



**City of Carpinteria**  
**Planning Commission Agenda**  
**Monday, June 1, 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](http://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](mailto: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**

John Moyer, Chair

Jane L. Benefield, Vice Chair

David Allen

Glenn La Fevers

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 April 6, 2026

## 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. 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)

Continued hearing from February 2, 2026, 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),

**Applicant has requested a continuance of this item to the December 7, 2026 Planning Commission agenda.**

#### 3. Surf Cottages Condominiums

Planner: Megan Musolf

Applicant: Eva Turenchalk, agent, for Michael Haber, Surf Cottages LLC

Address: 4716 Seventh Street

Hearing at the request of Eva Turenchalk, agent, for Michael Haber, Surf Cottages LLC, to consider Project 25-2331-DP/CDP/ARB (application filed February 13, 2025) for approval of a Development Plan and Coastal Development Permit to remodel and add a second story and garage to an existing single-family dwelling, and construct a new two-story two-unit building with two attached garages, to create a total of three condominium units on the property; and to approve an Exemption pursuant to §15301, 15303, and 15332 of the California Environmental Quality Act (CEQA) Guidelines. A parcel map for a three-unit condominium project was previously approved by the City Council and recorded with the County of Santa Barbara as Parcel Map 25,187 on December 18, 2023. The property is a 10,998 square foot (0.25 acre) parcel zoned Planned Residential Development (PRD-15) and shown as APN 003-301-020, addressed as 4716 Seventh Street.

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

Continued hearing from May 4, 2026, 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 3,520 square foot two-story single-family residence with a detached 840 square foot three-car garage 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.

## **Other Business**

## **Matters Presented by Commissioners**

### **Director's Report**

5. Action Minutes of the Architectural Review Board - NONE
6. Calendar for the month of June
7. Planning Activity Report for the month of May
8. Building Permit Report for the month of May

## **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](mailto:Lorenae@carpinteriaca.gov)) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make

reasonable arrangements for accessibility to this meeting.

This agenda was posted on May 28, 2026 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.