos to show the neighborhood context and detailed existing conditions on the project site. He reviewed the proposed hardscape plans and the change in the garage door to a front-loaded direction to the street. He then reviewed the proposed garage door and lighting materials and specification sheets and the proposed landscaping and planting plans. Bret displayed photos of the existing and proposed new fencing and discussed the proposed reuse and reconfiguration of the existing 3 foot-high fence and gates that are located along the cul-de-sac frontage. He reviewed the proposed new side property fencing materials and colors shown on the specification sheet. Using photos of the site frontage he described the proposed removal and replacement of the existing 15-17 foot-tall ginkgo biloba tree in the planting strip in the public right-of-way between the sidewalk and curb.

Bret described the applicable Community Design Element and Canalino/Santa Monica/El Carro Neighborhood (Community Design Subarea 3) Policies in the Carpinteria General Plan and the design regulations in the Carpinteria Municipal Code Title 14 applicable to the project.

He noted that the ARB should provide input on the appropriateness of the proposed fencing styles, and heights as it relates to neighborhood compatibility, design, and safety, as well as the overall project design in relationship to the neighborhood context.

He asked that the ARB comment on the following issues:

- Proposed new garage orientation and door design,
- Lighting fixtures and night-sky friendly compliance,
- Fencing types, privacy, and materials reuse,
- Proposed landscaping plant types, heights, walkways, and irrigation; and
- New driveway width and removal/replacement of the existing ginkgo biloba tree from the streetscape.

Questions for Staff:

Boardmember Johnson asked about whether it is appropriate to have a gate located in this location that provides no vehicle cueing area in front of the driveway to allow the gate to open so as to not block traffic. Chair Blakemore noted that it is located in a cul-de-sac and Bret noted there are no requirements in this location

Questions for the Applicant:
The applicant Hunter McGrath Ruiz, H. McGrath Designs LLC, and Jessica Kolbe

Boardmember Little asked the applicant if they planted the California Fan Palm in the landscaping strip. The applicant replied that it was there when they purchased the house and he did not know if the previous owner had planted the tree. Boardmember Little asked if they would expect to keep the existing trailer in the new driveway. The applicant explained that the trailer belonged to the previous owner and would not be an issue for them.

Public Comments: None

Boardmember Discussion:

Vice Chair O'Connor expressed that he thought it was overall great and that it is a good move to put the garage door and driveway in the front. He suggested that the ARB recommend preliminary and final approval of the project.

Boardmember Johnson asked for verification regarding the look of the garage door and noted he preferred front facing garages if they are well done. He recommended that the applicant consider adding a trellis with plantings around the garage door and suggested they would be perfect for holiday lights.

Boardmember Little suggested that the applicant also remove the palm tree when removing the ginkgo biloba. He noted that the palm seems out of place in that location and it would provide an opportunity for another tree to be planted. He expressed that he really likes the landscape plan and expressed that it will be a great place to hang out. He likes the landscape lights as long as they comply with the City's required night-sky requirements and asked for confirmation.

Chair Blakemore expressed that she really liked the project and anytime that concrete is replaced by gardens. She agreed with Boardmember Johnson that she wanted more details about the design of the area around the garage door before finalizing things. She noted that the *Aesculus Californica* (California Buckeye) tree will grow 40 feet tall and that the applicant may want to consider another tree. The applicant explained that instead of the Buckeye there is a tree that was developed at the Santa Barbara Botanical Gardens they would like to plant. Chair Blakemore also suggested that the applicant use *Verbena lilacina 'De La Mina'* (Purple Cedros Island Verbena) instead of the lavender in the street landscape area as it is tougher in exposed areas and will look better. She expressed that she finds the fence appropriate. She expressed that she would like the applicant to reconsider the solar lights but that is up to them. She disagreed about removing the palm tree.

**ACTION:** Motion by Vice Chair, O'Connor, seconded by Chair Blakemore, to recommend preliminary and final review approval upon consent of Boardmember Johnson pending his review of the garage door design.

**VOTE:** 4-0

**OTHER BUSINESS:** None

**CONSENT CALENDAR:**

4) Action Minutes of the Architectural Review Board Meeting of September 25, 2025

**ACTION**: Motion by Vice Chair O'Connor, seconded by Chair Blakemore to approve the minutes as presented.

**VOTE:** 4-0

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None**

**MATTERS PRESENTED BY BOARDMEMBERS/STAFF:**

New Ojai Rôtie Deux Sign at 5003 Carpinteria Avenue: Marysol Smith and the applicant presented the designs and photo simulations for two proposed new raised and backlit metal signs with the words "Ojai Rôtie" laser cut through the metal to allow them to be illuminated from behind. The signs will be made of corten metal that will age over time and take on a rustic rusty appearance consistent with the restaurant's theme. The first sign would measure 28 inches tall by 48 inches wide and be mounted on the brick wall of the building located to the right of the entry doors as seen from Linden Avenue. The second sign would measure 14 inches tall by 24 inches wide and be mounted on the brick wall next to the right side of window facing Carpinteria Avenue. The mounting would "float" the signs 3.5 inches above the wall allow light to frame the four sides of the signs. Staff asked the Board to provide comments to the Director regarding the design of sign. Boardmembers expressed that they liked the signs and recommended the applicant select an appropriate light temperature and intensity that is consistent with the City's night sky friendly policies (warm and low) and that they add a dimmer switch to help further attain an appropriate level of illumination for the setting.

**ADJOURNMENT**

Chair Blakemore will not be able to attend the December 11, 2025 ARB meeting.

Chair Blakemore adjourned the meeting to the next scheduled meeting to be held tentatively on December 11, 2025 at 5:30 pm.

All Boardmembers present expect to attend.

_____
Chair, Architectural Review Board

**ATTEST:**

_____
Secretary, Architectural Review Board

# February 2026

February 2026

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March 2026

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| 29 | 30 | 31 | | | | |

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|---|---|---|---|---|---|
| Feb 1 | 2<br>5:30pm Planning Commission Meeting - TELEVISED | 3 | 4<br>5:00pm Fire District Board Meeting | 5<br>8:30am DTBAB Meeting (Council Chambers)<br>2:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin | 6<br>9:30am Age Well Abuela's Meeting | 7 |
| 8 | 9<br>3:00pm City Council Meeting - Televised | 10<br>5:30pm School District Board Regular Mtg (TV) | 11<br>5:30pm Water Distrct Board Mtg - Televised (Council Chamber) | 12<br>2:00pm PW Dept Staff Meeting (Council<br>3:00pm Invitation: COSMAB - Special<br>4:30pm FW: Interdepartmental<br>5:00pm ARB | 13 | 14<br>9:00am Carpinteria Beautiful Meeting |
| 15 | 16<br>5:30pm General Plan Update Committee Meeting 5:30 Start Time | 17 | 18<br>8:00am Workplace Violence Awareness Training (Council Chambers ) - Javier Gutierrez<br>5:30pm Environmental Review Committee | 19<br>8:00am Homeless Encampment Clean-up Safety<br>2:00pm PW Dept Staff Meeting (Council<br>3:00pm COSMAB (Council Chamber) | 20 | 21 |
| 22 | 23<br>3:00pm City Council Meeting - Televised | 24 | 25<br>5:30pm Water District Board Meeting - Televised | 26<br>8:30am All Hands Quarterly Meeting (Council Chambers) -<br>2:00pm PW Dept Staff Meeting (Council Chamber) - John<br>5:00pm ARB (Tentative) | 27 | 28 |

Council Chamber



1/28/2026 2:54 PM

City of Carpinteria
Planning Activity Summary

January 2026

1. In 30-day review process
2. Incomplete
3. Schedule for ARB
4. Director's Decision
5. Schedule for PC
6. PC approved
7. Schedule for CC
8. CC Approved
9. Schedule for final ARB
10. Final ARB Approval
11. Schedule for CCC
12. In plan check
13. BP issued
14. Under construction
15. C of O issued

*Last Edited 1/28/2026*

| Project # | Owner / Applicant | Address | Street | Project Description | Activity | Planner | Status | Code Violation |
|---|---|---|---|---|---|---|---|---|
| 26-2376-CDP/ADU | Kyle Wigley | 4937 | Nipomo Avenue | New 100sf detached ADU | Submitted 1/14/2026. Under review. | Syndi | 1 | |
| 26-2375-CDP/ARB | Barbara Eliades | 5452 | Cameo Road | 131sf addition and remodel to SFD | Submitted 1/8/2026. Under review. | Syndi | 1 | |
| 25-2352-DP/TTM/CDP/ARB | Nick Patterson for City Ventures | 6380 | Via Real | 97 new townhomes & associated tract map improvements | Submitted 5/29/2025. Incomplete 6/25/2025. Resubmittal 9/2/2025. Incomplete #2 9/26/2025. Resubmittal 1/6/2026. Under review. | Syndi | 1 | |
| 25-2367-DPR/CDP/ARB | Forrest A. Carter | 5201 | Sixth Street | New Palm Avenue driveway, fencing/gates, and landscaping. | Submitted 9/29/2025. Incomplete 10/24/2025. | Syndi | 2 | |
| 25-2358-DP/CDP/TPM/ARB | Carpinteria Group LLC | 5115 | Ogan Road | 18-Story, 130-Unit, Multifamily Residential SB 330 Submittal | Submitted 6/26/2025; Incompleteness letter sent to applicant 7/18/2025; Applicant provided a GC 65589.5(h)(6)(D)(ii) notice and City response filed with County Clerk, posted on City website on 8/11/2025. 2nd application submitted 9/29/2025, 2nd application incomplete letter 10/28/2025, new 60 day resubmittal period ends 12/27/2025 and 90 days ends 01/26/2025;GC 65589.5(h)(6)(D)(ii) City response to applicant sent on 10/29/2025; Applicant's designer's email questions recieved on 11/12/2025 and under review; Applicant resubmitted application and responses on 11/25/2025; City issued 3rd Incompleteness Letter on 12/23/2025; Applicant provided a second GC 65589.5(h)(6)(D)(ii) notice and City response filed with County Clerk, posted on City website on 1/8/26; | Bret | 2 | |
| 25-2353-SIGN | Dylan Chappell for the Nugget | 892 | Linden Avenue | 1 hanging sign, 1 painted sign | Submitted 6/9/2025. Corrections sent to applicant. Pending resubmittal. | Marysol | 2 | |
| 24-2317-TPM/CDP | Frontier California Inc. | 5115 | Ogan Road | Two Way Lot Split | Submitted 11/14/2024. Incomplete 12/12/2024. | Syndi | 2 | |
| 24-2315-DPR/CDP/ARB | The Towbes Group | 1001-1025 | Casitas Pass Road | Site access improvements, modify trellis and central landscape area | Submitted 10/28/24. Under Review. Incomplete 11/15/24. Resubmittal 8/6/25 with reduced project scope. Waiting for additional applicant info. | Megan | 2 | |
| 24-2304-SIGN | Santa Barbara Signs for OneLegacy | 4180 | Via Real | Wall mounted sign, 3 dimensional letters, non-illuminated. | Submitted 7/19/2024. Under review. Incomplete. Pending resubmittal. | Marysol | 2 | |
| 24-2287-CDP/ARB | Samatha Anderson | 5444 | Cameo Road | Extensive int/ext remodel and 747sf of additions to existing SFD | Submitted 3/26/2024. Incomplete 4/18/2024. | Syndi | 2 | |
| 23-2215-SIGN | Neon Plus Signs / Fancy Floors | 1015 | Casitas Pass Road | 1 wall electric channel letter sign and 1 hanging sign | Submitted 3/23/2023. Incomplete. Resubmittal 4/26/2022. Incomplete. 7/31/2023. Incomplete 8/2/2023. | Marysol | 2 | |

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|---|---|---|---|---|---|---|---|---|
| 21-2099-CUP | Family Baptist Church | 5026 | Foothill Road | New portable classrooms for elementary school | Submitted 3/15/2021. Incomplete 4/13/2021. Resubmitted 5/26/2021. Incomplete 6/24/2021. Prelim ARB 6/17/2021, continued to 7/1/2021 with comments. Project on hold per applicants. | Marysol | 2 | |
| 20-2073-SIGN | Ramiro Vega | 830 | Maple Avenue | New illuminated sign (as-built) | Submitted 11/6/2020. Incomplete 12/3/2020. Pending resubmittal. | Marysol | 2 | Yes |
| 20-2033-SIGN | Yummy Yogurt | 1005 | Casitas Pass Road | New sign | Submitted 2/7/2020. Incomplete 3/6/2020. Resubmitted 4/10/2020. Under review. Pending resubmittal. | Marysol | 2 | Yes |
| 19-2018-FENCE | Ernesto Verburgt | 4516 | El Carro Lane | 7 foot side yard fence (resulting from grade difference) | Submitted 10/25/2019. Incomplete. Partial resubmittal 12/10/2019. Building Permit in plan check. Awaiting solution for last incompleteness item. | Marysol | 2 | |
| 15-1783-SIGN/FENCE | Arbor Trailer Park | 4677 | Carpinteria Avenue (Ninth Street) | New frontage fences and signage | Submitted 08/05/15. Need survey from PW. Incomplete 08/17/15. See Matt M for PW status. | Marysol | 2 | Yes |
| 25-2356-DP/CDP/TTM | Spencer Kallick | 5885 | Carpinteria Ave. | 191 housing units | Submitted 6/17/2025. Incomplete 7/17/25. Resubmittal 10/15/25. Incomplete 11/13/2025. Deemed Complete 12/30/25. | Mindy | 3 | |
| 25-2336-CUP/CDP/ARB | Verizon Wireless | 912 | Linden Ave | New Telecom Facility on roof | Submitted 3/06/25, under review. Incomplete 4/01/25. Phase II submittal 8/25/25. Incomplete 9/16/25. ARB scheduled for 10/16/25 per Spectrum Act shot clock; ARB continued the item on 10/26/25; applicant initiated shot clock tolling after meeting beginning 9/17/25 and extended PC hearing date to 12/2/25; applicant's attorney extended 2nd tolling again to move the PC hearing date to 01/05/26; applicant sent 3rd email to City with recommendation to extend the tolling to reschedule PC hearing to the 2/26 PC hearing and awating Verizon's concurrences, Applicant looking into hiring As historical architect, alternative locations, and different types of stealth for the antennas including flag pole type. As of 10/28/25, awaiting revised submittal from applicant to set a schedule for the ARB meeting continued on 10/16/25. Exsting tolling expires 11/11/25. New tolling agreement signed and emailed to Verizon attorney on 10/29/2025; revised plan set recieved on 11/13/2025 and scheduled for 12/11/2025 ARB meeting that was previously continued from 10/16/2025. ARB Preliminary Review approved with comments 12/11/25, Applicant submitted revised Plan Set on 1/23/26, PC hearing date, 2/2/2025; | Bret | 3 | |

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|---|---|---|---|---|---|---|---|---|
| 25-2331-DP/CDP | Surf Cottages, LLC | 4716 | Seventh St | Remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units. | Submitted 2/24/25. Incomplete 3/12/25. Resubmittal 8/5/25. Incomplete 9/2/25. Resubmittal 11/24/25. Deemed complete 12/8/25. Scheduled for ARB 1/29/26. | Megan | 3 | |
| 23-2207-DP/LCPA/TPM/CDP | Carp Bluff, LLC | 5669 &5885 | Carpinteria Avenue | New 99-room resort and 41-unit apartment building. | Submitted 2/3/2023. Incomplete 3/3/2023. Resubmitted 7/19/2023. 2nd Incomplete 8/18/2023. Resubmittal 10/12/2023. 3rd Incomplete 11/8/2023. Resubmittal 11/16/2023. Complete 11/21/2023. To ARB on 1/25/2024 for prelim review-continued with comments. RFP for EIR out for bids on 5/20/2024. Three bids received. Project on hold per agent. | Syndi | 3 | |
| 25-2366-CDP/ADU | Jose Martinez | 1061 | Cramer Road | New detached 1000sf ADU with an attached 268sf one-car garage. | Submited 9/2/2025. Incomplete 9/25/2025. Resubittal 10/13/2025. Director approval 11/12/2025. | Syndi | 4 | |
| 25-2359-SIGN | Jaclyn Kucharski | 5212 | Carpinteria Avenue | (1) 3'x3' black metal wall sign. Non-illuminated | Submitted 7/7/2025. Director approved. | Marysol | 4 | |
| 25-2351-CDP | Santa Barbara County Flood Control District | | 5800 Via Real, 893 Concha Loma Drive, 615 Concha Loma Drive, 5400 6th Street, 447 Concha Loma Drive, and 5446 Eighth Street | Annual Routine Maintenance of Carpinteria Creek, Annual Routine Maintenance Plan Update 2025-2026, Sites 12-19 | Submitted 6/2/2025. Director Review; Director Approval 7/2/2025; No Local Appeal; FLAN sent 7/18/25; Received CCC Notice of Appeal Rec 7/28/25; FLAN issued.CCC Appeal period ends 8/1/2025; No CCC Appeal filed. Project ready for annual implementation by County. | Bret | 4 | |
| 25-2350-TUP | Reality Church/Adam Smith | 5315 | Foothill | Request for 1 year TUP extension for church use at existing Girls Inc. campus | Submitted 5/29/2025. Director review. TUP Approved with conditons 9/11/2025 | Bret | 4 | |
| 25-2349-CDP/ADU | Mark Gonzales | 1159 | Church Lane | New 554sf attached ADU | Submitted 5/22/2025. Incomplete 6/18/2025. Resubmittal 7/10/2025. Director approval 8/7/2025. | Syndi | 4 | |
| 25-2345-CDP/ADU | Jerry & Christi Anderson | 5664 | Calle Pacific | Convert (e) 443 garage to an ADU | Submitted 4/30/2025. Director approval 5/23/2025. | Syndi | 4 | |
| 25-2334-DPR | Shepard Place Apts Improvements | 1069 | Casitas Pass Road | Exterior improvements | Submitted 2/24/25. Incomplete 3/25/2025. Complete on 6/23/25. Prelim ARB review completed 10/16/2025.Scheduled for Director's decision. | Mindy | 4 | Yes |
| 24-2326-CDP/ADU | Sara Brito | 1232 | Vallecito Road | Convert 320sf garage and add 220sf for a new 540sf ADU | Submitted 12/18/2024. Director Approval 1/16/2025. TEX approval 1/7/2026. | Syndi | 4 | |
| 24-2305-DPR/CDP | Noormand and Sons, Inc. | 5205 | Carpinteria Ave | Private parklet | Submitted 7/23/24. Under review. Complete 8/14/24. Director approval 10/08/24. Awaiting BP submittal. | Bret | 4 | |
| 23-2269-CDP/ARB | George & Marijo De Mattos | 413 | Calle Dia | 290sf bedroom & kitchen addition and 900sf remodel, & new driveway | Submitted 12/7/2023. Incomplete 1/5/2024. Resubmitted 5/2/2024. Complete 5/14/2024. Revised project submitted 1/28/2025. To ARB for prelim review 3/27/2025. Awaiting revised plans w/ ARB comments. | Syndi | 4 | |

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|---|---|---|---|---|---|---|---|---|
| 21-2116-ARB | Motel 6 | 5550 | Carpinteria Avenue | Lighting and landscaping | Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023. In progress. | Marysol | 4 | |
| 21-2112-LCPA | City of Carpinteria | | Citywide | Downtown Design Overlay Program | RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM. | Nick/RRM | 4 | |
| 19-1986-LCPA | City of Carpinteria | | Citywide | Development Design and Housing Regulation Changes | See 21-2112 for Downtown Overlay. | Nick/Mindy | 4 | |
| 23-2254-DP/CUP/CDP/ARB | 499 Linden Managers LLC | 499 & 399 | Linden Avenue | New 36-room two-story hotel with roof deck and new 83-space parking lot | Submitted 9/13/2023. Incomplete 10/13/2023. Resubmittal 5/9/24, under review. Incomplete 6/7/24. Resubmitted 7/18/24. Under review. Complete 8/15/24, ARB preliminary review 12/12/24. Preliminary ARB complete 12/12/24. EIR RFP distributed 1/22/25. EIR consultant selected and agreement approved 4/14/25. EIR Kickoff by 5/1/25. NOP 5/29/25 to 6/27/25. Draft EIR Public Review scheduled: 1/22/26 to 3/9/26. | Mindy | 5 | |
| 23-2248-CUPR | St. Joseph Catholic Church | 1532 | Linden Avenue | CUP revision to allow for an elementary school | Submitted 8/30/2022. Incomplete 9/28/2023. Resubmitted 11/2/2023. Complete 12/28/2023. Review in progress. | Bret | 5 | |
| 23-2232-DP/CDP/ARB | Peter Coeler | 333 | Linden Avenue | New 2-story SFD on a vacant lot | Submitted 7/13/2023. Incomplete 8/10/2023. Resubmitted 3/15/24. 2nd Incomplete 4/15/24. Resubmitted 12/06/24. 3rd Incomplete 1/02/25. Resubmittal 1/16/2025. Complete 2/13/2025. Prelim ARB on 5/1/2025. Cont'd Prelim ARB on 11/13/2025. Tentatively scheduled for PC on 2/2/2026. | Syndi | 5 | |
| 23-2231-ORD/LCPA | City of Carpinteria | | Citywide | ADU Ordinance amendments to address changes to state law. | Initiated by CC 08/28/23. PC rec'd approval 3/4/24. CC approved first reading 7/8/24. Submitted to Coastal Commission 8/13/24. Postponed from September '24 CCC agenda. To be scheduled for PC in early 2026 to review new changes. | Megan | 5 | |

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| 16-1810-LCPA | City of Carpinteria | | Citywide | General Plan/Coastal Land Use Plan Update | kick off meeting April 27, 2016. Ongoing through 2025. GPUC reconvened 3.18.24. All draft elements reviewed by GPUC. Complete public draft released 6/8/25. Public Workshop held 7/8/25. GPUCs concluded Oct 2025. Begin EIR process early 2026. | Nick/WSP | 5 | |
| 05-1210-ZTA/LCPA | City of Carpinteria | | Citywide | Zoning Code Update | Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Ongoing. | Nick | 5 | |
| 25-2329-DP/CDP/ARB | CUSD | 4545 | Carpinteria Ave | New Kindergarten building at Aliso School | Submitted 1/17/25. Incomplete 2/12/25. Complete 4/30/25. ARB preliminary approval 7/31/25. PC approved 10/6/25. To be scheduled for final ARB. | Megan | 6 | |
| 22-2194-DP/CDP | City of Carpinteria | 5775 | Carpinteria Avenue | New 1,500sf storage building | Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023. | Syndi | 6 | |
| 20-2072-CUP/CDP | Ben Paul | 4652 | Fourth Street | Exterior and interior remodel of two existing detached dwelling (as-built). | Submitted 10/20/2020. Incomplete 11/19/2020. Resubmittal 01/08/2021. Prelim/Final ARB 01/14/2021. Incomplete 2/4/2021. Resubmittal 3/8/2021. Complete 3/25/2021. Planning Commission 6/7/2021. Approved. Pending Building Permit submittal. | Marysol | 6 | yes |
| 21-2111-LCPA | City of Carpinteria | | Citywide | Density Bonus Program | PC rec'd approval 6/3/24. On hold pending legislative info and Coastal Commission collaboration. | Nick/Mindy/Megan | 7 | |
| 19-2015-CUP/CDP | City of Carpinteria | | Carpinteria Ave | Construct Carpinteria Rincon Trail | Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC. | Nick | 7 | |

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| 19-1982-MCA | City of Carpinteria | | Citywide | Seismic Retrofitting of Soft-Story Buildings | Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Revised first read to CC 1/8/24. Staff to hold public workshop & then return to CC. | Dan / Nick | 7 | |
| 24-2313-CUP/CDP | Carpinteria Valley Water District | Various | | Carpinteria Advanced Purification Project (CAPP) | Submitted 9/09/24. Under review. Incomplete 10/08/24. Resubmitted 2/07/25. 2nd Incomplete 3/6/2025. Complete 4/29/2025. ARB Final 5/15/2025. Tentatively scheduled for PC on 9/2/2025. Approved by PC on 9/2/2025. No City Council or Coastal Commission appeals filed. Awaiting BP submittal. | Bret | 8 | |
| 24-2302-DPR/CDP | Ebbink/Little Dom's | 686 | Linden Ave | Private parklet | Submitted 7/03/24. Under review. Incomplete 7/23/24. Sent intent to close letter 1/02/25. Phone call with agent 1/09/25, intend to resubmit, keep open. Resubmitted 2/25/25, under review. Complete 3/06/25. ARB Prelim/Final 3/27/25.Director Review Approved 3/24/2025, no appeal. FLAN issued 5/20/2025. Awaiting BP submittal. | Bret | 8 | |
| 25-2335-DP/CDP/ARB | 4956 Fifth, LLC | 4956 | Fifth Street | Renovations to (e) 7-unit apartment building. | Submitted 3/6/2025. Incomplete 4/3/2025. Resubmittal 4/24/2025. 2nd Incomplete 5/23/2025. Resubmittal 6/23/2025. 3rd Incomplete 7/18/2025. Resubmittal 8/12/2025. Complete 9/11/20205. Prelim ARB review on 10/16/2025. Project revised, tenatively scheduled for Final ARB on 1/29/2026. BP #14960 submitted "at-risk" on 12/16/2025. | Syndi | 9 | |
| 25-2328-CUP/CDP/ARB | Gordon Burgess | 748 | Maple Avenue | Remodel, 726sf 1st floor addition, & 1190sf new 2nd story to a 997sf SFD | Submitted 1/28/2025. Incomplete 2/25/2025. Resubmittal 3/20/2025. Complete 4/11/2025. Prelim ARB review on 7/31/2025. To PC on 11/3/2025- approved. Scheduled for PC on 12/1/2025 to modify conditions of approval- no action taken and request withdrawn. Tentatively scheduled for Final ARB on 1/29/2026. BP #15019 submitted "at-risk" on 12/11/2025. | Syndi | 9 | |

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| 16-1822-DP/CDP | Via Real Hotel | 4110 | Via Real | New 110-room hotel | Resubmittal 7/14/16. Incomplete 8/11/16. Resubmittal 9-12-16. Incomplete 10/11/16. Resubmitted 10/31/16. Complete 11/30/16. Prelim ARB 12/15/16, cont'd to future meeting. In-progress ARB review 2/16/17. Prelim ARB approval 3/30/17. Env. review underway. Reviewed updated biological/wetland reports; CCC determined creek regulations apply. Site visit w/ CCC 6/8. Revised project submitted 7/24/19; under review. Revised preliminary ARB review 8/29/19; continued to 11/21/19 ARB meeting. Revised prelim ARB approval 11/21/19. Draft MND released for 30-day public comment period 10/15/22. ERC recommended approval of MND 11/1/22 to PC. Proposed Final MND underway. PC approved 4/3/23. CCC appeal period ends 5/2/23. Awaiting Building Permit submittal. BP, submitted Time Extension request 10/28/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. FLAN sent 12/17/24. BP submitted 9/24/24, Planning corrections required on 11/4/24 and prior to routing for plan check. Applicant proceded with at risk plan check without addressing 11/4/24 comments. Applicant asked PW to pause plan check 9/16/25 due to potential redesign due to underway Geotechnical report; applicant informed no permit extension option available on 12/5/25; on 12/10/25 met with applicant who asked for permiot extension, staff again | Bret | 9 | |
| 25-2360-ARB/CDD | Kolbe | 4445 | La Tierra Lane | Garage door and driveway relocation, landscape and fencing plans, hardscaping, and work in the City ROW to replace City tree and sidewalk areas | Submitted 7/8/25; Incomplete 9/8/25; Resubmitted 10/13/25. In 2nd completeness review as of 10/28/25; ARB recommended preliminary/final approval w/conditions 11/13/2025 | Bret | 10 | |

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| 14-1719-CUP/CDP | City of Carpinteria | | Carpinteria Ave Bridge | Replace Carpinteria Ave Bridge over Carpinteria Creek | NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20. | Nick | 10 | |
| 17-1896-LCPA/ORD | City of Carpinteria | | | Citywide commercial cannabis regulations | 12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway. | Nick | 11 | |
| 25-2374-CDP/ADU | David & Valerie Powdrell | 5503 | Calle Arena | Convert 362sf of (e) residence and a 144sf addition to create a 506sf attached ADU | Submitted 12/22/2025. Director Approval 1/21/2026. BP #15031 in plan check. | Syndi | 12 | |
| 25-2371-SIGN | Shawn Godkin for Ojai Rotie Deux | 5003 | Carpinteria Avenue | Two new wall signs. Metal, illuminated. | Submitted 11/5/2025. ARB matters by staff 11/13/2025. Approved 11/24/2025. Building Permit submitted for TI, sign included, 12/16/2025. In plan check. | Marysol | 12 | |
| 25-2369-CDP/ADU | Dave Moore | 5550 | Calle Ocho | Convert 970sf of (e) residence to an attached 970sf ADU. | Submittted 10/23/2025. Incomplete 11/20/2025. Resubmittal 12/8/2025. Director Approval 12/15/2025. BP #15035 submitted 1/13/2026. | Syndi | 12 | |
| 25-2368-CDP/ADU | Michael Wiltshire | 1550 | Myra Street | Demo an (e) 192sf shed and construct a new 400sf detached ADU (City Prototype Plan #1). | Submitted 10/10/2025. Director approval 11/7/2025. BP #15016 submitted 12/11/2025. | Syndi | 12 | |
| 25-2364-CDP/ADU | Leo Cruz | 4996 | Foothill Road | New detached 800sf ADU with a 223sf covered porch above new garage. | Submitted 8/12/2025. Incomplete 9/12/2025. Resubmittal 9/15/2025. Director approval 10/14/2025. CCC appeal period ends 11/19/2025. BP #15005 submitted 11/20/2025. | Syndi | 12 | |

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| 25-2363-CDP | Leo Cruz | 4996 | Foothill Road | New detached 1,337sf 4-car garage & storage bldg. | Submitted 8/12/2025. Incomplete 9/12/2025. Resubmittal 9/15/2025. Director approval 10/14/2025. CCC appeal period ends 11/19/2025. BP #15004 submitted 11/20/2025. | Syndi | 12 | |
| 25-2341-CDP/ADU | Bernardo Cruz | 1028 | Cramer Road | New detached 573sf ADU | Submitted 3/25/2025. Director approval 4/29/2025. BP #14952 submitted 11/18/2025. | Syndi | 12 | |
| 25-2339-CDP/ARB | Alan Smith | 5560 | Calle Ocho | Addition and remodel of an existing SFD | Submitted 3/17/2025. Under review. Incomplete 4/16/2025. Complete 6-5-2025. ARB 7/31/2025. Director approved. Final ARB 11/13/2025. Building permit submitted 12/11/2025. In plan check. | Marysol | 12 | |
| 24-2323 | Carp-Summerland Fire | 911 | Walnut | Addition and interior remodel. | Submitted 11/27/24. Under Review. Incomplete 12/18/24. Complete 1/16/25. Director approval 3/04/25. Flan send 3/18/25. In plan check. | Brian | 12 | |
| 24-2300-CDP/VAR | City of Carpinteria Pubic Works | 5775 | Carpinteria Ave | Equipment Carport | Submitted 6/20/24. Complete 07/17/24. Scheduled for PC 10/7/24. PC approved, CCC appeal period expires 11/07/24. Awaiting BP submittal. BP 14624 submitted 1/15/24, in plan check. | Brian | 12 | |
| 24-2297-DPR/CDP | Smigel/Sunburst Parklet | 5080 | Carpinteria Ave | Private parklet | Submitted 6/07/24. Under review. ARB Matters by Staff 7/11/24. Director approval 7/30/24. Waiting for Bldg permit submittal. BP 14520 submitted 9/20/24, ready to issue. | Brian | 12 | |
| 24-2292-CUP | Dish Wireless | 6267 | Carpinteria Avenue | (N) Wireless Facility | Submitted 4/11/24. Incomplete 5/2/24. Resubmitted 7/05/24. Complete 7/10/24, preliminary ARB 8/15/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. Flan send 12/17/24. Scheduled for Final ARB 1/16/25. Final ARB approval 1/16/25, awaiting BP submittal. BP 14660 submitted, in plan check. Awaiting revised plan set for plan compliance review. | Brian | 12 | |
| 24-2281-DP/CDP/ARB | City of Carpinteria | Franklin | Creek Trail | Landscaping & hardscape improvements to trail b/t Carpinteria Avenue & Seventh Street | Submitted 2/26/2024. Incomplete 3/27/2024. Resubmittal 7/31/2024. 2nd Incomplete 8/30/2024. Resubmittal 9/9/2024. Complete 10/10/2024. Prelim review at ARB 4/17/2025. PC approved on 7/7/2025. Final ARB on 10/16/025. BP #14940 submitted 9/18/2025. | Syndi | 12 | |

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| 23-2234-DP/CDP/ARB | Peter Coeler | 4934 | Dorrance Way | New 2-story SFD, demo existing SFD | Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. 2nd Incomplete 12/27/23. Resubmitted 6/10/24. 3rd Incomplete 7/10/24. Resubmitted 12/18/24. 4th Incomplete 1/14/2025. Resubmittal 1/16/2025. 5th Incomplete 2/14/2025. Resubmittal 2/24/2025. Complete 3/24/ 2025. Prelim ARB on 5/1/2025. PC approved on 8/4/2025. Final ARB on 12/11/2025. BP #15027 submitted 12/18/2025. | Syndi | 12 | |
| 23-2233-DP/CDP/ARB | Peter Coeler | 4949 | Dorrance Way | New 2-story SFD, demo existing SFD | Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. 2nd Incomplete 12/27/23. Resubmitted 6/10/24. 3rd Incomplete 7/10/24. Resubmitted 2/26/2025. 4th Incomplete 3/28/2025. Complete 4/11/2025. Prelim ARB on 5/1/2025. PC approved on 8/4/2025. Final ARB on 12/11/2025. BP #15028 submitted 12/18/2025. | Syndi | 12 | |
| 23-2218-ARB/CDP | Joseph Cardenas | 5401 | Cameo Road | New 587 sf 2nd story addition, 460 sf garage conversion, new 587 sf garage. | Submitted 4/4/2023. Incomplete 5/3/2023. Complete 6/21/2023. ARB P/F 7/27/2023. Director approved 10/24/2023. Building Permit application submitted to plan check 10/26/2023. On hold at applicant's request 05/2024. | Marysol | 12 | |
| 23-2209-CDP/ARB | Mark & Megan Pfaff | 5559 | Calle Arena | New 2,631 sf 2-story SFD with a 401sf attached 2-car garage. | Submitted 2/8/2023. Incomplete 3/10/2023. Resubmittal 4/13/2023. Incomplete #2 5/12/2023. Resubmittal 5/24/2023. Complete 6/22/2023. To ARB on 8/17/2023 for prelim review-continued with comments. Resubmittal 4/18/2024. Cont'd prelim review at ARB on 7/11/2024. Director approval 9/17/2024. CCC appeal period ended 10/21/2024. Final ARB on 2/13/2025. BP #14956 submitted 10/7/2025. | Syndi | 12 | |
| 22-2164-DPR/CDP | Parga Construction for The Spot | 389 | Linden Avenue | Patio Cover over steel structure and canvas shades | Submitted 6/23/2022. Incomplete 7/21/22. Resubmittal 12/22/2022. Incomplete 1/19/2023. ARB 3/16/2023. Pending resubmittal in response to comments. Resubmittal 7/17/2023. Director Approval 01/16/2024. Final ARB 02/29/2024. Building Permit submitted 11/7/2024, in plan check. Corrections back to applicant, pending response. Resubmittal received 1/9/2026, in plan check. | Marysol | 12 | |

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| 22-2145-ARB/CDP | Heather & Sean Findley | 864 | Arbol Verde Street | Garage conversion to living space and 567sf addition with new garage and foyer. | Submitted 3/15/2022. Incomplete 4/14/2022. Resubmittal 5/24/2024. 2nd Incomplete 6/24/2024. Resubmittal 8/1/2024. Complete 8/2/2024. Director approval 8/19/2024. CDP TEX to 8/19/2026. BP#14687 submitted 3/18/2025. | Syndi | 12 | |
| 21-2129-DPR/CDP | The Storage Place | 6250 | Via Real | New storage units (modular) | Submitted 10/27/2021. Incomplete 11/24/2021. Resubmitted 12/10/2021. Complete 1/4/2022. PC 3/7/2022. Building Permit in plan check. Plan check on hold at applicant's request. | Marysol | 12 | |
| 18-1903-DP/CDP | Procore | 6303 | Carpinteria Ave | Renovation of exterior building facade, landscape and driveway/parking lot | Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal. Proposal to proceed with partial relandscaping only under review. Project on hold at applicant's request. | Marysol | 12 | |
| 15-1781-DP/CDP | Bernardo Cruz | 4675 | Carpinteria Ave | Construct (N) 2-story mixed use building | Submitted 07/09/2015. Incomplete 8/06/15. Concept ARB review 03/29/20. Resubmittal 07/22/20. Incomplete 8/21/20. Resubmitted 2/8/21. Incomplete 3/8/21. Resubmitted 5/17/21. Prelim ARB Approved 9/16/21. PC approved 2/6/23. In-Progress ARB 6/29/23. Scheduled for Final ARB 11/14/24. Final ARB approved 11/14/24. Awaiting BP submittal. In Plan check 4/1/25. | Brian | 12 | |
| 25-2365-SIGN | Extra Mile at Cheveron | 4290 | Via Real | sign replacement (illumiated). Repainting. | Submitted 8/21/2025. Matters by Staff 9/25/2025. Director Approved. Building Permit submitted 11/18/2025, in plan check. 12/10/2025 final processing, pending applicant. Buildin Permit issued 1/27/2026, pending payment and pickup. | Marysol | 13 | |
| 25-2357-CDP/ADU | Linda Hernandez | 1471 | Trenora Street | Demo (e) trellis and construct a new 600sf detached ADU | Submitted 6/17/2025. Director approved 7/17/2025. BP #14889 issued 12/3/2025. | Syndi | 13 | |
| 25-2355-FENCE/ARB | Karl & Diana Dempwolf | 954 | Concha Loma | New 6' tall front fence & gate | Submitted 6/12/2025. Complete 7/3/2025. To ARB on 9/25/2025. Direactor approval 11/12/2025. BP #15025 issued 1/15/2026. | Syndi | 13 | Yes |

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| 24-2303-DP/CDP/ARB | 701 Linden LLC | 701 | Linden | Palms Restaurant Renovation | Submitted 7/15/24. Under review. Incomplete 8/14/24. Complete 9/24/24. Preliminary ARB approval 9/26/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. Flan sent 12/17/24. Awaiting Final ARB plans. Scheduled for Final ARB 2/13/25. Final ARB approved 2/13/25. Application for Director Decision on Deli Annex Revision 4/16/25. Director Approval 5/27/25. No Appeals Filed on 6/9/25. FLAN 6/9/25. BP submittals on 6/12/2024 and 7/17/25. Shell BP planning review, COA changes to plans required 10/30/25; COA changes and lighting specifications added, Planning Approval to Core and Shell Plans on 11/19/2025. Applicant inofrmed Deli plans must have rooftop screening on 12/18/2025. Deli cleared Planning review on 1/ Applicant submitted rooftop screening approved and applicant notified 12/22/25, Deli BP passed Planning Review on 1/9/26, awaiting submittal of sign permit application as of 1/26/26. | Bret | 13 | |
| 24-2282-CDP/ADU | Mark Rolph | 4715 | Aragon Drive | New 749sf ADU attached above (e) garage. | Submitted 2/26/2024. Incomplete 3/27/2024. Resubmitted 3/28/2024. Director approved 4/26/2024. TEX requested 4/24/2025 and approved 5/9/2025. BP #14533 issued 4/28/2025, BP TEX until 2/25/2026. | Syndi | 13 | |
| 23-2262-CDP/ADU | Jonathan Paola | 730 | Olive Avenue | Convert (e) 957sf acc. bldg. to a 744sf ADU and 213sf craft room. | Submitted 11/6/2023. Incomplete 12/6/2023. Resubmittal 12/18/2023. Director approval 1/24/2024. CDP TEX approved thru 1/24/2026. BP#14364 issued 2/24/2025; with BP TEX expires 12/16/2025 w/o inspection prior. | Syndi | 13 | |
| 23-2253-SIGN/ARB | Extra Space Storage | 6250 | Via Real | New illuminated monument sign | Submitted 9/5/2023. Incomplete. Resubmittal 3/6/2024. Incomplete. Resubmittal 5/22/2024. Complete. Schedule for P/F ARB 5/30/2024. Director Approval 6/27/2024. Building Permit issued. | Marysol | 13 | |
| 23-2228-CDP/ARB | Emma Davis | 5459 | Shemara Street | New covered porch, new trellis over garage, garden wall, fence | Submitted 6/20/2023. Incomplete 7/20/2023. Resubmitted 8/31/2023. Complete 9/28/2023. P/F ARB 10/26/2023. Pending resubmittal. Director Approved 3/8/2024. Building Permit in final processing 10/2024. Building Permit ready for pick up 11/21/2024. Revision submitted 3/18/2025. Corrections to applicant. Pending response. | Marysol | 13 | |

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| 21-2128-DP/CDP | Chevron | 5675 | Carpinteria Avenue | Decommissioning and Remediation of the Carpinteria Oil and Gas Processing Facilities | Submitted 10/25/2021. Labels Submitted 11/10/21. Complete 3/8/22. NOP Issued 8/1/2022. IS comment period extended to 9/30/2022. Draft EIR comment period underway until 1/31/24. ERC meeting held 12/18/23. PC approved 5/5/25. Appeal filed 5/15/25. CC approved 7/15/25. NOD & FLAN filed 7/18/25. Appeal filed with CCC 7/30/2025. SI Hearing w/ CCC scheduled 10/8/25. Demo Permit issued 1/23/26. | Nick/Luis | 13 | |
| 19-1985-ARB | Brian Pera, HLW for Procore | 6303 | Carpinteria Ave | Renovation of exterior facade of an existing 1,315 accessory structure | Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued. | Marysol | 13 | |
| 25-2362-SIGN | Taco Bell | 1045 | Casitas Pass Road | 1 illuminated wall sign (channel letters and logo) | Subimtted 8/6/2025. Comments back to applicant. Pending resubmittal. Resubmitted. Director approved 11/24/2025. Building Permit submitted 12/01/2025. Issued 12/10/2025. | Marysol | 14 | |
| 25-2361-CDP/ADU | Tom Burns | 4819 | Dorrance Way | Convert (e) 471sf detached garage/storage to a 471sf ADU | Submitted 7/24/2025. Director approval 6/21/2025. BP#14907 issued 12/11/2025. | Syndi | 14 | |
| 25-2348-SIGN/ARB | Front Signs for Seaside Apartments | 4573 | Carpintiera Avenue | 1 non-illuminated wall sign, new design, new location | Submitted 5/22/2025. Schedule for ARB. Director Approval 8/13/2025. Building Permit in process. Issued 9/4/2025. | Marysol | 14 | |
| 25-2343-SIGN | Saurabh Bajaj, Fastsigns for Aloha Dental | 1145 | Eugenia | 1 non-illuminated 47" x 6" tenant sign on existing directory ground monument. Aloha Dental Care | Submitted 4/7/2025. Director approved 4/21/2025. | Marysol | 14 | |
| 25-2342-CDP/ADU | Robert Burlison | 5035 | Seventh Street | New 480sf detached ADU (City Prototype Plan #2) | Submitted 4/1/2025. Resubmittal 4/30/2025. Director approval 5/9/2025. BP #14751 issued 7/31/2025. | Syndi | 14 | |
| 25-2337-SIGN | Goleta Signs for 700 Linden | 700 | Linden | New signage for Linden Square and individual signs for each tenants | Submitted 3/7/2025. Under Review. Incomplete. Resubmitted 3/25/2025. Approved 3/27/2025. Building Permits for each tenant in Plan Check. Issued 4/24/2025. Pending revisions and final sign off. | Marysol | 14 | |
| 25-2327-SIGN | Conejo Valley Signs | 901-B | Linden | New signage for Haru Massage & Spa | Submitted 1/6/2025. Under review. Incomplete. Approved 3/10/2025. Building Permit Plan Check. Issued 3/19/2025, pending payment and pickup. Picked up 4/15/2025. | Marysol | 14 | |
| 24-2325-CDP/ARB | Tom Brown | 600 | Arbol Verde Street | New 127sf addition & exterior alterations | Submitted 12/11/2024. Incomplete 1/9/2025. Resubmittal 2/11/2025. 2nd Incomplete 3/13/2025. Resubmittal 3/17/2025. Complete 4/10/2025. Prelim ARB on 5/15/2025. Director approval 5/23/2025. BP #14791 issued 7/8/2025. | Syndi | 14 | |

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| 24-2324-CDP/ADU | Chris & Renee Jaimes | 588 | Elm Avenue | New 527sf attached ADU & 219sf covered deck | Submitted 12/11/2024. Incomplete 1/8/2025. Director Approval 1/16/2025. BP #14676 issued 5/19/2025. | Syndi | 14 | |
| 24-2320-CDP/ADU | Barbara McNally | 5511 | Calle Ocho | Garage conversion and addition to create attached ADU. | Submitted 11/21/24. Under Review. Complete 12/19/24. Approved 1/07/25. BP 14590 submitted 12/05/24, in plan check. BP Issued 2/27/25. | Syndi | 14 | |
| 24-2319-CDP | Barbara McNally | 5521 | Calle Ocho | Addition to SFD | Submitted 11/21/24. Under Review. Complete 12/17/24. Approved 1/07/25. BP 14591 submitted 12/05/24, in plan check. BP Issued 2/27/25. | Syndi | 14 | |
| 24-2318-CUP/CDP | Mark Llamas | 1082 | Elm Avenue | Interior remodel to legal nonconforming SFD | Submitted 11/20/2024. Incomplete 12/20/2024. Resubmittal 1/21/2025. Complete 2/19/2025. PC approved on 4/7/2025. BP #14745 issued 9/2/2025. | Syndi | 14 | |
| 24-2306-DP/CDP/ARB | Jeffrey Becker, Seaside Apartment Investors, LLC | 141-155 | Holly Avenue | New landscaping & exterior paint colors for 4 apartment buildings (Driftwood Apts.) | Submitted 7/24/2024. Incomplete 8/15/2024. Partial resubmittal 8/28/2024. To ARB for Prelim/Final review with conditions 9/26/2024. Director Approval 3/5/2025. BP #14755 issued 7/23/2025. | Syndi | 14 | |
| 24-2286-CDP/ADU | Aaron Johnson | 4975 | Sawyer Ave | New 747 sf detached ADU | Submitted 3/26/24. Under review. Incomplete 4/23/24. Resubmittal 5/22/24, under review. Complete 6/18/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction. | Syndi | 14 | |
| 24-2285-CDP/ARB | Aaron Johnson | 4975 | Sawyer Ave | Demo unpermitted acc. Structures, new attached garage, new spa | Submitted 3/15/24. Under review. Incomplete 4/15/24. Resubmittal 5/28/14, under review. Complete 6/18/24, preliminary/final ARB 7/11/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction. | Syndi | 14 | Yes |
| 24-2283-ARB | Eric Nystrom | 1477 | Manzanita | Exterior Remodel | Submitted 2/26/24, under review. Complete 3/26/24. Scheduled for 4/11 ARB. ARB Approved 4/11/24. In plan check. BP issued 7/24/24, under construction. | Brian | 14 | |
| 24-2276-FENCE | Amber & Jenny Scouras | 1493 | Trenora Street | New 6' wooden fence on top of 2.5' retaining wall | Submitted 2/6/2024. Director approval 2/13/2024. BP#14172 issued 6/18/2024. Under construction. | Syndi | 14 | |
| 24-2275-CDP/ADU | Mauricio & Angelina Rosales | 4585 | El Carro Lane | Convert (e) 634sf attached garage/workshop to an ADU | Submitted 2/6/2024. Incomplete 3/5/2024. Resubmitted 3/27/2024. Director approved 4/26/2024. TEX approved. BP#14301 issued 10/8/2024. | Syndi | 14 | |
| 24-2273-CDP/ADU | Rafael Hernandez | 4954 | Fifth Street | Convert (e) 496sf detached garage with a 110sf add'n to a 606sf ADU. | Submitted 1/9/2024. Incomplete 2/5/2024. Resubmittal 2/20/2024. Director approved 3/21/2024. BP#14270 issued 2/19/2025. | Syndi | 14 | |

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| 23-2263-CUP | Sanchez Rebuild CUP | 5091 | Foothill Road | Rebuild Residence | Submitted 11/20/2023, under review. Incomplete 12/18/23. Complete 1/25/24. Scheduled for PC on 3/4/24. PC approved, waiting for Bldg. permit submittal. Bldg. permit submitted 9/26/24, in plan check. BP issued 2/01/25, under construction. | Syndi | 14 | |
| 23-2257-DPR | Carp Business Park | 4185 & 4195 | Carpinteria Avenue | Landscape Improvements | Submitted 10/09/2023. Incomplete 11/3/2023. Resubmittal 11/13/2023. Complete 11/21/2023. Prelim ARB complete. Director approved 1/9/24. Final ARB 02/29/24. In plan check. BP Issued 1/30/25, under construction. | Brian | 14 | |
| 23-2237-CUP/CDP/ARB | Brandon Bono & Lorraine Pulido | 4788 &4792 | Dorrance Way | New 371sf 2nd-story addition to duplex & remodel | Submitted 7/21/2023. Incomplete 8/17/2023. Resubmittal 9/22/2023. Complete 10/17/2023. To ARB for prelim on 12/14/2023. Approved by PC on 4/1/2024. Final ARB on 7/11/2024. BP#14347 issued 3/13/2025. | Syndi | 14 | |
| 23-2236-ARB/CDP | Schlobohm | 5030 | Carpinteria Avenue | Facade improvements to the building | Submitted 7/18/2023. Incomplete 8/17/2023. Prelim/Final ARB 8/31/2023. Resubmittal 11/28/2023. Director Approved 03/29/2024. Building Permit in Plan Check. Building Permit issued 11/2024. Under construction. Inspection 12/2025, corrections. | Marysol | 14 | |
| 23-2221-DPR/CDP | Justin Klentner | 4745 | Carpinteria Ave | Revision to 4,304 sq.ft.commercial space to keep 3,404 sq. ft. commercial and change 2,807 sq.ft. to 6 hotel rooms. | Submitted 5/5/2025. Complete 5/20/2025. Director Decision Approved 6/6/2025. Appeals filed 6/16/2025. PC scheduled 8/4/2025. PC Denied Appeals 8/4/25. BP issued 9/26/25. | Bret/Nick | 14 | |

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| 23-2221-DPR/CDP | Justin Klentner | 4745 | Carpinteria Ave | Mixed Use development: 24 apartments & 4,304 sq. ft. commercial space. Applying State Density Bonus provisions. DPR for conversion of commercial to hotel use (6) units. | Submitted 4/14/23. Incomplete 5/12/23. Conceptual ARB Review 5/25/23. Resubmittal 6/22/23. Incomplete 7/21/23. To Prelim ARB 8/31/23. Cont'd to Prelim ARB 10/26/23. Prelim ARB Approval 10/26/23. Awaiting submittal of final incomplete item. Complete 11/28/23. PC approved 2/5/24. CC appealed, schedule for CC. CC approved 3/26/24. Demo permit issued. Grading permit under review. Final ARB 8/15/24. Building permit in Plan Check review. Grading permit issued. Pre-Con meeting 9/26/24. Demo/Grading in progress. BP Issued 12/12/24, under construction. DPR for commerical to hotel use (6 units). Complete letter issued 5/5/25, CCD approval 6/6/2025, PC appeals filed 6/16/2025, PC appeal denied 8/4/2025.BP issued for 6 hotel units 9/23/2025, under construction; 1/21/26 applicant requested routing slip for responsible agencies review; City delivery of routing slip pending week 1/26/26. | Bret | 14 | |
| 22-2184-DP/CDP/ARB | Gregg & Beth Scerni | 4610 | Fourth Street | New 2,257sf 2-story SFD with 504sf detached 2-car garage | Submitted 9/13/2022. Incomplete 10/13/2022. Resubmittal 3/6/2023. Complete 3/21/2023. To ARB on 4/27/2023. Approved by PC on 9/5/2023. VM recorded 9/15/2023. Final ARB on 12/14/2023. BP#14198 issued 8/26/2024. Under construction. | Syndi | 14 | |
| 22-2183-ARB/CDP | Tyler Mayer | 5557 | Calle Arena | Addition to SFD | Submitted 9/12/2022. On hold pending project redesign. Resubmittal 12/14/2022. Incomplete 1/11/2023. Resubmittal 5/26/2023. 2nd Incomplete 6/23/2023. Resubmittal 7/27/2023. 3rd Incomplete 8/15/2023. Resubmittal 8/25/2023. Complete 8/28/2023. To ARB on 9/14/2023 for prelim review-continued with comments. Resubmittal 2/26/2024. To ARB for cont'd prelim review on 5/16/2024. Approved by PC on 8/5/2024. Final ARB 3/27/2025. BP #14682 issued 5/14/2025. | Syndi | 14 | |

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| 22-2182-ARB/CDP | Mark Rolph | 4715 | Aragon Drive | 1,375sf two-story addition to (e) SFD | Submitted 9/6/2022. Incomplete 10/6/2022. Resubmittal 11/6/2022. 2nd Incomplete 12/7/2022. Resubmittal 12/12/2022. Complete 1/3/2023. Prelim review at ARB on 2/16/2023. Continued prelim review at ARB on 5/25/2023. Director approval 6/20/2023. TEX requested 4/9/2024 and approved on 5/7/2024; new expiration date is 6/20/2025. BP #14532 issued 4/28/2025. | Syndi | 14 | |
| 22-2172-ARB/CDP | Flourish Trust | 5637 | Calle Pacific | New swimming pool & shade trellis. | Submitted 7/20/2022. Incomplete 8/19/2022. Resubmitted 8/24/2022. Complete 9/8/2022. To ARB for Preliminary review 9/29/2022. Resubmittal 11/9/2022. Final ARB review on 12/15/2022. Resubmittal 2/8/2023. Director approval 3/21/2023. BP#13895 issued 6/2/2023. Under construction. | Syndi | 14 | |
| 22-2163-SIGN | City of Carpinteria | 5141 | Carpinteria Ave | New ground sign for the Carpinteria Community Library | Submitted 6/10/2022. Approved. Building Permit issued | Marysol | 14 | |
| 22-2162-DP/CDP/ARB | John Howard | 4818 | Dorrance Way | New 1,895sf 2-story SFD and a detached 471sf garage with a 408sf workshop above. | Submitted 6/9/2022. Incomplete 7/8/2022. Resubmitted 9/8/2022. 2nd Incomplete 10/3/2022. Resubmittal 12/7/2022. Complete 12/28/2022. To ARB on 3/16/2023. Resubmittal 6/8/2023. To PC on 8/7/2023-continued due to lack of a quorum. Approved by PC on 9/5/2023. Final ARB on 5/16/2024. BP#14261 submitted 3/19/2024. TEX submitted on 8/27/2024, to PC on 10/7/2024. BP#14261 issued 12/19/2024. | Syndi | 14 | |
| 22-2161-SIGN | Ben Mascari / Carpinteria | 873 | Linden Avenue | Redesign and reinstall previous hanging sign | Submitted 6/1/2022. Approved. Pending inspection. | Marysol | 14 | |
| 22-2152-SIGN | Reese Corp Signs / Carp Physio | 5432-34 | Carpinteria Avenue | New signage | Under review. Complete. Director approved 6/28/2022. Building permit issued, pending inspections. Building Permit expired. | Marysol | 14 | |
| 22-2143-DPR | Bega | 1000 | Bega Way | Energy storage system & sound wall | Submitted 2/7/2022. Complete 3/8/2022. Approved 4/5/2022. Building Permits issued 7/2022 (Phase 1 and 2). Phase 1 signed off. Pending Phase 2. | Marysol | 14 | |
| 21-2107-CUP/CDP/ARB | City of Carpinteria/S&S Seeds | 6155 | Carpinteria Avenue | Coastal Vista Trail Segment | Submitted 4/28/2021. Incomplete 5/27/2021. Resubmitted 12/28/2021. Complete 1/13/2022. Prelim/Final review at ARB on 3/31/2022. Approved by PC 5/2/2022. CCC appeal period ended 5/31/2022. Demo permit BP#13860 issued 1/9/2023. | Syndi | 14 | |

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| 21-2092-SDU/CDP | J. Bradley Stein | 1315 | Casitas Pass Road | Validate (E) guest house as SDU & permit remodel of SDU & attached accessory structures | Submitted 2/26/2021. Complete 3/19/21. Prelim ARB approved 3/25/21. Director approved 6/1/21. BP issued 6/23/21. Under construction. BP extension granted. Revision approved 10/10/24, under construction. | Brian | 14 | |
| 21-2087-ARB | Paul & Michelle Sanchez | 1481 | Sterling Avenue | SFD remodel, 391sf of add'ns, new front porch, & full re-roof | Submitted 2/9/2021. Incomplete 3/5/2021. Resubmitted 3/26/2021. Complete 4/1/2021. Prelim & final at ARB 4/15/2021. Director approval 5/4/2021. BP#13369 issued 9/21/2021. Under construction. | Syndi | 14 | |
| 21-2083-DP/TPM/CDP/ARB | Jerry & Lisa Zins | 4905 | Eighth Street | New condominium triplex | Submitted 1/13/2021. Incomplete 2/12/2021. Owners have decided to do condos instead of apts. Resubmitted 9/17/2021. 2nd Incomplete 10/11/2021. Revised duplex apt. project submitted 2/4/2022. Complete 3/7/2022. To ARB for prelim 4/28/2022. Revised plans for 3 condos submitted 6/27/2022. Revised plans submitted 8/30/2022. To ARB for cont'd prelim review on 9/15/2022. Revised plans submitted 11/15/2022. Approved by PC on 2/6/2023. PM to City Surveyor for review 10/12/2023. BP#14159 submitted 10/19/2023. Final ARB on 12/14/2023. CC accepted map 12/9/2024. Map recorded 12/26/2024. BP issued 9/8/2025. | Syndi | 14 | |
| 20-2066-SIGN | Singing Springs | 5455 | Eighth Street | New monument sign | Submitted 8/17/2020. Director approval 9/15/2020. Building Permit issued 1/2021. Under construction, pending landscaping re-installation. | Marysol | 14 | |
| 20-2061-ARB/CDP | Brandon and Julia Wheatley | 1150 | Vallecito Road | Master bedroom addition | Submitted 7/31/2020. Under review. Incomplete 8/25/2020. Incomplete 10/9/2020. Prelim/Final 10/29/2020 ARB. Incomplete 11/16/2020. Complete 01/14/2021. Director Approval 2/2/2021. BP issued. Under construction. Revision 1 issued. | Marysol | 14 | |
| 20-2057-DP/CUP/CDP | Martha Marquez | 4684 | Seventh Street | Construct a 258 SF addition and new entry porch to Unit A on the existing duplex. | Submitted 7/22/2020. Incomplete 8/21/2020. Resubmittal 3/23/2021. Incomplete 4/21/2021. Resubmittal 3/16/2022. Complete 4/15/2022. To ARB for preliminary review on 5/26/2022. Approved by PC on 12/5/2022. Final ARB on 4/27/2023. BP#14153 submitted 10/16/2023. TEX for Planning & BP submitted 6/20/2024. TEX to PC on 10/7/2024. BP#14153 issued 9/4/2025. | Syndi | 14 | |

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| 20-2056-ARB | Rod Herman | 1423 | Camino Trillado | Exterior updates, new porch overhang, new curbs and 3' garden wall, new hardscape and landscaping. | Submitted 7/2/2020. Complete 7/30/2020. To ARB for prelim/final 9/17/2020. Director approved 9/23/2020. BP#13204 issued 4/26/2021. Under construction. | Syndi | 14 | |
| 19-2029-DPR/CDP | Carpinteria Arts Center | 855 | Linden Avenue | Courtyard improvements: new hardscape, landscaping, a living wall, storage, utility sink, fencing, and trash enclosures | Submitted 12/20/2019. Complete 01/16/2020. Prelim ARB 2/27/2020. Approvals pending. BP submitted 10/23/2020. BP issued. | Marysol | 14 | |
| 19-2012-DPR | Mac Partners / Jeremy Rogers | 6384 | Via real | Building facade renovation, addition of new patio areas, new permeable area for future parking area. | Submitted 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Final ARB 5/13/2021. Building Issued. Under construction. Exterior light demonstration under review ARB matters by staff 3/3/2022. Minor revision pending. | Marysol | 14 | |
| 19-1965-DPR/CDP | Carpinteria Business Park | 4185-4195 | Carpinteria Ave | Exterior architectural façade improvements to five of the buildings within the Flood Hazard and Coastal Appeals Overlay. | Submitted 2/5/2018.Incomplete 3/19/2019. Resubmitted 3/28/2019. Incomplete 4/25/2019. Prelim ARB 06/13/2019. Complete 6/21/2019. Resubmittal 8/23/2019. Director Approval 9/26/2019. Final ARB 10/31/2019. Building Permit application submitted 12/17/2019. Building Permit issued. Under construction. Revision to lights approved by ARB 1/14/2021. Minor awning revision 8/2021. Monument sign revision 11/2021. Final Building Permit revisions submitted for review 04/2023. | Marysol | 14 | |
| 18-1938-CDP | CA State Parks | 205 | Palm Avenue | Sewer replacement, Santa Rosa Campground | Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction. | Marysol | 14 | |
| 17-1850-CDP | CA Dept. of Parks and Recreation | 205 | Palm Avenue | State Beach Phase II ADA Improvements | Submitted 1/3/2017. Incomplete 1/31/2017. Resubmittal 5/22/2017. Complete 6/15/2107. Director Approval 9/13/2017. Pending resubmittal of minor modifications and signed Conditions of Approval. Received 9/6/2018. Time Extension approved 7/31/2019. Under construction. | Marysol | 14 | |

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| 15-1804-CDP | Hawkins | 5567 | Calle Arena | Construct (N) SFD w/ attached two-car garage | Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, under construction. | Brian | 14 | |
| 04-1172-DP/CDP | Franssen | 750 | Palm Avenue | Construct one new SFD and create two condominiums | Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit. | Nick | 14 | |
| 24-2316-SIGN | Sutter-Sansum Clinic | 4806 | Carpinteria Avenue | Replace existing signs with new signs, updated business name | Under review 11/7/2024. Incomplete. Approved 12/24/2024. Building Permit Plan Check. Building Permit Issued 2/18/2025. Corrections and revision. Final sign off 11/04/2025. | Marysol | 15 | |
| 24-2322-SIGN | Fastsigns Ventura for Edward Jones | 1145 | Eugenia | Non-illuminated sign plate on an existing directory ground sign | Under review 11/25/2024. Approved 12/18/2024. | Marysol | x | |
| 24-2321-CDP/ADU | Tim Finnigan | 4213 | Carpinteria Avenue | New 996sf ADU, 240sf deck, & 430sf garage | Submitted 11/21/2024. Director Approval 12/19/2024. Approval expired. | Syndi | X | |
| 24-2309-SIGN | Santa Barbara Hives | 516 | Palm Avenue # C | 2 non-illuminated wall signs | Submitted 7/31/2024. Approved 8/15/2024. Building Permit issued 8/19/2024. Under construction. | Marysol | x | |
| 24-2301-SIGN | CB & G Sign Solutions, Inc. for property owner | 1145 | Eugenia Place | New sign program for the property | Submitted 6/27/2024. ARB 8/15/2024. | Marysol | x | |

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| 24-2279-LCPA/ORD | City of Carpinteria | | Citywide | Housing Element rezones and associated Title 14 amendments | Planning Commission 11/04/24, City Council first reading 11/25/24. City Council second reading 12/9/24. Coastal Commission Hearing with modification 3/14/25. City Council accepted mods 4/14/25. Now in effect. | Mindy/Megan | X | |
| 23-2347-SIGN | Kasey Clark for T Mobile | 1006 | Casitas Pass Road | illumianted wall sign and non illuminated hanging sign | Submitted 5/13/2025. Corrections. Resubmittals. Director approved 6/3/2025. BP issued. | Marysol | x | |
| 23-2271-ORD | City of Carpinteria | Citywide | | Multifamily Housing Smoking No-Smoking regulations | CC feedback 3/11/24<br>CC 1st read 6/24/24<br>CC 2nd read 7/8/24.<br>Outreach underway Spring 2025. Ordinance in effect 7/1/2025 | Megan/Mindy/ David | X | |
| 23-2241-SIGN | Mollie's Italian Deli | 1039 | Casitas Pass Road | Acrylic wall mounted sign and a hanging blade sign | Submitted 8/1/2023. Corrections. Resubmittal under review. Approved 9/14/2023. Building Permit for one sign issued. Deferred building permit for second sign in plan check 01/22/2024. Building Permit ready for issuance, pending pickup 3/18/2024. Permit still pending pickup 09/30/2024. Expired. | Marysol | x | |
| 23-2238-SIGN | Super Springs International | 5251 | 6th Street | New signage | Submitted 7/21/2023. Incomplete. Resubmitted 8/22/2023. Under review. Approved 9/21/2023. Building Permit issued 12/04/2023. | Marysol | x | |
| 22-2187-SIGN | West Coast Signs for Channel Islands Center | 4994 | Carpinteria Ave | (2) non-illuminated wall signs, individual letters | Submitted 10/06/2022. Approved 10/13/2022. Building Permit 10/27/2022. Pending inspection. | Marysol | x | |
| 22-2180-SIGN | Goleta Signs for Lao Thai Restaurant | 1017 | Casitas Pass Road | Wall sign and hanging sign | Submitted 8/30/2022. Approved 9/13/2022. Building Permit submitted and approved 9/26/2022. Under construction, pending inspection. | Marysol | x | |
| 22-2150-SIGN | US Bank | 5420 | Carpinteria Avenue | New signs | Submitted 4/27/2022. Incomplete. Resubmittal 09/30/2022. Complete 1/24/2023. Director Approved 1/26/2023. Building Permit in plan check. BP issued 2/1/2023. | Marysol | x | |
| 22-2142-SIGN | John Crispis for Albertsons | 1018 | Casitas Pass Road | New illuminated wall sign and parking lot signs | Submitted 1/20/2022. Incomplete. Resubmittal 12/1/2022. Complete. Director approved 1/2023. Building Permit issued 1/23/2023. | Marysol | x | |
| 14-1722-TPM/CDP | Godfrey | 1056 | Eugenia Place | Subdivide (e) mixed use building into three condominiums | Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14. Expired. | Nick | X | |
| | | | | Last updated | 1/29/2026 8:44 | | | |

# BUILDING PERMIT REPORT

01/01/2026 - 01/28/2026

| Permit # | Application Submittal Date | Permit Issued | Parcel # | Site Address | Owner Name | Project Description | Valuation | Status | Code Compliance Violation | Fire Permit Required |
|---|---|---|---|---|---|---|---|---|---|---|
| 15051 | 1/23/2026 | 1/27/2026 | 004-047-025 | 858 Walnut | EXEMPTION EQUIVALENT TRUST 12/5/2011 | Remove existing layer of torch down roofing. Install new underlayment and white granulated torch down. Carport not included. 2,952 square feet. | 27,750 | Issued | | |
| 15050 | 1/22/2026 | 1/23/2026 | 003-292-005 | 744 Arbol Verde | SILK KEVIN B/JAN MARIE | Tear off existing composition, install Certainteed Presidential shake 40 year composition. 25 squares, color like for like. | 25,800 | Issued | | |
| 15049 | 1/22/2026 | | 003-770-001 | 4709 Sandyland Rd #3 | ROUGHAN, FRANCIS T | Wterline repipe of residence, bathroom, kitchen, laundry and Water heater. Stucco and drywall repair to impacted walls only. | 14,521 | Pending - Incomplete App | | |
| 15048 | 1/22/2026 | | 004-026-004 | 4940 Malibu Dr | MARTINELLI 1998 FAMILY TRUST 8/21/98 | INstall a 12,000 BTU mini split system. Innovair outdoor unit to sit on exterior, indoor unit on wall. | 4,000 | Pending - Incomplete App | | |
| 15047 | 1/22/2026 | | 003-305-002 | 4823 Seventh Street | NAVAREZ, WILLIAM & AMELIA LIVING TRUST 5/12/15 | Seismic Retrofit Using City of LA Engineered plan S2 | 0 | Pending - Incomplete App | | |
| 15046 | 1/22/2026 | | 001-322-CO1-4 ( 70 laundry) | 5910 Via Real | Casitas Village HOA | Replace dryrot end of (e) cantilever beam with new beam and steel post | 4,500 | Pending - Incomplete App | | |
| 15045 | 1/22/2026 | | 001-170-021 | 5663 Carpinteria Avenue (5675 Carpinteria Ave) | CHEVRON USA INC | CHEVRON SITE: SCE to install new power pole & underground CO to new service site meter/main on backboard. New power, when installed and energized will pull customer pull box where current source is passing through to existing Pier location electrical panels. Electrical contractor will splice new source cabling to existing source and abandon and remove (for disposal) old cabling. This facilitates a "cutover" to the new source and allows the old meter/main service to be demolished as part of larger demolition project. [Project 25-2333-CDP, power pole; 21-2128-DP/CDP, decom; Refer also to BP 14872] | 117,500 | In Review Building - BV | | |
| 15044 | 1/22/2026 | | 003-552-012 | 4611 Eleanor Dr | ROBLES REUBEN/ADELINA TRUSTEES (for) ROBLES REUBEN/ADELINA 1987 TR | Replace (e) water service from meter in greenbelt to house. Approximately 60'. Install 1" SDR piping. | 8,000 | Pending - Incomplete App | | |

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| 15043 | 1/21/2026 | | 004-047-017 | 5141 Carpinteria Avenue | COUNTY OF SANTA BARBARA | Improvements to the existing patio will be conducted in two phases. The first phase includes the removal of the existing 134 sq. ft. deck, which will be replaced with a new 198 sq. ft. cedar deck. Remove and relocate (E) sign. The second phase involves the removal of the (E) concrete pad and the installation of a new 145 q. ft. concrete pad. Additional the existing landscaping will be removed and replaced with native plants. NO FEES APPLICABLE. | 40,000 | Issued | | |
| 15042 | 1/20/2026 | | 004-014-014 | 1260 Cravens Lane #2 | REVLIN FAMILY TRUST 5/16/2016 | Remove and replace (e) 70,000 BTU 80% efficient furnace in attic. Install new Day & Night 70,000 BTU 80% efficient furnace Model #N80MSL070. New 4" double wall vent pipe through the roof. | 0 | Pending - Incomplete App | | |
| 15041 | 1/15/2026 | 1/16/2026 | 004-047-014 | 855 Walnut Avenue | MARTINEZ FAMILY LIVING TRUST 9/17/02 | Tear off all existing roof, on flat roof torch down modified bitumen 4 squares. Install Certainteed Landmark 30 year composition shingles, 14 squares. Color like for like. | 13,725 | Issued | | |
| 15040 | 1/15/2026 | 1/15/2026 | 003-303-001 | 650 Ash Avenue | CATE SCHOOL CORPORATION | Remove and dispose of one existing layer of cap sheath roof system on the building. Install new white PVC roof system on flat roof. 16 squares, color like for like. | 27,658 | Issued | | |
| 15039 | 1/15/2026 | | 004-027-012 | 1309 Linden Ave | KUNKEL, ERIC B | Kitchen remodel: | 4,000 | Pending - Incomplete App | | |
| 15038 | 1/15/2026 | | 003-153-002 | 1082 Elm Lane | LLAMAS MARK | Relocate and upgrade (e) meter from 100 amps to 200 amps. Location subject to SCE approvals. | 2,500 | Ready for Pickup | | |
| 15037 | 1/13/2026 | 1/23/2026 | 003-383-005 | 5596 Calle Ocho | Poe Living Trust 12-6-22 | Replace (e) windows and doors and shown on plans | 75,913 | Issued | | |
| 15036 | 1/13/2026 | | 001-300-045 | 1269 Casitas Pass Rd | PRIESTMAN FAMILY TRUST 10/23/2001 | Remove (e) tub in hallway bath and replace with new walk in tub with 20 amp dedicated circuit-reverse plumbing. | 9,748 | Pending - Incomplete App | | |
| 15035 | 1/13/2026 | | 003-351-006 | 5550 Calle Ocho | MOORE, DAVE W | TO CONVERT 970 SQ. FT. OF THE EXISTING HOUSE TO AN ADU. WE WILL ADD A KITCHEN AND PROVIDE FIRE SEPARATION BETWEEN UNITS. | 25,000 | In Review Building - BV | | |

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| 15034 | 1/9/2026 | | 003-700-023 | 4980 Sandyland Road | SUNSET SHORES CONDO HOMEOWNERS ASSN | EXPLORATORY DEMO PERMIT ONLY: to remove a 5'x5' foot area of subfloor to make determination if the subflooring requires replacement. NBO OTHER WORK PERMITTED. Subject to Filed Inspector's verification and approval. | 1,000 | Ready for Pickup | | |
| 15033 | 1/2/2026 | 1/16/2026 | 001-300-010 | 5458 Cameo Road | SOICHER, DEAN B | Tear off and re-roof house and attached garage with comp shingles. 28 squares - Proposed change in color to - Charcoal CRRC # 0676-0136 - GAF Timberline | 9,800 | Issued | | |

**Total Records: 19**

**1/28/2026**