City of Carpinteria
City Council Agenda
Monday, March 23, 2026
Council Chamber, 5775 Carpinteria Avenue,
Carpinteria, CA 93013
4:30 p.m. Closed Session - 5:30 p.m. Regular Meeting

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 889 0390 2262) 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 889 0390 2262.
- Spanish interpretation will be available at the in-person meeting and through the City's Zoom webinar.

How to Provide Public Comments

- Provide a live public comment in City Council Chambers at City Hall (5775 Carpinteria Ave.).
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the"raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment. At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to City Council 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. Although written comments become part of the record, they will not be read aloud at the meeting.

Please note that the City will make every effort to make the meeting accessible virtually; however, if one of the above virtual 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.

Call to Order

Roll Call

Public Comment on Closed Session Matter

Closed Session Matter

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
   Government Code section 54956.9(d)(1)
   Name of case: Carpinteria Group LLC vs The City of Carpinteria (Case No. 26CV0132)

Temporary Adjournment to Closed Session

Call to Order

Roll Call

Closed Session Report

Pledge of Allegiance

Councilmember(s) Request for Remote Participation Under AB 2449

The City Council may consider Councilmember(s) request to participate in the meeting remotely under the regulations of AB 2449 by making the necessary findings and voting on whether the Councilmember(s) may participate remotely.

Agenda Modifications

The City Council may modify the regular agenda by tabling items, adding urgency items to the agenda, or changing the order in which items are considered. Changes to the Consent Calendar are considered at the time the Consent Calendar is considered.

Introductions, Proclamations and Presentations

2. A Proclamation Designating April 2026 as “DMV/Donate Life Month” in the City of Carpinteria. *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*

3. A Proclamation Designating the Week of April 13 – 20, 2026 as “International Dark Sky Week” in the City of Carpinteria. *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*

4. A Proclamation Designating the Month of April 2026 as “Carpinteria Beautiful Month” in the City of Carpinteria. *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*

5. A Proclamation Celebrating the 67th Anniversary of the Carpinteria Community Awards Banquet. *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*

6. A Proclamation Designating April 2026 as “Carpinteria Business Month” in the City of Carpinteria. *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*

Public Information Reports and Announcements

This may include updates on law enforcement activity within the City from a Sheriff’s Office representative or a report from a representative of the First District Supervisor's Office.

7. First District Supervisor’s Report

City Manager's Report

The City Manager will report to the City Council regarding various City and/or community events and/or matters of interest. There will be no City Council discussion except to ask questions or refer matters to staff; and no action will be taken unless listed on a subsequent agenda or as otherwise specified below.

8. City Manager’s Report

Public Comment on Matters Not on the Agenda

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the City Council. The Mayor may establish reasonable regulations for public comment based on the time available and/or the number of persons waiting to speak. Typically, the City Council's practice has been to limit each speaker to three minutes. The audiovisual system in the Council Chamber is not available for speaker use during the general Public Comment period.

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

Consent Calendar

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

9. Approve the minutes of the regular meeting held March 9, 2026 and the special joint meeting held March 16, 2026.

10. Receive and file the Warrant Register for the period of March 2, 2026 through March 13, 2026, pursuant to Carpinteria Municipal Code Section 2.08.150(F).

11. Receive and file the Report on Contracts Executed by the City Manager for the Period of February 3, 2026 through March 2, 2026.

12. Adopt Resolution No. 6440, as read by title only, directing the City Manager to prepare a report for the consideration of continuing Street Lighting District No. 1 for the Fiscal Year 2026-27.

13. Adopt Resolution No. 6441, as read by title only, ordering the preparation of a report describing the financial status of the District and recommending assessments for Fiscal Year 2026-27 for Carpinteria Lighting, Landscaping and Right-of-Way Improvement District No. 3.

14. Adopt Resolution No. 6442, as read by title only, ordering a report by the Downtown "T" Business Advisory Board for the purpose of continuing assessments for the Carpinteria Parking and Business Improvement Area Assessment District No. 4 for Fiscal Year 2026-27.

15. Adopt Resolution No. 6443, as read by title only, ordering the preparation of a report describing the Winter Protection Berm Program and associated assessment and continue the Winter Protection Berm Assessment District No. 5 for Fiscal Year 2026-27.

Administrative Matters

16. Public Hearing to Declare the Results of the Property Owner Protest Ballot Proceeding for the Formation of Carpinteria Landscape Maintenance District No. 2025-1 and the Levy of Assessments Commencing Fiscal Year 2026/2027. *(Continued from March 9, 2026)*

    Recommendation: (1) Direct the City Clerk to declare the results of the property owner protest ballot proceeding for the formation of Carpinteria Landscape Maintenance District No. 2025-1; and (2) Approve Resolution No. 6446 closing the public hearing; certifying the results of the property owner protest ballot proceeding; and, since a majority protest exists, abandoning the proceedings for the formation of the Carpinteria Landscape Maintenance District No. 2025-1 and levy of assessments for FY 2026/27. *(Requires a roll call vote.)*

17. Public Hearing to Declare the Results of the Property Owner Protest Ballot Proceeding for the Formation of Carpinteria Coastal Berm Assessment District and the Levy of Assessments Commencing Fiscal Year 2026/2027. *(Continued from March 9, 2026)*

    Recommendation: (1) Direct the City Clerk to declare the results of the property owner protest ballot proceeding for the formation of the Carpinteria Coastal Berm Assessment District; and (2) Approve Resolution No. 6447 closing the public hearing; certifying the results of the property owner protest ballot proceeding; and, since a majority protest exists, abandoning the proceedings for the formation of the Carpinteria Coastal Berm Assessment District and levy of assessments for FY 2026/27. *(Requires a roll call vote.)*

Public Hearing: None

Consideration of Any Items Removed from Consent Calendar and/or Other Agenda Items Requested to Be Advanced

Matters Continued from Previous Meetings: None

Other Business

18. The City's 2025 General Plan Annual Progress Report to the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD).

    Recommendation: Accept the 2025 General Plan Annual Progress Report and direct the Community Development Director to submit the Report to the Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD).

19. Resolution Adopting the City Council Policy Titled "Policy on Policies" and Initiating a Legal Policy Audit.

    Recommendation: Adopt Resolution No. 6445 adopting the City Council policy titled "Policy on Policies" and initiating the legacy policy audit and update process.

Legislative Update

The City Council will discuss local, state and/or federal legislation under consideration and decide whether to direct staff to place a matter(s)on a future City Council agenda for consideration.

20. Legislative Update

Committee Reports, Inquiries and Other Matters Presented by Councilmembers

Attendance of Councilmembers for Future Meetings

Adjournment

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk's Office at 684-5405, extension 403 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.

Materials related to an agenda item submitted to the City Council after distribution of the agenda packet are available for public review at the City Clerk's Office, located at 5775 Carpinteria Avenue, Carpinteria, CA 93013 or by going to the City's website at https://carpinteriaca.gov/city-hall/agendas-meeting.

Resources for the Public:

Code of Conduct: https://carpinteriaca.gov/wp-content/uploads/2025/03/Code-of-Conduct_FINAL.pdf%22

Levine Act Warning

Applicants and their agents before the City Council are subject to the campaign disclosure provisions detailed in Government Code Section 84308. No City Council member may accept, solicit, or direct a contribution of more than $500 from any party for 12 months following the date a final decision is rendered by the City. No City Council Member may accept, solicit, or direct any contribution from an agent of the party during the same time frame. This prohibition commences when an item involving the entitlement has been placed

on the City Council's agenda for a public meeting, when the City Council Member knows the action is within the City Council's jurisdiction, and it is reasonably foreseeable that it will come before the City Council as a decisionmaker, or when the proceeding is before the City Council for its decision. A party to a City proceeding —which includes both applicants and agents—shall disclose on the record of the proceeding any contribution of more than $500 made to any City Council Member by the applicant, or any donations made by the agent, during the preceding 12 months. No party to a City proceeding, or agent, shall make a contribution to a City Council Member during the proceeding and for 12 months following the date a final decision is rendered by the City. Prior to rendering a decision on a City proceeding, any City Council Member who received contribution of more than $500 within the preceding 12 months from any party, or who received any donations from an agent, to a proceeding shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any City Council Member receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, the City Council Member shall be permitted to participate in the proceeding. If you believe that these provisions apply to you or a City Council Member, please inform the City Clerk at the earliest possible opportunity. Failure to do so may affect the City's ability to process your application.

This agenda was posted on March 18, 2026 in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA DESIGNATING APRIL 2026 AS "DMV/ DONATE LIFE MONTH" IN THE CITY OF CARPINTERIA

WHEREAS, *organ, eye, tissue, marrow, and blood donation are life-giving acts recognized worldwide as expressions of compassion to those in need; and*

WHEREAS, *more than 103,000 individuals nationwide, including more than 23,000 in California, are currently on the national organ transplant waiting list, and on average, 17 people die each day while waiting; and*

WHEREAS, *the need for donated organs is especially urgent in Hispanic, Latino, and African American communities; and*

WHEREAS, *a single individual's donation of the heart, lungs, liver, kidneys, pancreas, and small intestine can save up to eight lives; and*

WHEREAS, *donation of tissue can save and heal the lives of more than 75 others; and*

WHEREAS, *organ donors saved more than 46,000 lives last year; and*

WHEREAS, *any person can register to be an organ, eye and tissue donor regardless of age or medical conditions; and*

WHEREAS, *being a registered donor does not impact the quality of life-saving medical care a person receives in an emergency; and*

WHEREAS, *California residents can sign up with the Donate Life California Donor Registry online at any time by visiting www.donateLIFEcalifornia.org or, for Spanish-speakers, www.doneVIDAcalifornia.org; and*

WHEREAS, *California residents can sign up to be an organ, eye and tissue donor when applying for or renewing their driver license or identification card at the California Department of Motor Vehicles; and*

WHEREAS, *California residents interested in saving lives through living kidney donation may visit www.LivingDonationCalifornia.org; and*

NOW, THEREFORE, BE IT RESOLVED *that in recognition of National Donate Life Month, the month of April 2026 is hereby proclaimed* ***"DMV/DONATE LIFE MONTH"*** *in the City of Carpinteria, and in doing so we encourage all Californians to check "YES!" online or when applying for or renewing their driver license or identification card at the DMV.*

IN WITNESS WHEREOF*, the Mayor hereunto sets their hand and caused the official seal of the City of Carpinteria, California to be affixed this 23rd day of March, 2026.*

ATTEST:

Natalia Alarcon, Mayor
City of Carpinteria

Brian C. Barrett, MMC, CPMC
City Clerk

Agenda Section: Presentations
Agenda Item No.: 3
Council Meeting Date: March 23, 2026

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA DESIGNATING THE WEEK OF APRIL 13 THROUGH APRIL 20, 2026 AS "INTERNATIONAL DARK SKY WEEK" IN THE CITY OF CARPINTERIA

WHEREAS, *the natural beauty of Carpinteria, including a star-filled night sky, is valued by residents and visitors alike, and standing beneath a starry night sky inspires feelings of wonder and awe, fostering a growing interest in science and nature, especially among Carpinteria's youth; and*

WHEREAS, *light pollution not only impacts the ability to see stars, but has well-documented economic and environmental consequences that significantly impact ecosystems and human health, including in Carpinteria; and*

WHEREAS, *Carpinteria's natural areas are impacted by light pollution, which disrupts nocturnal wildlife and degrades ecosystem health, particularly in sensitive local habitats such as the Carpinteria Salt Marsh, Carpinteria Bluffs, local creeks, and nearby foothills; and*

WHEREAS, *light pollution results in roughly $3 billion per year of wasted energy in the United States and contributes to unnecessary energy consumption and diminished energy security; and*

WHEREAS, *reducing light pollution can be as simple as directing outdoor lighting down where it is needed, and using it only when and where necessary; and*

WHEREAS, *DarkSky International, the globally recognized authority on light pollution, sponsors International Dark-Sky Week to raise awareness of the effects of light pollution, provide educational resources and practical solutions, and promote the enjoyment and protection of dark skies; and*

WHEREAS, *the City's General Plan and Local Coastal Land Use Plan includes policies to ensure that lighting in new development minimizes light pollution and limits impacts to environmentally sensitive habitat areas, and encourages the establishment of a "night sky" ordinance to provide standards for reducing direct and ambient light pollution.*

NOW, THEREFORE, *the City Council of the City of Carpinteria does hereby proclaim the* ***week of April 13 through 20, 2026*** *as "****INTERNATIONAL DARK SKY WEEK****" in the City of Carpinteria, and urges residents to learn about lighting that protects the night sky, to implement practices and improvements that will reduce light pollution, and to look up and experience the wonder of the star-filled night.*

IN WITNESS WHEREOF, *the Mayor hereunto sets their hand and caused the official seal of the City of Carpinteria, California, to be affixed this 23rd day of March, 2026.*

Natalia Alarcon, Mayor
City of Carpinteria

ATTEST:

Brian C. Barrett, MMC, CPMC
City Clerk

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA DESIGNATING THE MONTH OF APRIL 2026 AS "CARPINTERIA BEAUTIFUL MONTH" IN THE CITY OF CARPINTERIA

***WHEREAS**, the month of April is recognized nationwide as Keep America Beautiful Month; and*

***WHEREAS**, since 1992, the month of April has additionally been proclaimed as Carpinteria Beautiful Month and celebrated by the downtown display of Carpinteria Beautiful banners; and*

***WHEREAS**, On Tuesday, April 22, the 56th anniversary of Earth Day, with this year's theme "Our Power, Our Planet", will be celebrated through harnessing collective, grassroots action to defend environmental protections, advance a clean, sustainable economy, and ensure long-term climate stability, empowering communities to take action; and*

***WHEREAS**, on Saturday, March 28th in preparation for the April celebration, Carpinteria Beautiful volunteers and the City of Carpinteria will cooperate in a citywide litter and creek cleanup; and*

***WHEREAS**, throughout the month of April, Carpinteria Beautiful volunteers will continue their year-round efforts to remove graffiti and refill the dog waste bag dispensers, and the Adopt-a-Spotters and Trash Mob will redouble their already considerable efforts to keep Carpinteria litter-free.*

***NOW, THEREFORE**, the City Council of the City of Carpinteria hereby designates April 2026, as **"CARPINTERIA BEAUTIFUL MONTH"** and urges all residents to share in the observance of this month by making a personal commitment to enhance the beauty of their own properties and neighborhoods for the benefit and enjoyment of all.*

***IN WITNESS WHEREOF,** the Mayor hereunto set their hand and caused the official seal of the City of Carpinteria, California to be affixed this 23rd day of March, 2026.*

Natalia Alarcon, Mayor
City of Carpinteria

ATTEST:

Brian C. Barrett, MMC, CPMC
City Clerk

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA CELEBRATING THE 67TH ANNIVERSARY OF THE CARPINTERIA COMMUNITY AWARDS BANQUET

WHEREAS, *the first Carpinteria Community Awards Banquet was held in 1958 and was called the "Man of the Year" event, and after several different names over the years it is now known as the annual Carpinteria Community Awards Banquet; and*

WHEREAS, *this annual event was previously hosted by the Carpinteria Valley Chamber of Commerce, and is now hosted by the Carpinteria Community Association, a non-profit organization formed specifically to continue honoring the spirit of Carpinteria; and*

WHEREAS, *this event has been held in various locations including The Palms, the Carpinteria High School Cafeteria, the Memorial Building, the Montecito Country Club, the Carpinteria Boys & Girls Club, the Miramar and even in a tent at the Carpinteria State Beach. This year it will be held at our local Girls, Inc. of Carpinteria facility; and*

WHEREAS, *this 67th annual event will showcase the Carpinteria Valley Museum of History and the rich history our museum displays and commemorates; and*

WHEREAS, *this event provides an opportunity for our many local service organizations and others to publicly honor their valued volunteers with Merit Awards; and*

WHEREAS, *a local business is selected to receive the Outstanding Community Business award and two local businesses will also be spotlighted; and*

WHEREAS, *two teachers from our local Carpinteria schools are chosen to receive an award as Educator of the Year, one each from the elementary and secondary schools; and*

WHEREAS, *following a rigorous selection process, three high school students are chosen as Finalists for the Junior Carpinterian of the Year award, with one selected as the Junior Carpinterian of the Year, and with each of them receiving a generous college scholarship with funds donated by community members; and*

WHEREAS, *the culmination of the evening is the announcement of the Carpinterian of the Year, a distinguished honor given to an individual or individuals for their outstanding accomplishments and contributions to the Carpinteria Valley community.*

NOW, THEREFORE, *the City Council of the City of Carpinteria congratulates the Carpinteria Community Awards Banquet on its 67th anniversary and commends the Carpinteria Community Association for its commitment to honor the spirit of Carpinteria.*

IN WITNESS WHEREOF, *the Mayor hereunto sets their hand and caused the official seal of the City of Carpinteria, California to be affixed this 23rd day of March, 2026.*

ATTEST:

Natalia Alarcon, Mayor
City of Carpinteria

Brian C. Barrett, MMC, CPMC
City Clerk

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA DESIGNATING APRIL 2026 AS "CARPINTERIA BUSINESS MONTH" IN THE CITY OF CARPINTERIA

***WHEREAS**, the City of Carpinteria supports the success of its local business community and acknowledges their role in generating local tax revenue to support municipal services that enhance the quality of life for Carpinteria residents; and*

***WHEREAS**, local businesses are a vital pillar of the community, providing essential products and services and contributing to nonprofit and volunteer initiatives through the dedicated efforts of business leaders and employees; and*

***WHEREAS**, local businesses create significant private sector employment opportunities, ensuring the strength and competitiveness of the local workforce; and*

***WHEREAS**, the City of Carpinteria values business community feedback in developing ordinances and policies, ensures business inclusion in City outreach, and provides aid to local businesses as needed; and*

***WHEREAS**, since 1912, a Chamber of Commerce has represented local business interests, helping to build a strong local economy and a positive quality of life; and*

***WHEREAS**, the Santa Barbara South Coast Chamber of Commerce collaborates with the City of Carpinteria to support local businesses and align business community needs with City goals.*

***NOW, THEREFORE, BE IT RESOLVED,** that the City of Carpinteria hereby designates April as **"CARPINTERIA BUSINESS MONTH"** and encourages all residents to celebrate and support our local businesses.*

***IN WITNESS WHEREOF**, the Mayor hereunto set their hand and caused the official seal of the City of Carpinteria, California, to be affixed this 23rd day of March, 2026.*

_____
Natalia Alarcon, Mayor

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk

Roy Lee
County Supervisor, First District

Agenda Section: First District Supervisor's Report
Agenda Item No.: 7
Council Meeting Date: March 23, 2026

Subject: 3/23 Agenda for Report from First District Supervisor Roy Lee

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1. **Housing Update in Unincorporated Carpinteria**
   A. VAN WINDERDEN 1 and 2 – No project application submitted
   B. BAILARD
      - Applicant addressing Fire Dept and city feedback from 2/16 Joint Meeting
      - Carp-Sum Fire Marshall LoMonaco gave requirements for evacuation study, and discussed the constraints around Pandanus alley
      - Joint Meeting on 3/26 with teams from City, Carp-Summerland Fire, County, Red Tail Applicant
      - Applicant meeting with Casitas Villages HOA Board Members on 3/26
      - Builders Remedy application still open

2. **Cannabis Updates**
   - Zero OAP extensions were granted to operators at the 3/10 Board Meeting
   - Compliance Deadline 3/18/26: carbon-based odor scrubbers must be installed
   - Enforcement next steps:
     - County Planning and Development office is in the process of issuing Notice of Violations to operators out of compliance
     - After 3/31/26 County CEOS's Office can revoke business licenses for operators out of compliance; that decision is appealable and would then go to a state administrative court (not County BOS)
     - Community members can still report odor complaints through the County website: https://www.countyofsb.org/4751/Cannabis-Program

3. **Budget Hearings, Board of Supervisors – Fiscal Year 26-27**
   - Budget Hearings April 13, 15, 17
   - Budget Adoption June 16, 18
   - The County is facing a tight budget due to HR1 ("Big Beautiful Bill") – all local jurisdictions in California are facing federal and state funding cuts over the next 4 years. During the budget hearings in April, every County department will present their FY2026-2027 budget which will reflect proposed cuts. Please tune in and let us know what services are essential to Carpinteria!

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4. **Public Works**
   - Via Real at Padaro – estimated completion by end of June
   - Santa Clause Lane Phase 2 – opening up to bids; construction will begin a few months out with the goal to minimize impacts to businesses and beachgoers.

5. **Opportunities**
   A. Road Maintenance Annual Plan (RdMAP) Virtual Meeting - 3/31/2026 at 6:00; Spanish translation available. Attendees can learn about road maintenance activities in the unincorporated areas of the county and provide feedback on road improvement priorities for Fiscal Year 2026-2027. (Or provide feedback to pwroads@cosbpw.net)
   B. Community Hazard Awareness Map - a public resource designed to help everyone better understand and prepare for natural and human-caused hazards affecting Santa Barbara County.
   C. Sidewalk Vending Ordinance - Adoption of a Sidewalk Vending Ordinance and six-month Pilot Outreach Program Vendors must obtain a seller's permit, business license, and County health permit. Vending is limited to paved sidewalks and pedestrian paths. The April–October Pilot Outreach Program establishes a coordinated outreach between Environmental Health Services, Public Works, and the Sheriff's Office. Outreach team members will clearly identify themselves as County staff and will not collect or share vendors' citizenship status during health permitting or inspections.

6. **Mosquito Vector Management District (MVMD) - Information Item**

   The Mosquito and Vector Management District (MVMD) of Santa Barbara County is an independent special district that controls and monitors disease-carrying mosquitoes and rodents. MVMD responds to complaints and treats breeding sites under California Health & Safety Code authority, and collaborates with County Public Health to share vital information during outbreaks.

   Why the sudden rise in mosquitos? Southern California is experiencing unusually early and intense mosquito activity this year due to warmer temperatures and heavy January-February rainfall. Activity began in February rather than the typical May start.

   Any Carp/Summerland concerns? A key concern is the spread of non-native "ankle-biter" mosquitoes, including the Australian backyard mosquito recently found in Santa Barbara's Westside. In the Carpinteria/Summerland area, known breeding sites include Greenwell Preserve, the Carpinteria Salt Marsh (surveyed and treated May–October), and local creeks that stagnate in warm weather.

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Roy Lee
County Supervisor, First District

What residents can do?

- Report mosquito problems: call 805-969-5050 or visit mvmdistrict.org/contact-us
- Eliminate standing water in containers, bird baths, toys, drains, and tires
- Scrub bird baths and pet dishes weekly
- Use EPA-registered repellents (DEET, picaridin, oil of lemon eucalyptus, IR3535)
- Wear long sleeves and pants in mosquito-prone areas
- Ensure window and door screens are intact
- Daytime biting is a sign of ankle-biter mosquitoes and should be reported immediately.
- Stay informed, subscribe to their newsletter – The Itching Post

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MEMORANDUM

Council Meeting Date: **March 23, 2026**

To: Honorable Mayor and City Council

From: Michael Ramirez, City Manager

Subject: **City Manager's Report**

CITY EMPLOYEE UPDATES

Recruitments

Below are the current open recruitments and recruitment statuses. Additional information on City job openings is available online at https://carpinteriaca.gov/city-hall/human-resources/.

- Accounting Specialist/Accounting Technician
  - *Pending Screening of Applications*
- Beach Lifeguard I/II/III
  - *Deadline to Apply: April 30, 2026*
- Library Technician I/II/III
  - *Deadline to Apply: March 29, 2026*
- Lifeguard Program Coordinator I, II, III – Part-Time
  - *Deadline to Apply: March 25, 2026*
- Pool Lifeguard I/II/III
  - *Deadline to Apply: April 30, 2026*
- Maintenance Worker I – Full-Time
  - *Deadline to Apply: March 22, 2026*

UPDATES ON CAPITAL IMPROVEMENT PROJECTS

Capital Improvement Plan (CIP) Workshop

The CIP Workshop is scheduled for a Special City Council Meeting in the Council Chamber, Monday, March 30, 2026, at 5:30 p.m.

UPDATES ON DEVELOPMENT APPLICATIONS

Klentner Mixed-Use Development, 4745 Carpinteria Avenue

The Klentner Mixed-Use Development located at 4745 Carpinteria Avenue is nearing project completion and is expected to receive final sign-offs in the coming weeks. The project includes 24 rental apartment units (including three income-restricted affordable units), a six-room hotel, and a ground-floor commercial tenant space (intended for a future restaurant/café use). As final sign-offs are granted for each of the respective uses, portions of the building will be cleared for use/occupancy.

5885 Carpinteria Avenue Residential Project

The project applicant team has announced they will be hosting a community open house event on Thursday, April 9, 2026, from 6:00 p.m. to 8:00 p.m. at the Carpinteria Community Church (1111 Vallecito Road). The event is open to the public and is intended to be an opportunity for interested persons to learn more about the proposed project, meet the project applicant team, and provide input on the proposed project. The applicant team has also launched a website for the project at www.thefarmcarpinteria.com. Interested persons can subscribe to email updates on the website.

March 26 Architectural Review Board Agenda

At the upcoming March 26 Architectural Review Board meeting, the Board will be considering the following project:

- Preliminary review of the Marvin Residence Remodel and Addition Project located at 5538 Canalino Drive

The agenda and staff report for this item are available on the City's website at: https://carpinteriaca.gov/city-hall/agendas-meetings/. The meeting will be held at 5:30 p.m. in the Council Chambers at City Hall and will also be broadcast live on Government Access TV Channel 21, on the City's website and Zoom.

April 6 Planning Commission Agenda

The Carpinteria Planning Commission will hold its next public hearing on Monday, April 6 and will be considering the following project:

- Continued review of the Verizon Wireless Communications Facility proposed to be located at 912 Linden Avenue.

The agenda and staff report for this item will be available on the City's website at: https://carpinteriaca.gov/city-hall/agendas-meetings/. The meeting will be held at 5:30 p.m. in the Council Chambers at City Hall and will also be broadcast live on Government Access TV Channel 21, on the City's website and Zoom.

OTHER CITY/COMMUNITY UPDATES

Parks, Recreation and Community Services Department Conferences

Three members of the Parks, Recreation and Community Services (PRCS) Department—Torrie Cutbirth, Jena Jenkins, and Kalyn Pina—attended the California Parks and Recreation Society Conference in Long Beach from March 11 through March 13. The annual conference brings together parks and recreation professionals from across California to participate in educational sessions and networking opportunities focused on current practices, emerging trends, and professional development within the field.

The PRCS Director also attended the National Recreation and Park Association Directors School, March 1 through March 5. This was the first year of the two-year Directors Academy program. The academy includes a week-long series of sessions focused on topics such as strategic planning, data-informed decision making, organizational leadership, and management of parks and recreation agencies. Participation in the program also provided an opportunity to engage with parks and recreation directors from agencies across the country.

Community Garden

The Community Garden will host a Seed Ball Making Workshop on Wednesday, April 1, at 5 p.m., led by Parks, Recreation, and Community Services Program Manager Torrie Cutbirth. Participants will learn how to create California native seed balls, which can be tossed into gardens to promote local biodiversity and support pollinator habitats.

The Community Garden is excited to welcome the Campus Earth Learning Cooperative, a small homeschool community from the Carpinteria and Santa Barbara area, for a field trip on Wednesday, April 8, at 11:00 a.m. There will be a tour of the garden, during which the children will learn about composting and soil microbiology.

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, March 9, 2026

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:36 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:
Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
Nick Bobroff, Community Development Director
Jeanette Gant, Parks, Recreation & Community Services Director
Syndi Souter, Senior Planner
Megan Musolf, Assistant Planner
John L. Ilasin, Public Works Director
Licette Maldonado, Administrative Services Director

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. Introduction of Dan Stefano, Carpinteria-Summerland Fire Protection District Fire Chief.

Dan Stefano, Carpinteria-Summerland Fire Protection District Fire Chief introduced himself.

There was no public comment.

2. Mayoral Recognitions to Morning Rotary & the Lions Club for their combined donation of $10,000 in support of the Tomol Interpretive Play Area.

City Manager Ramirez introduced the item.

Steve Gerteis, President of the Rotary Club of Carpinteria Morning and Ray Lane, President of the Carpinteria Lions Club provided remarks. The City Council and Suzie Schneider, Chair of Carpinteria Morning Rotary's Friends of Tomol Interpretative Play Area Committee also provided remarks.

There was no public comment.

Mayor Alarcon and the Council presented the Mayoral Recognitions to members of Rotary Club of Carpinteria Morning and the Carpinteria Lions Club.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

3. Sheriff's Recap

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department provided a law enforcement report for the month of February 2026.

Speakers in-person: Rogelio Delgado

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Mayor Alarcon temporarily adjourned the meeting at 6:10 pm.

4. Library Board of Trustees Agenda Packet

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the regular meeting at 6:38 pm.

CITY MANAGER'S REPORT

5. City Manager's Report

   a. City Employee Updates

      Assistant City Manager Kintz reported on City recruitments.

   b. Updates on Capital Improvement Projects

      City Manager Ramirez provided an update on the following:
      - Capital Improvement Plan Study Session is tentatively scheduled for a special City Council meeting on March 30th at 5:30 pm in the Council Chambers.
      - Staff is currently soliciting bids for the Franklin Creek Trail Improvement Project with award of the construction contract scheduled later in March or April 2026.
      - Construction of the Linden Avenue Improvements Project is tentatively scheduled for completion in late March 2026.

   c. Updates on Development Applications

      Community Development Director Bobroff spoke about the Surfliner Inn Draft Environmental Impact Report, 5115 Ogan Road Housing Accountability Act Notice, Chevron Decommissioning Project Update, and 5885 Carpinteria Avenue Residential Project.

   d. Other City/Community Updates

      Parks, Recreation & Community Services Director Gant mentioned recent events held by Parks, Recreation & Community Services.

Speakers in-person: Rogelio Delgado

PLANNING COMMISSION ACTIONS: NONE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Rogelio Delgado, Diane Wondolowski representing Carpinteria Indivisible, Carol Kernahan representing Carpinteria Indivisible, Mara Weiss representing Carpinteria Indivisible, Kristina Calkins, and Michael Stevens

In response to public comment from Carpinteria Indivisible representatives regarding an issue with the special event permit requirement for insurance for the No Kings protest march to be held later this month, City Manager Ramirez replied that staff is reviewing the municipal code and believed the City had some discretion to resolve the issue and staff would work with Carpinteria Indivisible.

In response to Ms. Calkins comment regarding increasing lighting in the Downtown, City Manager Ramirez noted the challenges with increasing lighting in the Downtown and spoke on the seal fountain maintenance, and briefly discussed crosswalk visibility at nighttime.

In response to Mr. Stevens comment regarding the Surfliner Inn Draft Environmental Impact Report (EIR), Community Development Director Bobroff spoke on the EIR process. Legal Counsel Acos provided a brief history of the initiative petition (Measure T2022) and showed the Surfliner Inn Project FAQ page on the City website.

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 6 through 8. Upon voice vote, the motion carried unanimously.

6. Approve the minutes of the regular meeting held February 23, 2026.

7. Receive and file the Warrant Register for the period of February 16, 2026 through February 27, 2026, pursuant to Carpinteria Municipal Code Section 2.08.150(F).

8. Adopt Resolution No. 6437, authorizing the filing of the Transportation Development Act Claim for Fiscal Year 2026/27.

ADMINISTRATIVE MATTERS:

9. 2025 Housing Element Annual Progress Report to the California Department of Housing and Community Development.

   Recommendation: Receive the 2025 Housing Element Annual Progress Report and direct staff to submit the report to the California Department of Housing and Community Development (HCD).

Community Development Director Bobroff introduced Senior Planner Souter and Assistant Planner Musolf who provided the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive the 2025 Housing Element Annual Progress Report and direct the Community Development Director to submit the report to the California Department of Housing and Community Development. Upon voice vote, the motion carried unanimously.

10. Amendment No. 9 to Agreement with Dewberry for the Carpinteria Avenue Bridge Replacement Project.

    Recommendation: Authorize the City Manager to execute Amendment No. 9 to the Agreement with Dewberry to provide additional services for the Carpinteria Avenue Bridge Replacement Project in the not-to-exceed amount of $205,232 for a total amended amount of $2,376,168. *(Requires a roll call vote.)*

Public Works Director Ilasin presented the staff report.

There was no public comments.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the City Manager to execute Amendment No. 9 to the Agreement with Dewberry to provide additional services for the Carpinteria Avenue Bridge Replacement Project in the not-to-exceed amount of $205,232 for a total amended amount of $2,376,168. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

Mayor Alarcon recessed to a break at 8:02 pm and reconvened the meeting at 8:21 pm.

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

11. Mid-Year Budget Report Including Appropriation Adjustments and Authorized Full-Time Positions List.

Recommendation: Receive the Mid-Year Budget Report and approve adjustments to the budget as summarized in Attachment B and the authorized full-time positions list as shown in Attachment C. *(Requires a roll call vote.)*

City Manager Ramirez introduced the item and Administrative Services Director Maldonado provided the staff report and PowerPoint presentation.

There was no verbal public comment.

Documents distributed: Victor Garza

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive the Mid-Year Budget Report and approve amendments to the adopted budget and authorized full-time position list as provided in Attachments B and C, respectively and also adopt staff's recommendation to increase the restricted fund balances of the General Reserve – Special Projects and the General Reserve – Asset Replacement to the policy-targeted amount of $1 million each. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

PUBLIC HEARING:

12. Public Hearing to Consider Objections, Protests, and Public Testimony and to Conduct the Property Owner Protest Ballot Proceeding for the Formation of Carpinteria Landscape Maintenance District No. 2025-1 and the Levy of Assessments Commencing Fiscal Year 2026/2027.

    Recommendation: (1) Conduct the public hearing and receive public testimony regarding the proposed assessments for Carpinteria Landscape Maintenance District No. 2025-1 and (2) Approve Resolution No. 6438 closing both the public testimony portion of the public hearing and the period for submitting property owner protest ballots; directing the tabulation of property owner protest ballots to occur in public view in the City Council Chambers at City Hall on March 9 and March 10, 2026, and to be continued as necessary to completion; and continuing the public hearing to the March 23, 2026 City Council meeting for the purpose of declaring the results of the tabulation and, if no majority protest exists, considering formation of the Carpinteria Landscape Maintenance District No. 2025-1 and levy of assessments for fiscal year (FY) 2026/2027. *(Requires a roll call vote.)*

Mayor Alarcon opened the public hearing at 9:05 pm and stated that this hearing is being conducted pursuant to the Landscaping and Lighting Act of 1872 and Article XIII D of the California Constitution (Proposition 218).

Assistant City Manager Kintz presented the staff report and noted the City received no written objections to the proposed assessment.

Mayor Alarcon opened public testimony at 9:14 pm and being there were no speakers, closed public testimony at 9:15 pm and stated that no further testimony or ballots would be accepted.

Motion by Councilmember Nomura, seconded by Vice Mayor Solórzano, to adopt Resolution No. 6438 closing both the public testimony portion of the public hearing and the period for submitting property owner protest ballots; directing the tabulation of property owner protest ballots to occur in public view on March 10, 2026 at 9:00 am in the City Council Chambers, and to be continued as necessary to completion; and continuing the public hearing to the March 23, 2026 City Council meeting for the purpose of declaring the results of the tabulation and, if no majority protest exists, considering formation of the Carpinteria Landscape Maintenance District No. 2025-1 and levy of assessments for FY 2026/27. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

Mayor Alarcon directed the City Clerk or their designee to proceed to open and tabulate the ballots received and as necessary, be continued in public view on March 10, 2026 at 9 am in the Council Chambers, and may be continued as necessary until completion. She also stated that this public hearing would be continued to the next City Council meeting scheduled for March 23, 2026, for the purpose of declaring the results of the tabulation and, if no majority protest exists, consider formation of the Carpinteria Landscape Maintenance District No. 2025-1 and levy of assessments for FY 2026/27.

City Clerk Barrett designated the consultant Willdan to tabulate the ballots and stated that the ballots shall be weighted according to each parcel’s proportional financial obligation as required by Article XIII D of the California Constitution.

Assistant City Manager Kintz stated that the tabulation of ballots will commence after the completion of the meeting.

13. Public Hearing to Consider Objections, Protests, and Public Testimony and Conduct the Property Owner Protest Ballot Proceeding for the Formation of the Carpinteria Coastal Berm Assessment District and the Levy of Assessments Commencing Fiscal Year 2026/2027.

    Recommendation: (1) Conduct the public hearing and receive public testimony regarding the proposed assessments for the Carpinteria Coastal Berm Assessment District and (2) Approve Resolution No. 6439 closing both the public testimony portion of the public hearing and the period for submitting property owner protest ballots; directing the tabulation of property owner protest ballots to occur in public view on March 9 and March 10, 2026, in the City Council Chambers at City Hall, and to be continued as necessary to completion; and continuing the public hearing to the March 23, 2026 City Council meeting for the purpose of declaring the results of the tabulation and, if no majority protest exists, considering formation of the Carpinteria Coastal Berm Assessment District and levy of assessments for fiscal year (FY) 2026/2027. *(Requires a roll call vote.)*

Mayor Alarcon opened the public hearing at 9:19 pm and stated that this hearing is being conducted pursuant to the Benefit Assessment Act of 1982 and Article XIII D of the California Constitution (Proposition 218).

Assistant City Manager Kintz presented the staff report and noted the City received no written objections to the proposed assessment.

Mayor Alarcon opened public testimony at 9:26 pm and being there were no speakers, closed public testimony at 9:27 pm and stated that no further testimony or ballots would be accepted.

Motion by Councilmember Nomura, seconded by Vice Mayor Solórzano, to adopt Resolution No. 6439 closing both the public testimony portion of the public hearing and the period for submitting property owner protest ballots; directing the tabulation of property owner protest ballots to occur in public view on March 10, 2026 at 9:00 am in the City Council Chambers, and to be continued as necessary to completion; and continuing the public hearing to the March 23, 2026 City Council meeting for the purpose of declaring the results of the tabulation and, if no majority protest exists, considering formation of the Carpinteria Coastal Berm Assessment District and levy of assessments for FY 2026/27. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

Mayor Alarcon directed the City Clerk or their designee to proceed to open and tabulate the ballots received and as necessary, be continued in public view on March 10, 2026 at 9 am in the Council Chambers, and may be continued as necessary until completion. She also stated that this public hearing would be continued to the next City Council meeting scheduled for March 23, 2026, for the purpose of declaring the results of the tabulation and, if no majority protest exists, consider formation of the Carpinteria Coastal Berm Assessment District and levy of assessments for FY 2026/27.

City Clerk Barrett designated the consultant Willdan to tabulate the ballots and stated that the ballots shall be weighted according to each parcel's proportional financial obligation as required by Article XIII D of the California Constitution.

LEGISLATIVE UPDATE: NONE

While there was no Legislative Update included with the agenda, Legal Counsel Acos spoke about Senate Bill 922.

The Council did not wish to submit a letter regarding Senate Bill 922 and instead requested more information.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported on last week's Santa Barbara Metropolitan Transit District Board Meeting where they received the first draft of FY 2026/27 Budget and approved the District's Measure A Program of Projects. She reported on a tour of the Santa Barbara County Health Clinic at the Veterans Hall and noted Clinic staff would be making a presentation at the April 13th Council meeting.

Councilmember Nomura provided copies of the Central Coast Community Energy's (3CE) Annual Report to the Council and mentioned 3CE will be rolling out an upcoming special event in the next few weeks.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the March 23, 2026 Council meeting.

Legal Counsel Acos reminded the Council of the March 16, 2026 special joint City Council, Planning Commission, and Architectural Review Board meeting.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 9:41 pm.

_____
Natalia Alarcon, Mayor

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Joint City Council, Planning Commission, & Architectural Review Board Meeting
Monday, March 16, 2026

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:36 pm.

ROLL CALL

City Councilmembers present:	Councilmember Al Clark Councilmember Julia Mayer Councilmember Wade T. Nomura Vice Mayor Mónica J. Solórzano Mayor Natalia Alarcon
Planning Commissioners present:	Commissioner Jane Benefield Commissioner Glenn LaFevers Commissioner Alexandra VanAntwerp Vice Chair John Moyer Chair David Allen
Architectural Review Boardmembers present:	Boardmember Lisa Woolf
Architectural Review Boardmembers absent:	Boardmember Richard Johnson Boardmember Richard Little Vice Chair Patrick O'Connor Chair Amy Blakemore
Staff members present:	Mack Carlson, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria Cody Sargeant, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria Nick Bobroff, Community Development Director Brian C. Barrett, City Clerk

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

CITY COUNCIL BUSINESS:

The City Council met to consider the following item:

1. Update on new 2025 state housing laws.

   Recommendation: Receive and file report on new 2025 state housing laws.

Community Development Director Bobroff introduced the item and Legal Counsel Carlson and Sargeant provided the staff report and PowerPoint presentation and responded to questions from the City Council, Planning Commission, and Architectural Review Board.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the report on new 2025 state housing laws. Upon voice vote, the motion carried unanimously.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 7:25 pm.

_____
Natalia Alarcon, Mayor

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk

Agenda Section: Consent Calendar
Agenda Item No.: 10
Council Meeting Date: March 23, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Expenditure Report (Warrant Register) for the Period of March 2, 2026 through March 13, 2026

STAFF RECOMMENDATION

Receive and file the Warrant Register for the period of March 2, 2026, through March 13, 2026, pursuant to Carpinteria Municipal Code 2.08.150(F).

DISCUSSION

As part of each regular City Council agenda, a list of all payments disbursed since the last reporting period is presented to the City Council pursuant to Carpinteria Municipal Code Section 2.08.150(F). The Warrant Register (Attachment A) is provided for the City Council and public information and serves as staff verification that the expenditures have been reviewed and are within budgeted appropriations.

FINANCIAL CONSIDERATIONS

The Warrant Register summarizes the City's fiscal activity since the prior reporting period and confirms that expenditures are within the adopted budget.

ATTACHMENTS

Attachment A: Warrant Register for the period beginning March 2, 2026, and ending March 13, 2026.

Staff contact: Brenda Robinson, Accounting Specialist
(805) 755-4442, BrendaR@carpinteriaca.gov

Signature

Staff contact: Licette Maldonado, Admin Services Dir.
(805) 755-4448, LicetteM@carpinteriaca.gov

Signature

Reviewed by: Ryan Kintz, Assistant City Manager
(805) 755-4400, ryank@carpinteriaca.gov

Signature

Reviewed by: Michael Ramirez, City Manager
(805) 755-4450, michaelr@carpinteriaca.gov

Signature

ATTACHMENT A

Warrant Register for the period beginning March 02, 2026, and ending March 13, 2026

Warrant Register

Carpinteria, CA

Date Range: 03/02/2026 - 03/13/2026

Vendor Number / Payable #	Vendor Name / Payable Type	Payable Description	Payment Date	Payment Amount	Number
Bank Code: AP Bank-AP Bank					
Payment Type: Regular					
	MISSIONSQUARE		03/05/2026	13,614.94	107520
INV0008852	Invoice	MissionSquare Employee Contributions			
INV0008853	Invoice	MISSIONSQUARE Employee Contributions			
INV0008854	Invoice	Deferred Compensation Contribution-Part Time Emp			
INV0008855	Invoice	MissionSquareEmployee Contributions			
INV0008856	Invoice	MISSIONSQUARE Employee Contributions			
	SEIU LOCAL 620		03/05/2026	235.32	107521
INV0008857	Invoice	Employee Union Dues Contribution			
	ADVANTAGE TELECOM		03/05/2026	69.90	107522
175799	Invoice	MAR26 EMERGENCY PHONE SERVICE			
	ALFONSO PEREZ		03/05/2026	300.00	107523
INV0008851	Invoice	VETS HALL DEPOSIT REFUND			
	AMAZON CAPITAL SERVICES INC		03/05/2026	1,744.76	107524
147H-TFVP-K17J	Invoice	COMPUTER PRIVACY SCREEN D. DORIA			
14GT-TT6Y-JDYM	Invoice	BOOKS FOR LIBRARY			
16GF-Y69H-N3DY	Invoice	MATERIAL FOR CHINESE NEW YEAR COMMUNITY LIBRARY			
16M3-RKKC-3T91	Invoice	BOOKS FOR LIBRARY			
16M3-RKKC-W43F	Invoice	BOOKS FOR LIBRARY			
1CNN-4HR9-DRFK	Invoice	BOOKS FOR LIBRARY			
1CNN-NL7H-N1VC	Invoice	MATERIAL FOR SUMMER READING COMMUNITY LIBRARY			
1CXR-K7XD-1DRX	Invoice	VELCRO TAPE & TRASH BINS FOR GARDEN COMPOSTING			
1DFP-QF4M-JVCM	Invoice	BOOKS FOR LIBRARY			
1DNM-PY9X-TKLX	Invoice	CHAIR FOR LIBRARY STAFF ROOM			
1DVL-VG7J-PRDW	Invoice	ZIP BOOKS: A. LOPEZ			
1DWN-V9R1-FRCX	Invoice	BOOKS FOR LIBRARY			
1H9N-HTFL-9CWC	Invoice	BOOKS FOR LIBRARY			
1HM4-C1YD-CYMW	Invoice	JEWELRY MAKING MATERIAL FOR AGE WELL PROGRAM			
1K4C-KY1P-XPX1	Invoice	BOOKS FOR LIBRARY			
1K4C-KY1P-XQ7K	Invoice	MATERIALS FOR CHINESE NEW YEAR COMMUNITY LIBRARY			
1KC3-9GW1-HTV3	Invoice	ZIP BOOKS: J. WEINBENDER			
1N3P-DWPG-7T1D	Invoice	ZIP BOOKS: B. WALKER			
1N7K-GP1J-NPGY	Invoice	BOOKS FOR LIBRARY			
1NRM-YPR7-KGJM	Invoice	BOOKS FOR LIBRARY			
1NRM-YPR7-LXDD	Invoice	ZIP BOOKS: L. GRYBOWSKI			
1QDP-KNJV-NTKK	Invoice	FILE BOX, USB CABLE FOR COMMUNITY LIBRARY			
1QG1-YJNR-J4CM	Invoice	MEGA PHONES, CANOE PADDLES-JUNIOR LIFEGUARDS			
1T7F-N1R1-6TVY	Invoice	GIRLS INC SB1383 EDIBLE FOOD TRAYS			
1TJQ-G9PH-HVNW	Invoice	USB FLASH DRIVES FOR LIBRARY TEEN ADVISORY BOARD			
1TVV-1YQ6-NRY6	Invoice	ZIP BOOKS: J. WEINBENDER			
1WLC-LMT6-QGKH	Invoice	BOOKS FOR LIBRARY			
1XFC-9VQT-HNXF	Invoice	100 PACK EARBUDS FOR LIBRARY PUBLIC USERS			
1YDV-9MH6-M6XJ	Invoice	BOOKS FOR LIBRARY			
1YK6-HQNJ-G1XY	Invoice	ZIP BOOKS: C. BANIGAN			
1YLD-13N6-C1JR	Invoice	ZIP BOOKS: L. FRIEDMAN			
	Void		03/05/2026	-	107525
	Void		03/05/2026	-	107526
	ASEVA LLC		03/05/2026	1,629.09	107527
141080	Invoice	MAR26 PHONE SERVICES			
	CARPINTERIA BUSINESS PARK PARTNERS		03/05/2026	23.12	107528
INV0008825	Invoice	PROJECT CLOSEOUT PL-21-2134			

	CARPINTERIA VALLEY LUMBER CO		03/05/2026	160.65	107529
584365	Invoice	DRAIN CLEANER FOR VETS HALL SINKS			
584475	Invoice	WATER HEATER RESTRAINT FOR COMMUNITY POOL			
584523	Invoice	WINDSHIELD WASHER FLUID FOR FLEET VEHICLES			
584667	Invoice	PAINT, TAPE MEASURE FOR LIBRARY PATIO PROJECT			
584675	Invoice	HARDWARE FOR LIBRARY PATIO PROJECT			
	CARRIE KIRCHNER		03/05/2026	648.47	107530
INV0008826	Invoice	PROJECT CLOSEOUT PL-23-2246			
	CDW LLC		03/05/2026	32.63	107531
AI1KG6M	Invoice	LAPTOP CARRY BAG FOR CITY STAFF			
	COASTAL VIEW NEWS		03/05/2026	290.00	107532
63231	Invoice	ABOP AD 2/12/26			
	EUKON GROUP		03/05/2026	4,080.09	107533
INV0008827	Invoice	PROJECT CLOSEOUT PL-23-2216			
INV0008828	Invoice	PROJECT CLOSE OUT PL-23-2217			
	EV CONNECT INC.		03/05/2026	1,045.00	107534
INV14794	Invoice	REPLACEMENT PARTS FOR EV CHARGER - 9TH ST			
	FRONTIER COMMUNICATIONS		03/05/2026	59.99	107535
MAR26 805-566-3374-042524-5	Invoice	MAR26 INTERNET - BEACH STORE			
	HURLEY OPTICAL		03/05/2026	565.00	107536
493070	Invoice	SAFETY GLASSES M. GONZALEZ			
	JOSE MENDOZA		03/05/2026	100.00	107537
INV0008830	Invoice	PARK DEPOSIT REFUND			
	LESLIE'S POOL SUPPLIES INC		03/05/2026	1,009.44	107538
00308-02-062057	Invoice	CHLORINE FOR COMMUNITY POOL 2/12/26			
	MCCORMIX CORP		03/05/2026	236.08	107539
37390	Invoice	FUEL FOR CITY VEHICLES			
	OVERDRIVE INC.		03/05/2026	47.50	107540
01352DA26059363	Invoice	FEB26 EBOOKS/AUDIOBOOKS FOR LIBRARY			
	PERMACOLOR INC		03/05/2026	218.00	107541
2602059	Invoice	POWDERCOAT PAINT SPRAYER			
	QUADIENT LEASING USA INC.		03/05/2026	622.44	107542
Q2234095	Invoice	MAR26-JUN26 LEASE PAYMENT FOR C.H. POSTAGE MACHINE			
	REYNALDO CARDENAS		03/05/2026	973.81	107543
INV0008833	Invoice	PROJECT CLOSEOUT PL-23-2218			
	RRM DESIGN GROUP		03/05/2026	522.50	107544
2911-01-RC22-10	Invoice	JAN26 FRANKLIN CREEK TRAIL IMPROVEMENT			
	SO CA EDISON		03/05/2026	7,921.35	107545
FEB26 700163777874	Invoice	FEB26 ELECTRICITY-6145 CARPINTERIA AVE			
FEB26 700291369452	Invoice	FEB26 ELECTRICITY-MULTIPLE LOCATIONS			
FEB26 700827247063	Invoice	FEB26 ELECTRICITY-5781 CARPINTERIA AVE PED PED			
	THE WHARF		03/05/2026	237.59	107546
49012	Invoice	SAFETY BOOTS R. AYERLE			
	TYLER BUSINESS FORMS		03/05/2026	450.43	107547
110986	Invoice	A/P CHECKS 500CT			
	ULINE INC.		03/05/2026	35.03	107548
204165006	Invoice	LAMINATE POUCHES FOR LAPTOP TAGS			
	UNIFIRST CORPORATION		03/05/2026	637.59	107549
2210272685	Invoice	TOWEL & MAT REPLACEMENT LIBRARY 2/3/26			
2210272688	Invoice	TOWEL & MAT REPLACEMENT POOL 2/3/26			
2210272695	Invoice	TOWEL & MAT REPLACEMENT CITY HALL 2/3/26			
2210272926	Invoice	MAT REPLACEMENT, UNIFORM CLEANING 2/3/26			
2210274628	Invoice	TOWEL & MAT REPLACEMENT LIBRARY 2/10/26			
2210274629	Invoice	TOWEL & MAT REPLACEMENT VETS HALL 2/10/26			

2210274632	Invoice	TOWEL & MAT REPLACEMENT POOL 2/10/26			
2210274650	Invoice	TOWEL & MAT REPLACEMENT CITY HALL 2/10/26			
2210274758	Invoice	MAT REPLACEMENT, UNIFORM CLEANING 2/10/26			
2210276668	Invoice	TOWEL & MAT REPLACEMENT LIBRARY 2/17/26			
2210276672	Invoice	TOWEL & MAT REPLACEMENT VETS HALL 2/17/26			
2210276673	Invoice	TOWEL & MAT REPLACEMENT POOL 2/17/26			
2210276686	Invoice	TOWEL & MAT REPLACEMENT CITY HALL 2/17/26			
2210276736	Invoice	MAT REPLACEMENT, UNIFORM CLEANING 2/17/26			
221027686	Invoice	TOWEL & MAT REPLACEMENT VETS HALL 2/3/26			
	WATER GEAR INC		03/05/2026	617.62	107550
5561	Invoice	LATEX SWIM CAPS FOR RESALE AT COMMUNITY POOL			
	WEX BANK (76)		03/05/2026	392.56	107551
110973573	Invoice	FEB26 FUEL FOR CITY VEHICLES			
	WEX BANK (CHEVRON)		03/05/2026	1,289.78	107552
110676438	Invoice	FEB26 FUEL FOR CITY VEHICLES			
	LICETTE MALDONADO		03/12/2026	141.34	107553
INV0008879	Invoice	REIMBURSE KNIFE SET PURCHASED FOR CITY HALL			
	ALL LANGUAGES INTERPRETING & TRANSLATING INC.		03/12/2026	2,990.00	107554
32332	Invoice	2 INTERPRETERS FOR CC MTGS 1/12/29, 1/26/26			
32333	Invoice	2 INTERPRETERS FOR CC MTGS 2/9/29, 2/23/26			
	AMAZON CAPITAL SERVICES INC		03/12/2026	1,641.71	107555
14K1-JYVG-GWPX	Invoice	ZIP BOOKS: R. EPSTEIN			
16MM-6PVC-NMGM	Invoice	OFFICE SUPPLIES FOR COMMUNITY LIBRARY			
19NC-CGG6-994Q	Invoice	BOOKS FOR LIBRARY			
1JJ6-1DJJ-TFGH	Invoice	BOOKS FOR LIBRARY			
1KYH-T3RT-3PP1	Invoice	BOOKS FOR LIBRARY			
1KYH-T3RT-RR6M	Invoice	ZIP BOOKS: N. STRAUSS			
1MMW-FXLD-L94V	Invoice	BOOKS FOR LIBRARY			
1NRD-C7DM-17XP	Invoice	4-BISTRO TABLES AND CHAIRS FOR LIBRARY PATIO			
1R1J-3G3K-P3RT	Invoice	CAMPING TOOLS FOR LIBRARY OF THINGS CAMP STOVE			
1RHC-XD1M-4WRV	Invoice	TEAM BUILDING GAMES FOR CERT PROGRAM			
1TDG-39WH-YR6T	Invoice	BOOKS FOR LIBRARY			
1YD1-VVQW-NF1Y	Invoice	FOOD SERVING TRAYS FOR GIRLS INC PROGRAM			
	ANIMAL MEDICAL CLINIC		03/12/2026	1,870.00	107556
579299	Invoice	FEB26 EMERGENCY OUT OF CONTRACT VET SERVICES			
579414	Invoice	FEB26 EMERGENCY OUT OF CONTRACT VET SERVICES			
579520	Invoice	FEB26 DOG LICENSING ISSUANCE			
579521	Invoice	FEB26 CONTRACTED VET SERVICES			
	ASBURY ENVIRONMENTAL SVCS		03/12/2026	8.00	107557
I500-01339264	Invoice	DISPOSAL OF USED/MIXED OILS 2/13/26			
	BASIC		03/12/2026	310.90	107558
IN3677727	Invoice	FSA RUN-OUT 1/1/26-3/31/26			
	BEGA NORTH AMERICA		03/12/2026	298.21	107559
INV0008866	Invoice	PROJECT CLOSE OUT PL-22-2143			
	BIG GREEN CLEANING COMPANY		03/12/2026	3,640.00	107560
686711	Invoice	VARIOUS HOMELESS CAMP CLEANUP 12/4 & 12/5/25			
	CA DEPT OF JUSTICE		03/12/2026	32.00	107561
023175	Invoice	JAN26 FINGERPRINT APPLICATIONS			
	CARPINTERIA VALLEY LUMBER CO		03/12/2026	62.96	107562
584630	Invoice	DRAIN CLEANER FOR VETS HALL			
585475	Invoice	CONDUIT FOR LIGHTING WORK AT COMMUNITY LIBRARY			
585477	Credit Memo	CONDUIT FOR LIGHTING WORK AT COMMUNITY LIBRARY			
	COLONIAL LIFE & ACCIDENT INSURANCE COMPANY		03/12/2026	661.42	107563
FEB26 E6382758	Invoice	FEB26 PREMIUMS			
	COM3 CONSULTING INC		03/12/2026	6,200.00	107564
COM3-PM-0126	Invoice	NOV25-JAN26 PROJECT MANAGEMENT CARP BRIDGE			

	COUNTY OF SANTA BARBARA - PUBLIC WORKS		03/12/2026	446.00	107565
1055	Invoice	OUR WATER OUR WORLD MEMBERSHIP FEE			
	COX BUSINESS		03/12/2026	779.65	107566
MAR26 001 3011 022093901	Invoice	MAR26 CITY HALL INTERNET-TV SERVICE			
MAR26 001 3011 028030701	Invoice	MAR26 POOL & GARDEN INTERNET-PHONE SERVICE			
	DAVID GODFREY		03/12/2026	4,318.19	107567
INV0008871	Invoice	PROJECT CLOSE OUT PL-14-1722			
	DEWBERRY ENGINEERS INC.		03/12/2026	46,685.77	107568
22479211	Invoice	JAN26 CARPINTERIA AVE BRIDGE REPLACEMENT			
	EVERSHADE EXTERIOR CLEANING SOLUTIONS		03/12/2026	450.00	107569
11549	Invoice	FEB26 CLEANING OF TRASH CANS AT CARP & LINDEN AVE			
	FIRST BAPTIST CHURCH		03/12/2026	3,555.47	107570
INV0008872	Invoice	PROJECT CLOSE OUT PL-21-2099			
	FIRST NATIONAL BANK OF OMAHA		03/12/2026	7,914.10	107571
FEB26 0853	Invoice	CREDIT CARD PAYMENT-JG			
FEB26 1754	Invoice	CREDIT CARD PAYMENT-EC			
FEB26 3696	Invoice	CREDIT CARD PAYMENT-LM			
FEB26 4545	Invoice	CREDIT CARD PAYMENT-BB			
FEB26 5788	Invoice	CREDIT CARD PAYMENT-RK			
FEB26 6160	Invoice	CREDIT CARD PAYMENT-JI			
FEB26 7146	Invoice	CREDIT CARD PAYMENT-VT			
FEB26 7794	Invoice	CREDIT CARD PAYMENT-JB			
FEB26 9219	Invoice	CREDIT CARD PAYMENT-TI			
FEB26 9341	Invoice	CREDIT CARD PAYMENT-MR			
	GLOBAL INDUSTRIAL		03/12/2026	7,143.55	107572
124161444	Invoice	MONTE VISTA OUTDOOR BOTTLE FILLER FOR PET STATION			
	GOVWELL TECHNOLOGIES INC.		03/12/2026	45,000.00	107573
1135	Invoice	GOVWELL SUBSCRIPTION 1/12/26-1/11/27			
	GRACENOTE		03/12/2026	80.26	107574
150047468	Invoice	MAR26 LISTING DISTRIBUTION SERVICES-GATV			
	JOHN CRISPIS		03/12/2026	107.48	107575
INV0008878	Invoice	PROJECT CLOSE OUT PL-22-2142			
	KANOPY		03/12/2026	221.00	107576
495232 - PPU	Invoice	FEB26 LIBRARY VIDEOS			
	LIEBERT CASSIDY WHITMORE		03/12/2026	6,152.00	107577
316361	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 1/31/26			
	LOWE'S		03/12/2026	279.61	107578
FEB26 9800 338916 4	Invoice	FEB26 CARD PAYMENT			
	MARCO DIEZ		03/12/2026	3,189.72	107579
INV0008880	Invoice	PROJECT CLOSE OUT PL-23-2223			
	NGU DRONE PHOTOGRAPHY LLC		03/12/2026	1,480.00	107580
1050	Invoice	PUBLIC WORKS PROMOTION VIDEO 2/25/26			
1051	Invoice	PUBLIC WORKS PROMOTION VIDEO 2/27/26			
	ODP BUSINESS SOLUTIONS LLC		03/12/2026	102.23	107581
459449781001	Invoice	4 EA. PLASTIC TOTES FOR CERT SUPPLIES			
	RED WING SHOE STORE		03/12/2026	306.71	107582
131ST1-3713399	Invoice	WORK BOOTS M. GONZALEZ			
	RICHARD & LISA SHATTUCK		03/12/2026	422.58	107583
INV0008883	Invoice	PROJECT CLOSE OUT PL-22-2191			
	ROCKWELL PRINTING		03/12/2026	404.76	107584
49062	Invoice	TEEN CERT TRAINING MANUALS			
	SANTA BARBARA PEST CONTROL		03/12/2026	155.00	107585
63469	Invoice	MAR26 PEST CONTROL AT CITY HALL			
63470	Invoice	MAR26 PEST CONTROL AT VETS HALL			

	SANTA CRUZ ISLAND FOUNDATION		03/12/2026	387.86	107586
INV0008884	Invoice	PROJECT CLOSE OUT PL-22-2187			
	SHOWSCAPES		03/12/2026	22,575.00	107587
388344831	Invoice	MAR26 LANDSCAPE MAINTENANCE			
388344832	Invoice	MAR26 MONTHLY CHEMICAL CHARGE			
	SO CA EDISON		03/12/2026	15,582.42	107588
FEB26 700201069122	Invoice	FEB26 ELECTRICITY-101 ASH AVE			
FEB26 700230547624	Invoice	FEB26 ELECTRICITY-5103 CARPINTERIA AVE			
FEB26 700247140684	Invoice	FEB26 ELECTRICITY-1 CARPINTERIA TC1			
FEB26 700255596559	Invoice	FEB26 ELECTRICITY-100 LINDEN AVE			
FEB26 700264659490	Invoice	FEB26 ELECTRICITY-1115 LINDEN AVE B PED			
FEB26 700274833982	Invoice	FEB26 ELECTRICITY-901 CACTUS LN EV EV			
FEB26 700465507084	Invoice	FEB26 ELECTRICITY-4950 9TH ST BT HM			
FEB26 700477662295	Invoice	FEB26 ELECTRICITY-901 CACTUS LN LGHT LGHT			
FEB26 700525378417	Invoice	FEB26 ELECTRICITY-931 WALNUT & 4851 5TH ST			
FEB26 700604790697	Invoice	FEB26 ELECTRICITY-CAPP AV/CSTS PAS 609			
FEB26 700814698495	Invoice	FEB26 ELECTRICITY-900 ELM AVE EV EV			
FEB26 700827356389	Invoice	FEB26 ELECTRICITY-5300 CARPINTERIA AVE TC1 TC1			
JAN26 700405192484	Invoice	JAN26 ELECTRICITY-MULITPLE LOCATIONS			
	SO CAL GAS		03/12/2026	5,646.82	107589
FEB26 006 514 2700 7	Invoice	NATURAL GAS 5305 CARPINTERIA AVE (POOL)			
FEB26 014 914 3239 7	Invoice	NATURAL GAS 5103 CARPINTERIA AVE (FRIENDS OF THE L			
FEB26 016 913 9500 6	Invoice	NATURAL GAS 5775 CARPINTERIA AVE (CITY HALL)			
FEB26 140 914 3084 4	Invoice	NATURAL GAS 941 WALNUT AVE (VETS HALL)			
	SOLO REPROGRAPHICS		03/12/2026	1,383.63	107590
V50567	Invoice	FRANKLIN CREEK TRAIL BID PACKETS			
	TRUE NORTH COMPLIANCE SERVICES INC		03/12/2026	10,231.18	107591
26-02-039	Invoice	FEB26 PLAN CHECK/INSPECTION SERVICES			
	CalPERS HEALTH		03/05/2026	9,537.88	DFT0003615
100000018213983	Invoice	MAR26 HEALTH PREMIUMS			
	CalPERS HEALTH		03/05/2026	65,014.40	DFT0003616
100000018213981	Invoice	MAR26 HEALTH PREMIUMS			
	EDD-SDI		03/05/2026	2,649.64	DFT0003619
PR05 3/5/26	Invoice	PR05 3/5/26 EDD SDI TAX DEPOSIT			
	EDD-SIT		03/05/2026	7,647.76	DFT0003620
PR05 3/5/26	Invoice	PR05 3/5/26 EDD PIT TAX DEPOSIT			
	INTERNAL REVENUE SERVICE		03/05/2026	23,305.24	DFT0003621
PR05 3/5/26	Invoice	PR05 3/5/26 FEDERAL TAX DEPOSIT			
	CalPERS		03/05/2026	17,616.82	DFT0003622
2/14/26-2/27/26 PEPRA	Invoice	CALPERS PEPRA CONTRIBUTIONS 2/14/26-2/27/26			
	CalPERS		03/05/2026	13,346.81	DFT0003623
2/14/26-2/27/26 CLASSIC	Invoice	CALPERS CLASSIC CONTRIBUTIONS 2/14/26-2/27/26			

Agenda Section: Consent Calendar
Agenda Item No.: 11
Council Meeting Date: March 23, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Contracts Executed by the City Manager on behalf of the City for the Period of February 3, 2026 through March 2, 2026.

STAFF RECOMMENDATION

Receive and file the Report of Contracts Executed by the City Manager for the Period of February 3, 2026 through March 2, 2026.

DISCUSSION

The City Manager is delegated authority by the Carpinteria Municipal Code (CMC) §2.08.150(B) to execute contracts on behalf of the City in the amount of $50,000 or less. Pursuant to CMC §2.08.150(C), a list of all contracts executed by the City Manager is provided for City Council information and included as Attachment A.

Attachment A lists all contracts entered into on behalf of the City for goods, construction, and services for the Period of February 3, 2026 through March 2, 2026.

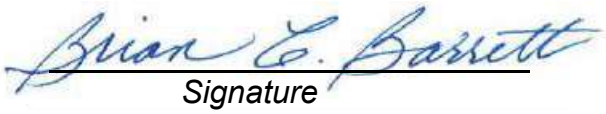
FINANCIAL CONSIDERATIONS

All contracts entered into are within the appropriated budget amounts.

ATTACHMENTS

A. Report of Contracts Executed by the City Manager

Staff contact:
Brian C. Barrett, City Clerk
(805) 755-4403, brianb@carpinteriaca.gov


Signature

Reviewed by: Ryan Kintz, Assistant City Manager
(805) 755-4400; ryank@carpinteriaca.gov


Signature

ATTACHMENT A

Report of Contracts Executed by the City Manager
Period of February 3, 2026 through March 2, 2026

VENDOR	AMOUNT	PURPOSE
County of Santa Barbara Public Health	($6,564.00)	Third Extension of Sublease Contract for the Clinic Annex Space at Veterans Memorial Building

Agenda Section: Consent Calendar
Agenda Item No.: 12
Council Meeting Date: March 23, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Adoption of Resolution No. 6440, Directing the Preparation of a Street Lighting District No. 1 Report as a part of Consideration of Continuing the District for Fiscal Year 2026-27.

STAFF RECOMMENDATION

Adopt the attached Resolution No. 6440, as read by title only, directing the City Manager to prepare a report for the consideration of continuing Street Lighting District No. 1 for the Fiscal Year 2026-27.

Sample Motion: I move to adopt Resolution No. 6440, as read by title only, directing the City Manager to prepare a report for the consideration of continuing the ad valorem tax Street Lighting District No. 1 for the Fiscal Year 2026-27.

BACKGROUND/DISCUSSION

Street Lighting District No. 1 (District) is legally an independent special district governed by the City of Carpinteria. In 1977, the District was established to finance street lighting costs and continues to date. Due to the fact that this District was formed before Proposition 13 and is a property taxing district, the District is entitled to a very small share (less than 1%) of the basic one percent property tax rate.

The purpose of this agenda matter is for the City Council to consider adopting Resolution No. 6440, as read by title only, directing the City Manager to prepare a report for the consideration of continuing the ad valorem tax Street Lighting District No. 1 for the Fiscal Year 2026-27. This resolution is provided in Attachment A.

POLICY CONSISTENCY

The maintenance of public street lighting, formerly supported by the subject District, can be found consistent with various City policies including the General Plan's Community Design policies for the Downtown area. The work is also consistent with the City's interest in protecting public health and safety.

FINANCIAL CONSIDERATIONS

Failure to continue the District would result in a loss of approximately $200,000 in revenues to finance the cost of street lighting in the district and general fund. These funds have been used in the past to finance capital projects such as new or replacement street lights, etc. The fund balance as of June 30, 2025, is $624,640. Attachment B provides the state of Fund Transactions and Financial Condition for the District. The District Boundary Map is provided in Attachment C.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

It has been determined that continuation of this District is not subject to the conditions of Proposition 218.

The following is the sequence of events for continuing the District:

March 23, 2026 - Adopt a resolution ordering the preparation of a report describing the status of the District, which provides street lighting for the City and to provide projections for Fiscal Year 2026-27.

April 27, 2026 - The report is presented by staff with recommendations.
Adopt a resolution accepting the report.
Adopt a resolution of intention to continue the District for next fiscal year and set for public hearing.

May 26, 2026 - Conduct a public hearing on the proposal to continue the District.
Adopt a resolution continuing the District and levying the tax for fiscal year 2026-27.

OPTIONS

1. Adopt the attached Resolution No. 6440, as read by title only, directing the City Manager to prepare an assessment report for the consideration of continuing Street Lighting District No. 1 for the Fiscal Year 2026-27.
2. The City Council could choose not to order the preparation of the Annual Report; however, by omitting this step, the District would not be continued for Fiscal Year 2026-27.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

ATTACHMENTS

Attachment A: Resolution No. 6440
Attachment B: State of Fund Transactions and Financial Condition for the District
Attachment C: District Boundary Map

Staff contact:
Stephon Downes, Management Analyst
(805) 755-4446; stephond@carpinteriaca.gov

Signature

Staff contact:
John L. Ilasin, Public Works Director
(805) 880-3402; johni@carpinteriaca.gov

Signature

Reviewed by:
Ryan Kintz, Assistant City Manager
(805) 755-4400; ryank@carpinteriaca.gov

Signature

Reviewed by:
Michael Ramirez, City Manager
(805) 755-4450; michaelr@carpinteriaca.gov

Signature

ATTACHMENT A

Resolution No. 6440

RESOLUTION NO. 6440

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA DIRECTING THE CITY MANAGER TO PREPARE AN ASSESSMENT DIAGRAM, PLANS, SPECIFICATIONS, ESTIMATE, AND REPORT PURSUANT TO THE STREET LIGHTING ACT OF 1919 FOR THE SUPPLY OF ELECTRICITY AND MAINTENANCE OF LIGHTING FIXTURES IN STREET LIGHTING DISTRICT NO. 1 FOR FISCAL YEAR 2026-27.

WHEREAS, the continued public convenience and necessity require, and it is the intention of the City Council of the City of Carpinteria to order the furnishing of electric current, and the maintenance of lighting fixtures and appliances in said Street Lighting District No. 1 in the City of Carpinteria for the period beginning July 1, 2026 and ending June 30, 2027; and

WHEREAS, proceedings for such proposed improvements will be taken pursuant to the provisions of Division 14, Part 1, Chapter 8.5, Streets and Highways Code, Street Lighting Act of 1919, as amended; and

WHEREAS, the provisions of said Division 14, Part 1, Chapter 8.5, require a written report concerning such proposed improvements.

NOW, THEREFORE BE IT RESOLVED as follows:

SECTION 1. That the City Manager is hereby ordered to prepare a written report pursuant to the provisions of Section 18160 and 18161, Streets and Highways Code for the furnishing of electric current and the maintenance of certain lighting fixtures and appliances in all portions of the City that are within Street Lighting District No. 1 in said City for the period beginning July 1, 2026 and ending June 30, 2027.

PASSED, APPROVED AND ADOPTED on this 23rd day of March, 2026, by the following called votes:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

_____
Mayor, City of Carpinteria

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on March 23, 2026.

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

_____
Jena Shoaf Acos, on behalf of Brownstein
Hyatt Farber Schreck, LLP acting as
City Attorney of the City of Carpinteria

ATTACHMENT B

State of Fund Transactions and Financial Condition for the District

STREET LIGHTING DISTRICT NUMBER 1
STATEMENT OF FUND TRANSACTIONS AND FINANCIAL CONDITION

FUND 208

STREET LIGHTING FUND	**ACTUAL 2021-22**	**ACTUAL 2022-23**	**ACTUAL 2023-24**	**ACTUAL 2024-25**	**BUDGET 2025-26**	**PROJECTION 2026-27**
A. SUMMARY OF FUND TRANSACTIONS:						
Fund Balance; July 1	$ 334,264	$ 395,746	$ 467,448	$ 541,062	$ 624,640	$ 680,620
Fiscal Year Revenues	211,969	242,771	268,456	294,968	267,450	267,450
Fiscal Year Expenditures	150,487	171,069	194,843	211,390	256,250	256,260
Fund Balance; June 30	395,746	467,448	541,062	624,640	635,840	691,810
Revenue Over/(Under) Expense	$ 61,482	$ 71,702	$ 73,613	$ 83,579	$ 11,200	$ 11,190
B. BALANCE SHEET, JUNE 30						
ASSETS:						
Cash in Savings	$ 403,419	$ 475,121	$ 548,735	$ 632,313	$ 643,513	$ 699,483
Accounts Receivable	-	-	-		-	-
Total Assets	403,419	475,121	548,735	632,313	643,513	699,483
LIABILITIES AND FUND BALANCE:						
Accounts Payable	-	-	-	-	-	5
Fund Balance	403,419	475,121	548,735	632,313	643,513	699,478
Total Liabilities & Fund Balance	$ 403,419	$ 475,121	$ 548,735	$ 632,313	$ 643,513	$ 699,483
C. FISCAL YEAR REVENUE DETAIL:						
Use of Money & Property	$ (6,805)	$ 7,802	$ 22,288	$ 40,496	$ 6,000	$ 6,000
District #1-Property Taxes, Secured	201,466	214,373	228,126	238,092	246,750	246,750
District #1-Property Taxes, Unsecured	7,097	7,343	8,525	8,548	8,900	8,900
District #1-Supplemental Roll	5,574	9,096	7,333	5,660	4,200	4,200
District #1-Homeowners Reimbursement	813	792	774	767	800	800
Prior Years and Penalties	1,223	866	1,410	1,406	800	800
Transfers In	2,600	2,500	-	-	-	-
Total Revenues	$ 211,969	$ 242,771	$ 268,456	$ 294,968	$ 267,450	$ 267,450
D. FISCAL YEAR EXPENDITURE DETAIL:						
Traffic Signals	$ -	$ -	$ -	$ -	$ -	$ -
Public Right of Way Expenses	-	-	-	-	-	-
Street Lighting (Utilities)	109,894	120,770	139,048	129,319	123,400	123,400
Supplies & Materials	-	-	-	-	-	-
Other Operating	7,561	331	649	-	3,000	3,000
Personnel Services	33,032	49,968	55,146	82,071	129,850	129,850
Professional Services	-	-	-		-	5
Total Operating Expense	150,487	171,069	194,843	211,390	256,250	256,255
Transfers Out	-	-	-	-	-	-
Transfers Out Pension Trust						
Transfers Out General Fund Capital						
Total Transfers	-	-	-	-	-	-
Street Lights	-	-	-	-	-	5
Total Capital Outlay Expense	-	-	-	-	-	5
Total Expenditures	$ 150,487	$ 171,069	$ 194,843	$ 211,390	$ 256,250	$ 256,260

CITY OF CARPINTERIA
STREET LIGHTING DISTRICT NUMBER 1

STREET LIGHTING INVENTORY

LOCATION	NUMBER	WATTS	TYPE
CARPINTERIA AVE.	62	23	LED
CARPINTERIA AVE.	4	35	LED
DOWNTOWN "T"	8	23	LED
LINDEN AVE.	69	23	LED
LINDEN AVE.	10	100	HID METAL HALIDE
LINDEN AVE.	1	24	LED
LINDEN BEACH	6	23	LED
ELM AVE.	4	70	HIGH PRESSURE SODIUM VAPOR
HOLLY AVE.	4	70	HIGH PRESSURE SODIUM VAPOR
ASH AVE.	4	70	HIGH PRESSURE SODIUM VAPOR
WULLBRANDT WAY	3	23	LED
PARKING LOT #1	5	100	LED
PARKING LOT #2	11	36	HIGH PRESSURE SODIUM VAPOR OR LED
PARKING LOT #3	12	23	LED 23 WATT
TRAIN STATION	28	23	LED
FRANKLIN CREEK BIKEWAY	8	26	CFL
CARPINTERIA CREEK BIKEWAY	3	25	LED
TRAFFIC LIGHTS/SIGNALS	17		
SEAL FOUNTAIN	16	3	LEDs
FIFTH STREET	5	23	LED
NINTH STREET BRIDGE	2	26	LED
CASITAS PASS BRIDGE	6	100	HID METAL HALIDE

ATTACHMENT C

District Boundary Map


City of Carpinteria
Street Lighting District No. 1
District Boundary Map

Agenda Section: Consent Calendar
Agenda Item No.: 13
Council Meeting Date: March 23, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Adoption of Resolution No. 6441, Directing the Preparation of a Lighting, Landscaping and Right of Way Improvement District No. 3 Report as a Part of Actions Necessary to Continue Lighting, Landscaping and Right of Way Improvement District No. 3 for Fiscal Year 2026-27.

STAFF RECOMMENDATION

Adopt Resolution No. 6441, as read by title only, ordering the preparation of a report describing the financial status of the District and recommending assessments for Fiscal Year 2026-27 for Carpinteria Lighting, Landscaping and Right of Way Improvement District No. 3.

Sample Motion: I move adoption of Resolution No. 6441, as read by title only, directing the City Manager to prepare, or have prepared, a report describing the financial status of the District and recommending assessments for Fiscal Year 2026-27 for the Carpinteria Lighting, Landscaping and Right of Way Improvement District No. 3.

BACKGROUND/DISCUSSION

The Lighting, Landscaping and Right of Way Improvement District No. 3 (District) was formed on June 8, 1985 by Resolution No. 1474, superseding Street Lighting District No. 2, providing funding for the maintenance of rights of way including repairs to curbs, gutters, sidewalks, tree removal and planting and the tree management program. Like the former Street Lighting District No. 2, this District may also make assessments for street lighting, but such assessments are not made since the overlapping Street Lighting District No.1 provides funding sufficient to meet any street lighting needs.

This District encompasses the entire City and assessments are made on a parcel-by-parcel basis depending on use, location and need for services. District revenues are currently used to pay for one Maintenance Worker I and one Maintenance Worker II positions as well as general right of way maintenance, and water and electric utilities costs.

The purpose of this agenda item is for the City Council to consider adoption of Resolution No. 6441, as read by title only, ordering the preparation of a report describing the financial status of the District and recommending assessments for Fiscal Year 2026-27 for Carpinteria Lighting, Landscaping and Right of Way Improvement District No. 3. This resolution is provided in Attachment A.

POLICY CONSISTENCY

The City General Plan/Local Coastal Plan includes policies that address the maintenance of street corridors in the City. Specifically, Policies CD-8a, CD-8b, CD-9a, CD-9b, CD-9c, CD-9d and CD-9f address pedestrian and bicycle pathways. The Carpinteria Lighting, Landscaping and Right of Way Improvement District No. 3 is the financial means by which the City can, in part, implement these policies.

FINANCIAL CONSIDERATIONS

Attachment B provides a summary of revenue and expenses for the District including past years, current year and projected data for the next fiscal year.

The District's revenue stream has remained fixed at levels established in 1996 when it became subject to Proposition 218. Since that time, the cost of maintaining current service levels has increased while revenues have not kept pace. As a result, maintaining the status quo now requires both direct and indirect subsidies.

Direct subsidies from the General Fund totaled approximately $256,200 last year and are expected to increase in future years. In addition to these direct subsidies, certain District operations have been shifted to alternative funding sources, most notably Measure A, which provides an indirect subsidy of approximately $750,000 annually.

The District has also historically received payment from the Gas Tax fund for Gas Tax related work, i.e. street maintenance work that has been assigned through the City's budget system for payment from the Gas Tax Fund, performed by District employees. It is anticipated that the Gas Tax fund balance, which also receives a mostly static income stream, will be exhausted in the next few years. Should this occur it is expected that the General Fund subsidy would need to be increased to support the lost Gas Tax revenue.

The District Boundary Map is provided in Attachment C.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The following is the sequence of events for continuing the District:

March 23, 2026 - Adopt a resolution ordering the preparation of a report describing the financial status and recommending assessments for Fiscal Year 2026-27.

April 27, 2026 - The report is prepared and presented by staff with recommendations. Adopt a resolution accepting the report. Adopt a resolution of intention to continue the District and to levy assessments for next fiscal year and set for public hearing.

May 26, 2026 - Conduct a public hearing on the proposal to continue the District. Adopt a resolution continuing the District and levying assessments for Fiscal Year 2026-27.

OPTIONS

1. Adopt the attached Resolution No. 6441, as read by title only, ordering the preparation of a report describing the financial status of the District and recommending assessments for Fiscal Year 2026-27 for Carpinteria Lighting, Landscaping and Right of Way Improvement District No. 3.
2. The City Council could choose not to order the preparation of the Annual Report; however, by omitting this step, the District would not be continued for Fiscal Year 2026-27.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no expected parties at the meeting.

ATTACHMENTS

Attachment A: Resolution No. 6441
Attachment B: State of Fund Transactions and Financial Condition for the District
Attachment C: District Boundary Map

Staff contact:
Stephon Downes, Management Analyst
(805) 755-4446; stephond@carpinteriaca.gov

Signature

Staff contact:
John L. Ilasin, Public Works Director
(805) 880-3402; johni@carpinteriaca.gov

Signature

Reviewed by:
Ryan Kintz, Assistant City Manager
(805) 755-4400; ryank@carpinteriaca.gov

Michael Ramirez, City Manager
(805) 755-4450; michaelr@carpinteriaca.gov

Signature

ATTACHMENT A

Resolution No. 6441

RESOLUTION NO. 6441

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA ORDERING THE CITY ENGINEER TO PREPARE AND FILE A REPORT IN ACCORDANCE WITH CHAPTER 3, PART 2, LANDSCAPING AND LIGHTING ACT OF 1972, COMMENCING WITH SECTION 22620, CALIFORNIA STREETS AND HIGHWAYS CODE, FOR THE PURPOSE OF CONSIDERING THE LEVY OF AN ASSESSMENT FOR CARPINTERIA LIGHTING, LANDSCAPING AND RIGHT OF WAY IMPROVEMENT DISTRICT NO. 3 FOR FISCAL YEAR 2026-27

WHEREAS, Chapter 3, Part 2, Landscaping and Lighting Act of 1972, commencing with Section 22620 of the California Streets and Highways Codes specifies the process for the levy of annual assessments after formation of an assessment district pursuant to the Landscaping and Lighting Act of 1972; and

WHEREAS, the City Council desires to consider an assessment for Fiscal Year 2026-27; and

WHEREAS, the Carpinteria Lighting, Landscaping and Right of Way Improvement District No. 3 includes the entire City of Carpinteria, including those parcels created within the City subsequent to the establishment of said District, unless any such parcel is exempt from assessment as provided by law; and

WHEREAS, it is the intention of the City to continue to service and maintain street lights, landscaping and right of way in the City.

NOW, THEREFORE BE IT RESOLVED as follows:

SECTION 1. The City Manager shall have the City Engineer prepare and file a report in accordance with Chapter 3, Part 2, Landscaping and Lighting Act of 1972, commencing with Section 22620 of the California Streets and Highways Code for the purpose of consideration of the levy of an assessment for the Carpinteria Lighting, Landscaping and Right of Way Improvement District No. 3 for Fiscal Year 2026-27.

PASSED, APPROVED AND ADOPTED on this 23rd day of March, 2026, by the following called votes:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

_____
Mayor, City of Carpinteria

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on March 23, 2026.

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

_____
Jena Shoaf Acos, on behalf of Brownstein
Hyatt Farber Schreck, LLP acting as
City Attorney of the City of Carpinteria

ATTACHMENT B

State of Fund Transactions and Financial Condition for the District

LIGHTING, LANDSCAPING AND RIGHT OF WAY IMPROVEMENT DISTRICT NUMBER 3
STATEMENT OF FUND TRANSACTIONS AND FINANCIAL CONDITION

FUND 209

RIGHT OF WAY FUND	**ACTUAL 2021-22**	**ACTUAL 2022-23**	**ACTUAL 2023-24**	**ACTUAL 2024-25**	**BUDGET 2025-26**	**PROJECTION 2026-27**
A. SUMMARY OF FUND TRANSACTIONS:						
Fund Balance; July 1	$ (12,572)	$ (12,572)	$ (12,572)	$ (12,572)	$ (12,410)	$ (12,410)
Fiscal Year Revenues	317,368	297,122	368,843	337,821	457,050	457,050
Fiscal Year Expenditures	317,368	297,122	368,843	337,659	457,050	457,050
Fund Balance; June 30	$ (12,572)	$ (12,572)	$ (12,572)	$ (12,410)	$ (12,410)	$ (12,410)
Revenue Over/(Under) Expense	$ -	$ -	$ -	$ 162	$ -	$ -
B. BALANCE SHEET, JUNE 30						
ASSETS:						
Cash in Savings	$ -	$ -	$ -	$ -	$ -	$ -
Accounts Receivable	-	-	-	-	-	-
Total Assets	-	-	-	-	-	-
LIABILITIES AND FUND BALANCE:						
Accounts Payable	-	-	-	-	-	-
Fund Balance	-	-	-	-	-	-
Total Liabilities & Fund Balance	$ -	$ -	$ -	$ -	$ -	$ -
C. FISCAL YEAR REVENUE DETAIL:						
District #3 Assessment	$ 198,186	$ 193,000	$ 201,162	$ 198,854	$ 200,000	$ 200,000
Penalties and Interest	(423)	100	358	1,832	800	800
Miscellaneous Revenue	2,500	2,500	14,509	7,421		
Transfer from Other Funds	117,104	101,522	152,814	129,715	256,250	256,250
Total Revenues	$ 317,368	$ 297,122	$ 368,843	$ 337,821	$ 457,050	$ 457,050
D. FISCAL YEAR EXPENDITURE DETAIL:						
Personnel Expense	$ 127,391	$ 121,500	$ 141,326	122,853.15	$ 173,450	$ 173,450
Right-Of-Way Maintenance (Contract)	90,742	74,250	134,116	134,053	162,500	162,500
Street Tree Maintenance (Contract)	-	-	-	-	-	-
Supplies and Materials	34,890	21,500	38,099	23,809	57,200	57,200
Vehicle Operations	-	-	-	-	-	-
Other Contract Services	5,918	21,000	1,086	1,527	5,000	5,000
Utilities	46,269	46,300	54,216	55,418	58,900	58,900
Total Operating Expense	305,210	284,550	368,843	337,659	457,050	457,050
Transfers Out	12,158	12,572	-	-	-	-
Capital Improvements	-	-	-	-	-	-
Total Capital Outlay Expense	-	-	-	-	-	-
Total Expenditures	$ 317,368	$ 297,122	$ 368,843	$ 337,659	$ 457,050	$ 457,050

ATTACHMENT C

District Boundary Map


City of Carpinteria
Lighting, Landscaping and
Right of Way Improvements District No. 3

Agenda Section: Consent Calendar
Agenda Item No.: 14
Council Meeting Date: March 23, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Adoption of Resolution No. 6442, Directing that the Required Report Be Prepared as a Part of the Process to Continue Parking and Business Improvement Area Assessment District No. 4 for Fiscal Year 2026-27.

STAFF RECOMMENDATION

Adopt Resolution No. 6442, as read by title only, ordering a report by the Downtown "T" Business Advisory Board for the purpose of continuing assessments for the Carpinteria Parking and Business Improvement Area Assessment District No. 4 for Fiscal Year 2026-27.

Sample Motion: I move to adopt Resolution No. 6442, as read by title only, ordering a report by the Downtown "T" Business Advisory Board for the purpose of continuing assessments for the Carpinteria Parking and Business Improvement Area Assessment District No. 4 for Fiscal Year 2026-27.

BACKGROUND

The Carpinteria Parking and Business Improvement Area Assessment District No. 4 (District) was established in September 1986 with the adoption of City Ordinance No. 393 pursuant to the California Parking and Business Improvement Area Law of 1979 (Streets and Highways Code Section 36500 et seq.). The District was created to enhance the Downtown Business District and increase customer and visitor activity through parking improvements, business promotion, and related services.

In 1989, the State enacted the Parking and Business Improvement Area Law of 1989, which governs the continued administration of the District. In 1990, the City Council adopted Resolution No. 1882 establishing the Parking and Business Improvement Advisory Board to advise the City Council regarding assessment levels, expenditures of assessment revenues, and preparation of the Annual Report required for continuation of the District. In 2019, the City Council restructured the Downtown "T" Business Advisory Board (DTBAB) from a five-member board to a seven-member board with three alternate members.

The District historically levies an annual general business assessment to fund downtown promotion, revitalization activities, and related improvements. For Fiscal Year 2025-26, the

City Council approved an annual general business assessment of $126.45 per business, reflecting a Consumer Price Index adjustment approved following recommendation by the DTBAB.

Under the Parking and Business Improvement Area Law, the City Council must annually consider whether to continue the District and levy assessments for the upcoming fiscal year. Adoption of Resolution No. 6442, provided in Attachment A, directs preparation of the Annual Report required for consideration of the District's continuation for Fiscal Year 2026-27.

The District area includes several sub areas that were historically formed as a part of funding capital parking projects. None of the sub-areas are currently active. The District boundary is shown in Attachment B and a brief historical summary of these sub areas is provided below:

Sub-Area "A" – Parking Lot No. 1

Parking Lot No. 1 is located on Ninth Street between Yucca Lane and Elm Street. The funding program for this parking lot, which was financed through the sale of serial bonds, was paid off in 1988 by means of property assessments on the individual property owners. In FY 1996-97, an assessment fee was levied on businesses adjacent to Parking Lot No. 1 to reimburse the City for half of the costs incurred for resurfacing the parking lot. Final payments on this assessment were completed in June 2006.

Sub-Area "B" – Parking Lot No. 3

Parking Lot No. 3 is located at the Amtrak Station on Linden Avenue and Fifth Street. Parking Lot No. 3 was completed in FY 1989-90. SB 959 Grant monies were used on this project and, since this lot was intended to benefit both the Downtown and the beach area, a portion of the cost was funded through the Tidelands Trust Fund as well as the City's General Fund. Businesses located near Parking Lot No. 3 were levied an assessment fee. The debt was retired in June 2017.

Sub-Area "C" – Parking Lot No. 2

Parking Lot No. 2 is located on Cactus Lane. The funding program for this parking lot was established in FY 1987-88. SB 959 Grant monies were used to fund a portion of the cost and funding of the balance was equally shared by the City and the businesses adjacent to Parking Lot No. 2. The business share of the assessment was paid off in June 1997.

In 2020, Parking Lot No. 2 was completely rebuilt with new pavement, stormwater capture system, and lighting and landscaping improvements. This project was paid for by various City funds including Measure A, Measure X, Road Maintenance & Rehabilitation Account, and the Parking Business and Improvement Area Fund.

DISCUSSION

The DTBAB provides oversight and budget recommendations for spending the general business promotion assessments. Examples of expenditures are funding of downtown promotions, such as the two holiday parades, the Halloween Safe Trick or Treat event, as well as the Downtown banner program and a courtesy map.

The DTBAB has a duty to prepare and present an Annual Report to the City Council that addresses all matters relating to the Assessment District, including the methods and basis of levying the assessments and recommendations on the use of funds collected by the District. Additionally, the Board makes recommendations to the City Council for general promotion of business activities, economic growth, and stability of the District, and general maintenance issues within the Downtown "T". The ordering, preparation and presentation of the Annual Report are also required steps in the process for renewal of the District.

The following is the sequence of events for continuing this District:

March 23, 2026 - Adopt a resolution ordering the preparation of the Annual Report.

April 27, 2026 - Staff presents Annual Report with recommendations.
Adopt resolution accepting report.
Adopt resolution setting the matter for a public hearing.

May 26, 2026 - Hold public hearing on proposal to continue District.
Adopt resolution continuing District and levying assessments for Fiscal Year 2026-27.

The attached Resolution No. 6442, as provided in Attachment A, directs preparation of the Annual Report as part of the annual process for continuing the District.

POLICY CONSISTENCY

The District funds work that is consistent with the City's intent in supporting the local economy, in particular, the Downtown Business District. This item is in conformance with the requirements laid out in Chapters 3 and 4 of the "Parking and Business Improvement Area Law of 1989" of the California Streets and Highways Code.

FINANCIAL CONSIDERATIONS

Any financial impact to the City consists of incidental staff time associated with working with the Downtown "T" Business Advisory Board to prepare the Annual Report for Assessment District No. 4. The financial condition of the District, including recent revenues and expenditures, is summarized in Attachment C.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

Assessments for District No. 4 are made on businesses located within the improvement area; not on property owners. As such these assessments are not subject to the provisions of Proposition 218. It is possible to establish a district that is property based making collections through the County property tax roll. Such a district and its assessments would, however, be subject to Proposition 218 requirements.

OPTIONS

1. Adopt the attached Resolution No. 6442, ordering a report by the Downtown "T" Business Advisory Board for the purpose of continuing assessments for the Carpinteria Parking and Business Improvement Area Assessment District No. 4 for Fiscal Year 2026-27.
2. The City Council could choose not to order the preparation of the Annual Report; however, by omitting this step, the District would not be continued for Fiscal Year 2026-27.

PRINCIPAL PARTIES EXPECTED AT MEETING

No additional parties are expected to attend the meeting.

ATTACHMENTS

Attachment A: Resolution No. 6442
Attachment B: District Boundary Map
Attachment C: State of Fund Transactions and Financial Condition for the District

Staff contact:
Stephon Downes, Management Analyst
(805) 755-4446; stephond@carpinteriaca.gov

Signature

Staff contact:
John L. Ilasin, Public Works Director
(805) 880-3402; johni@carpinteriaca.gov

Signature

Reviewed by:
Ryan Kintz, Assistant City Manager
(805) 755-4400; ryank@carpinteriaca.gov

Signature

Reviewed by:
Michael Ramirez, City Manager
(805) 755-4450; michaelr@carpinteriaca.gov

Signature

ATTACHMENT A

Resolution No. 6442

RESOLUTION NO. 6442

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA ORDERING THAT A REPORT BE PREPARED IN ACCORDANCE WITH CHAPTERS 3 AND 4 OF THE "PARKING AND BUSINESS IMPROVEMENT AREA LAW OF 1989" OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, AS AMENDED, COMMENCING WITH SECTION 36500, FOR THE ACQUISITION, CONSTRUCTION OR MAINTENANCE OF PARKING FACILITIES AND OTHER ELIGIBLE IMPROVEMENTS AND BUSINESS PROMOTION ACTIVITIES IN THE CENTRAL BUSINESS DISTRICT OF THE CITY OF CARPINTERIA, FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 CARPINTERIA PARKING AND BUSINESS IMPROVEMENT AREA DISTRICT NO. 4

WHEREAS, the Carpinteria City Council did form an assessment district pursuant to the "Parking and Business Improvement Area Law of 1979", being Division 18, Part 6 of the Streets and Highways Code of the State of California, commencing with Section 36500; and

WHEREAS, said formation of the Carpinteria Parking and Business Improvement Area District No. 4 was accomplished by adoption of Ordinance No. 393 on September 8, 1986, following public hearings as prescribed by the Parking and Business Improvement Area Law of 1979; and

WHEREAS, said District No. 4 has been continued in full force and effect in subsequent fiscal years; and

WHEREAS, effective January 1, 1990, said Parking and Business Improvement Area Law of 1979 was repealed by the State of California and replaced by the Parking and Business Improvement Area Law of 1989, being Division 18 of Part 6 (commencing with Section 36500) of the California Streets and Highways Code; and

WHEREAS, Article 3 of Chapter 1 of said 1989 Improvement Area Law (Section 36515) provides that any Parking and Business Improvement Area created prior to January 1, 1990, under the prior 1979 law, continues to be in full force and effect, subject to certain conditions, under the 1989 law; and

WHEREAS, Chapter 3 (Assessments) and Chapter 4 (Modification of Boundaries) of said 1989 Improvement Area Law (commencing with Section 36530) prescribes the process for levying assessments, including appointment of an advisory board and requires said board to make a report to the City Council on all matters relating to said Improvement Area prior to the City Council taking any action on said assessments or boundaries for the next fiscal year starting July 1, 2026; and

WHEREAS, it is necessary for the public safety, convenience and economic health of the City that efforts to provide off-street public parking and other improvements and business promotion activities within the central business district be continued; and

WHEREAS, the City Council wishes to consider continuing the existing Parking and Business Improvement Area District No. 4 for Fiscal Year 2026-27 including the various programs and assessments associated therewith.

NOW, THEREFORE BE IT RESOLVED as follows:

SECTION 1. The Carpinteria City Council does hereby resolve, determine and order that a Report be prepared by the Downtown "T" Business Advisory Board pursuant to Chapters 3 and 4 of the California Parking and Business Improvement Area Law of 1989, being Part 6 of Division 18 (commencing with Section 36530) of the California Streets and Highways Code, for the fiscal year starting July 1, 2026 and ending June 30, 2027, including programs for the acquisition, construction or maintenance of off-street public parking and such other eligible improvements and business promotion activities, including proposed assessments and boundary adjustments, if any.

PASSED, APPROVED AND ADOPTED this 23rd day of March 2026 by the following called vote:

AYES: COUNCIL MEMBER:

NOES: COUNCIL MEMBER:

ABSENT: COUNCIL MEMBER:

ABSTAIN: COUNCILMEMBER:

_____
Mayor, City of Carpinteria

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 23rd day of March 2026.

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

_____
Jena Shoaf Acos, on behalf of
Brownstein Hyatt Farber Schreck, LLP
Acting as City Attorney of the City of Carpinteria

ATTACHMENT B
District Boundary Map



District Boundaries of Carpinteria
Parking and Business Improvement Area
District No. 4


Parking Lot No. 1
OGAN ROAD
STERLING AVE.
STERLING WAY
DRIVE
TOMOI
IMU
NIPOMO
LINHERE
AZALEA
POST AVE
JUNE AVE
STERLING AVE
SAWYER AVE.
ELM LN.
CARPINTERIA
EUGENIA PL
CHURCH LN.
VALLECITO RD.
AVE.
ARBOR MHP
NINTH ST.
JUNIPER PL.
CACTUS LN.
EIGHTH ST.
HOLLY
ELM
CEDAR PL.
LINDEN
CITRUS PL.
MAPLE
WALNUT
SEVENTH ST.
ASH AVE
MAIN SCHOOL
FIFTH ST.
SIXTH ST.
FOURTH STREET

Sub-Area "A"



Sub Area “B”



Sub Area "C"
Parking Lot #2

ATTACHMENT C

State of Fund Transactions and Financial Condition for the District

PARKING AND BUSINESS IMPROVEMENT AREA DISTRICT NUMBER 4
STATEMENT OF FUND TRANSACTIONS AND FINANCIAL CONDITION

FUND 210

STREET LIGHTING FUND	**ACTUAL 2021-22**	**ACTUAL 2022-23**	**ACTUAL 2023-24**	**ACTUAL 2024-25**	**BUDGET 2025-26**	**PROJECTION 2026-27**
A. SUMMARY OF FUND TRANSACTIONS:						
Fund Balance; July 1	$ 26,962	$ 14,126	$ 18,616	$ 22,498	$ 25,298	$ 24,248
Fiscal Year Revenues	1,953	17,378	15,652	19,775	16,300	16,300
Fiscal Year Expenditures	14,789	12,888	11,770	16,975	17,350	17,350
Fund Balance; June 30	14,126	18,616	22,498	25,298	24,248	23,198
Revenue Over/(Under) Expense	$ (12,836)	$ 4,490	$ 3,882	$ 2,800	$ (1,050)	$ (1,050)
B. BALANCE SHEET, JUNE 30						
ASSETS:						
Cash in Savings	$ 14,126	$ 18,616	$ 22,498	$ 25,298	$ 24,248	$ 23,198
Accounts Receivable	-	-	-	-	-	-
Total Assets	14,126	18,616	22,498	25,298	24,248	23,198
LIABILITIES AND FUND BALANCE:						
Accounts Payable	-	-	-	-	-	-
Fund Balance	14,126	18,616	22,498	25,298	24,248	23,198
Total Liabilities & Fund Balance	$ 14,126	$ 18,616	$ 22,498	$ 25,298	$ 24,248	$ 23,198
C. FISCAL YEAR REVENUE DETAIL:						
Use of Money & Property	$ (247)	$ 495	$ 2,880	$ 2,248	$ 800	$ 800
Assessment General Business District #4 Assessment		14,883	12,772	17,527	15,500	15,500
Transfers from Other Funds	2,200	2,000	-	-	-	-
Total Revenues	$ 1,953	$ 17,378	$ 15,652	$ 19,775	$ 16,300	$ 16,300
D. FISCAL YEAR EXPENDITURE DETAIL:						
Personnel Expense	$ 3,704	$ 662	$ -	$ -	$ -	$ -
Marketing Materials	3,671	5,624	10,049	12,600	12,200	12,200
Street Maintenance	4,800	4,666	-	-	-	-
Printing & Advertising	1,187	458	346	3,592	2,800	2,800
Dues & Subscriptions	625	673	719	743	1,550	1,550
Supplies & Materials	802	805	656	40	800	800
Equipment/Office Rent & Leases	-	-	-	-	-	-
Trnasfer Out	-	-	-	-		
Total Operating Expense	14,789	12,888	11,770	16,975	17,350	17,350
Capital Improvements	-	-	-	-	-	-
Total Capital Outlay Expense	-	-	-	-	-	-
Total Expenditures	$ 14,789	$ 12,888	$ 11,770	$ 16,975	$ 17,350	$ 17,350

Agenda Section: Consent Calendar
Agenda Item No.: 15
Council Meeting Date: March 23, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Adoption of Resolution No. 6443, Directing the Initiation of Procedures to Continue Winter Protection Berm Assessment District No. 5 for Fiscal Year 2026-27.

STAFF RECOMMENDATION

Adopt the attached Resolution No. 6443, as read by title only, ordering the preparation of a report describing the Winter Protection Berm Program and associated assessment and continue the Winter Protection Berm Assessment District No. 5 for Fiscal Year 2026-27.

Motion: I move to adopt Resolution No. 6443, as read by title only.

BACKGROUND / DISCUSSION

The Winter Protection Berm Assessment District No. 5 (District) was formed by Resolution No. 3061, dated December 14, 1992. The District funds the annual construction and removal of the winter protection berm along Carpinteria City Beach. The annual construction and removal are necessary to provide storm wave and coastal flooding protection to the public and private improvements within the District. The District includes all properties immediately adjacent to Carpinteria City Beach from Linden Avenue to Ash Avenue.

The attached Resolution No. 6443 (Attachment A) orders staff to prepare the District report pursuant to Streets and Highways Code 10200 et seq. in which will then be presented at a subsequent public meeting. The preparation of the Engineer's Report is the first step in a process to consider the annual renewal of the District. The District report is scheduled to be heard at the City Council Meeting of April 27, 2026, based on the adoption of Resolution No. 6443.

POLICY CONSISTENCY

The City's winter protection berm is an important public safety project that protects public and private property improvements from winter storm waves along Carpinteria City Beach.

FINANCIAL CONSIDERATIONS

There is no financial analysis included as a part of this staff report.

LEGAL

There are no legal issues presented as a part of this report.

OPTIONS

1. Adopt the attached Resolution No. 6443, as read by title only, ordering the preparation of a report describing the Winter Protection Berm Program and associated assessment and continue the Winter Protection Berm Assessment District No. 5 for Fiscal Year 2026-27.
2. The City Council could choose to not approve the recommendation and direct staff as determined appropriate. However, by omitting this step, the District would not be continued for Fiscal Year 2026-27.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

ATTACHMENTS

Attachment A: Resolution No. 6443

Staff contact:
Stephon Downes, Management Analyst
(805) 755-4446; stephond@carpinteriaca.gov


Signature

Staff contact:
John L. Ilasin, Public Works Director
(805) 880-3402; johni@carpinteriaca.gov


Signature

Reviewed by:
Ryan Kintz, Assistant City Manager
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Signature

Reviewed by:
Michael Ramirez, City Manager
(805) 755-4450; michaelr@carpinteriaca.gov


Signature

ATTACHMENT A

Resolution No. 6443

RESOLUTION NO. 6443

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA INITIATING PROCEEDINGS FOR THE CONTINUATION OF ASSESSMENT DISTRICT NO. 5.

WHEREAS, The Carpinteria City Council proposes to set the amount of the annual assessment to be collected for fiscal year 2026-27 pursuant to the Municipal Improvement Act of 1913 (section 10000 and following, Streets and Highways Code) for the purpose of constructing the following improvements:

> The annual installation and removal of the Carpinteria Beach Winter Protection Berm project located along the entire length of the Carpinteria City Beach between Linden Avenue on the east to Ash Avenue to the west. The annual winter sand berm project benefits the public and private improvements within the District's boundaries by providing a measure of protection from winter ocean waves and ocean flooding, and

WHEREAS, the funds collected by the proposed assessment are specifically to be used for the Assessment District Number Five project costs, in the City of Carpinteria, Santa Barbara County, California and shall be collected from all the benefitting land shown inside the District's boundaries on the map designated, "Assessment Diagram, Assessment District No. 5, City of Carpinteria, Santa Barbara County, California," which map is on file with the City Clerk and is hereby approved.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The Public Works Director of the City of Carpinteria is hereby designated Engineer for the purpose of these proceedings.

SECTION 2. The City Council hereby directs the Public Works Director to prepare and file with the City Clerk a report in accordance with §10204 of the Municipal Improvement Act of 1913, Streets and Highway Code.

SECTION 3. The Report shall be filed with the City Clerk and shall be presented to the City Council for consideration on April 27, 2026, at 5:30 pm or as soon thereafter as the matter may be heard.

PASSED, APPROVED AND ADOPTED on the 23rd day of March, 2026, by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

_____
Mayor, City of Carpinteria

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on March 23, 2026.

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

_____
Jena Shoaf Acos, on behalf of Brownstein
Hyatt Farber Schreck, LLP acting as
City Attorney of the City of Carpinteria

Agenda Section: Public Hearing
Agenda Item No.: 16
Council Meeting Date: March 23, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Public Hearing to Declare the Results of the Property Owner Protest Ballot Proceeding for the Formation of Carpinteria Landscape Maintenance District No. 2025-1 and the Levy of Assessments Commencing Fiscal Year 2026/2027.

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Direct the City Clerk to declare the results of the property owner protest ballot proceeding for the formation of Carpinteria Landscape Maintenance District No. 2025-1; and

2. Approve Resolution No. 6446 closing the public hearing; certifying the results of the property owner protest ballot proceeding; and, since a majority protest exists, abandoning the proceedings for the formation of the Carpinteria Landscape Maintenance District No. 2025-1 and levy of assessments for FY 2026/27.

Sample Motion:

I move that the City Council direct the City Clerk to declare the results of the property owner protest ballot proceeding for the formation of Carpinteria Landscape Maintenance District No. 2025-1; approve Resolution No. 6446 closing the public hearing; certifying the results of the property owner protest ballot proceeding; and, since a majority protest exists, abandoning the proceedings for the formation of the Carpinteria Landscape Maintenance District No. 2025-1 and levy of assessments for FY 2026/27.

(This motion requires a roll call vote.)

BACKGROUND

On November 10, 2025, the City Council adopted resolutions initiating proceedings and declaring its intent to form Carpinteria Landscape Maintenance District No. 2025-1 pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code § 22500 et seq.) and Article XIII D of the California Constitution (Proposition 218).[1]

[1] November 10, 2025 Staff Report for Formation of the Landscape Maintenance District

At that meeting, the City Council:

- Preliminarily approved the Engineer's Report prepared by Willdan Financial Services;
- Ordered that a property owner protest ballot proceeding be conducted to consider the proposed assessments; and
- Adopted procedures to implement the requirements of AB 2257, "Benefit Assessment Setting Procedures," which the City may follow concurrently with the Proposition 218 property owner protest ballot proceeding if it chooses to implement an exhaustion of remedies requirement for challenging the legality of an assessment district.

Notice of the public hearing, together with the property owner protest ballots, were mailed to all affected property owners of record on January 9, 2026, more than forty-five (45) days in advance of the public hearing in compliance with constitutional and statutory requirements. Each property owner protest ballot is weighted according to the proportional financial obligation of the affected parcel, as established in the Engineer's Report.

On March 9, 2026, the City Council held the duly-noticed public hearing to consider all objections, protests, and public testimony to the proposed District.

At the conclusion of the public testimony portion of the public hearing, the City Council passed Resolution No. 6438 closing both the public testimony portion of the public hearing and the period for submitting property owner protest ballots; directing the tabulation of property owner protest ballots to occur in public view on March 10, 2026, and to be continued as necessary to completion; and continuing the public hearing to the March 23, 2026 City Council meeting for the purpose of declaring the results of the tabulation and, if no majority protest exists, considering formation of the Carpinteria Landscape Maintenance District No. 2025-1 and levy of assessments for FY 2026/27.

The purpose of this item is to finalize the protest ballot proceeding and determine whether the District may be formed based on the results of the weighted ballot tabulation.

DISCUSSION

The purpose of this public hearing is to declare and certify the results of the property owner protest ballot proceeding, and, if a majority protest exists, abandon the proceedings for formation of the District.

A majority protest exists if ballots submitted, and not withdrawn, in opposition to the proposed assessments exceed ballots submitted, and not withdrawn, in its favor,

weighted by the amount of the proposed assessment to be imposed upon the identified parcel for which each property owner protest ballot was submitted.

If no majority protest exists, the City Council may proceed to:

- Confirm formation of the District;
- Approve the Engineer's Report; and
- Order the levy and collection of assessments beginning in Fiscal Year 2026/2027.

If a majority protest exists, the City is legally required to abandon the formation proceedings.

Following the close of the public testimony portion of the public hearing on March 9, 2026, the City Clerk or their designee commenced the tabulation and canvass of the property owner protest ballots received, with such tabulation continued on March 10, 2026, as necessary, until completion.

The City received a total of $148,271.38 in weighted ballots in favor of the proposed assessments and $303,844.93 in weighted ballots in opposition, representing 33% support and 67% opposition. Therefore, a majority protest exists, and pursuant to Proposition 218, the City is required to abandon the formation proceedings. The results of the protest ballot proceeding are certified in Resolution No. 6446, as provided in Attachment A.

The City Council may provide alternative directions to City Staff, including to initiate new proceedings for formation of an assessment district that complies with the requirements of Prop 218.

POLICY CONSISTENCY

This action is consistent with the City Council's Primary Goal #4 to maintain the fiscal sustainability of the City, while complying with Proposition 218 requirements governing assessment districts, including abandonment of proceedings where a majority protest exists.

FINANCIAL CONSIDERATIONS

No appropriations are needed at this time.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The proposed actions comply with the Landscaping and Lighting Act of 1972 and the procedural and substantive requirements of Proposition 218, including the legally mandated property owner protest ballot process.

The City Attorney's Office has worked closely with staff throughout this process and will be available to answer any questions.

OPTIONS

Adopt Resolution No. 6446 closing the public hearing; certifying the results of the property owner protest ballot proceeding; and, since a majority protest exists, abandoning the proceedings for the formation of the Carpinteria Landscape Maintenance District No. 2025-1 and levy of assessments for FY 2026/27.

PRINCIPAL PARTIES EXPECTED AT MEETING

None.

ATTACHMENTS

Attachment A: Resolution No. 6446 closing the public hearing; certifying the results of the property owner protest ballot proceeding; and, since a majority protest exists, abandoning the proceedings for the formation of the Carpinteria Landscape Maintenance District No. 2025-1 and levy of assessments for FY 2026/27.

Staff contacts:

Ryan Kintz, Assistant City Manager
(805) 755-4400, ryank@carpinteriaca.gov

Signature

Stephon Downes, Management Analyst
(805) 755-4406; stephond@carpinteriaca.gov

Signature

Reviewed by:

Licette Maldonado, Administrative Services Director
(805) 755-4448; licettem@carpinteriaca.gov

Signature

Michael Ramirez, City Manager
(805) 755-4450; michaelr@carpinteriaca.gov

Signature

ATTACHMENT A

Resolution No. 6446

RESOLUTION NO. 6446

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA CLOSING THE PUBLIC HEARING CONDUCTED FOR THE PROPOSED LEVY OF ASSESSMENTS RELATED TO THE FORMATION OF CARPINTERIA LANDSCAPE MAINTENANCE DISTRICT NO. 2025-1, COMMENCING IN FISCAL YEAR 2026/2027; DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST BALLOT PROCEEDING; AND, SINCE A MAJORITY PROTEST EXISTS, ABANDONING THE PROCEEDINGS

WHEREAS, on March 9, 2026 the City Council called and duly held a property owner protest ballot proceeding for the formation of the Carpinteria Landscape Maintenance District No. 2025-1 ("District") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Division 15, Part 2 of the California Streets and Highways Code (the "Act"), and the California Constitution Article XIIID (the "Constitution"), for the purpose of presenting the proposed annual levy of assessment to the affected property owners of record within the District;

WHEREAS, the annual levy of assessments as presented to the affected property owners of record in this ballot proceeding, included and identified the initial maximum assessment rate for Fiscal Year 2026/2027, the proportional assessment amount balloted for each benefiting property, the applicable annual inflationary adjustment, and the total amount balloted for the District, which are intended to fund the ongoing maintenance, operation, and servicing of District improvements consisting of public landscape areas, public street trees, and related landscape and street tree improvements and appurtenant facilities, as more particularly described in the Engineer's Report; and

WHEREAS, on March 9, 2026, following the close of the public testimony portion of the duly noticed Public Hearing, the City Clerk or their designee commenced the tabulation and canvass of the property owner protest ballots received for the proposed assessments, with such tabulation continued on March 10, 2026, as necessary, until completion; and

WHEREAS, upon completion of the ballot tabulation and canvass, the results of the property owner protest ballot proceeding were presented to the City Council at a duly noticed meeting held on March 23, 2026 for consideration; and

WHEREAS, the landowner(s) of record within the proposed District as of the close of the Public Hearing held on March 9, 2026 did cast their ballots, weighted by the proportional financial obligation of each ballot, the results of which are illustrated below:

Total Ballots Cast	Yes Total	No Total
$452,116.31	$148,271.38	$303,844.93
(2,040 ballots cast)	(745 in favor)	(1,295 in opposition)

NOW, THEREFORE, BE IT RESOLVED, as follows:

SECTION 1. The above recitals are true and correct; and

SECTION 2. The protest proceeding for the proposed District was conducted pursuant to the provisions of the Constitution with ballots presented to the affected property owner(s) for receipt by the City Clerk prior to the conclusion of the public testimony portion of the Public Hearing on March 9, 2026, with each ballot weighted according to the proportional financial obligation of the affected property; and

SECTION 3. The City Council hereby confirms the results of the property owner protest ballot proceeding, as tabulated and canvassed by the City Clerk or their designee following the close of the Public Hearing on March 9, 2026, with such tabulation continued through March 10, 2026, as necessary, and as presented to the City Council at a duly noticed meeting held on March 23, 2026, with $148,271.38 weighted ballots submitted in favor of the District and $303,844.93 weighted ballots submitted in opposition.

SECTION 4. Based on the tabulation and canvass of the property owner protest ballots, the City Council hereby determines that a majority protest exists and the proceedings to form the District are hereby abandoned; and

SECTION 5. The City Clerk is hereby directed to enter this Resolution into the minutes of the City Council, which shall constitute the official declaration of the results of such property owner protest proceeding; and

SECTION 6. This Resolution shall become effective immediately upon its adoption and the City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED on the 23rd day of March, 2026, by the following vote:

AYES: COUNCILMEMBER(S)

NOES: COUNCILMEMBER(S)

ABSENT: COUNCILMEMBER(S)

ABSTAIN: COUNCILMEMBER(S)

_____
Mayor, City of Carpinteria

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on March 23, 2026.

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

_____
Jena Shoaf Acos, on behalf of Brownstein
Hyatt Farber Shreck, LLP acting as
City Attorney of the City of Carpinteria

Agenda Section: Public Hearing
Agenda Item No.: 17
Council Meeting Date: March 23, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Public Hearing to Declare the Results of the Property Owner Protest Ballot Proceeding for the Formation of Carpinteria Coastal Berm Assessment District and the Levy of Assessments Commencing Fiscal Year 2026/2027.

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Direct the City Clerk to declare the results of the property owner protest ballot proceeding for the formation of the Carpinteria Coastal Berm Assessment District; and

2. Approve Resolution No. 6447 closing the public hearing; certifying the results of the property owner protest ballot proceeding; and, since a majority protest exists, abandoning the proceedings for the formation of the Carpinteria Coastal Berm Assessment District and levy of assessments for FY 2026/27.

Sample Motion:

I move that the City Council direct the City Clerk to declare the results of the property owner protest ballot proceeding for the formation of the Carpinteria Coastal Berm Assessment District; approve Resolution No. 6447 closing the public hearing; certifying the results of the property owner protest ballot proceeding; and, since a majority protest exists, abandoning the proceedings for the formation of the Carpinteria Coastal Berm Assessment District and levy of assessments for FY 2026/27.

(This motion requires a roll call vote.)

BACKGROUND

On November 10, 2025, the City Council adopted resolutions initiating proceedings and declaring its intent to form the Carpinteria Coastal Berm Assessment District pursuant to the Benefit Assessment Act of 1982 (Government Code § 54703 et seq.) and Article XIII D of the California Constitution (Proposition 218).[1]

[1] November 10, 2025 Staff Report on Intention to Form Berm District.

At that meeting, the City Council:

- Preliminarily approved the Engineer's Report prepared by Willdan Financial Services;
- Ordered that a property owner protest ballot proceeding be conducted to consider the proposed assessments; and
- Adopted procedures to implement the requirements of AB 2257, "Benefit Assessment Setting Procedures," which the City may follow concurrently with the Proposition 218 property owner protest ballot proceeding if it chooses to implement an exhaustion of remedies requirement for challenging the legality of an assessment district.

Notice of the public hearing, together with the property owner protest ballots, were mailed to all affected property owners of record on January 9, 2026, more than forty-five (45) days in advance of the public hearing in compliance with constitutional and statutory requirements. Each property owner protest ballot is weighted according to the proportional financial obligation of the affected parcel, as established in the Engineer's Report.

On March 9, 2026, the City Council held the duly-noticed public hearing to consider all objections, protests, and public testimony to the proposed District.

At the conclusion of the public testimony portion of the public hearing, the City Council passed Resolution No. 6439 closing both the public testimony portion of the public hearing and the period for submitting property owner protest ballots; directing the tabulation of property owner protest ballots to occur in public view on March 10, 2026, and to be continued as necessary to completion; and continuing the public hearing to the March 23, 2026 City Council meeting for the purpose of declaring the results of the tabulation and, if no majority protest exists, considering formation of the Carpinteria Coastal Berm Assessment District and levy of assessments for FY 2026/27.

DISCUSSION

The purpose of this public hearing is to declare and certify the results of the property owner protest ballot proceeding, and, since a majority protest exists, abandon the proceedings for formation of the District.

A majority protest exists if ballots submitted, and not withdrawn, in opposition to the proposed assessments exceed ballots submitted, and not withdrawn, in its favor, weighted by the amount of the proposed assessment to be imposed upon the identified parcel for which each property owner protest ballot was submitted.

If no majority protest exists, the City Council may proceed to:

- Confirm formation of the District;

- Approve the Engineer's Report; and
- Order the levy and collection of assessments beginning in Fiscal Year 2026/2027.

If a majority protest exists, the City is legally required to abandon the formation proceedings.

Following the close of the public testimony portion of the public hearing on March 9, 2026, the City Clerk or their designee commenced the tabulation and canvass of the property owner protest ballots received, with such tabulation continued on March 10, 2026, as necessary, until completion.

The City received a total of $19,791.56 weighted ballots in favor of the proposed assessments and $25,040.67 weighted ballots in opposition, representing 44% support and 56% opposition.[2] Therefore, a majority protest exists and the City must abandon the formation proceedings.

The attached Resolution No. 6447, as provided in Attachment A, closes the public hearing, certifies the results of the protest ballot proceeding, and formally abandons the formation of the District.

POLICY CONSISTENCY

This action is consistent with the City Council's Primary Goal #4 to maintain the fiscal sustainability of the City, while complying with Proposition 218 requirements governing assessment districts, including abandonment of proceedings where a majority protest exists.

FINANCIAL CONSIDERATIONS

No appropriations are needed at this time.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The proposed actions comply with the Benefit Assessment Act of 1982 and the procedural and substantive requirements of Proposition 218, including the legally mandated property owner protest ballot process.

The City Attorney's Office has worked closely with staff throughout this process and will be available to answer any questions.

OPTIONS

Adopt Resolution No. 6447 closing the public hearing; certifying the results of the property owner protest ballot proceeding; and, since a majority protest exists, abandoning the

[2] Based on ballot count, the City received 85 ballots in favor of the proposed assessments and 106 in opposition.

proceedings for the formation of the Carpinteria Coastal Berm Assessment District and levy of assessments for FY 2026/27.

PRINCIPAL PARTIES EXPECTED AT MEETING

None.

ATTACHMENTS

Attachment A: Resolution No. 6447 closing the public hearing; certifying the results of the property owner protest ballot proceeding; and, since a majority protest exists, abandoning the proceedings for the formation of the Carpinteria Coastal Berm Assessment District and levy of assessments for FY 2026/27.

Staff contacts:

Ryan Kintz, Assistant City Manager
(805) 755-4400, ryank@carpinteriaca.gov

Signature

Stephon Downes, Management Analyst
(805) 755-4406; stephond@carpinteriaca.gov

Signature

Reviewed by:

Licette Maldonado, Administrative Services Director
(805) 755-4448; licettem@carpinteriaca.gov

Signature

Michael Ramirez, City Manager
(805) 755-4450; michaelr@carpinteriaca.gov

Signature

ATTACHMENT A

Resolution No. 6447

RESOLUTION NO. 6447

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA CLOSING THE PUBLIC HEARING CONDUCTED FOR THE PROPOSED LEVY OF ASSESSMENTS RELATED TO THE FORMATION OF THE COASTAL BERM ASSESSMENT DISTRICT, COMMENCING IN FISCAL YEAR 2026/2027; DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST BALLOT PROCEEDING; AND, SINCE A MAJORITY PROTEST EXISTS, ABANDONING THE PROCEEDINGS

WHEREAS, the City Council called and duly held a property owner protest ballot proceeding for the formation of the Coastal Berm Assessment District ("District") pursuant to the provisions of the Benefit Assessment Act of 1982 and California Constitution Article XIIID (the "Constitution"), for the purpose of presenting to the qualified property owners within the proposed District the annual levy of assessments related thereto; and

WHEREAS, the District includes parcels within the City of Carpinteria consisting of residential properties, including single-family residences, condominiums, and apartment properties, together with non-residential parcels, vacant or undeveloped parcels, and public or exempt parcels, as identified in the Engineer's Report and reflected on the applicable assessment roll; and

WHEREAS, the annual levy of assessments commencing in Fiscal Year 2026/2027, as presented to the affected property owners of record in this ballot proceeding, included the initial maximum assessment rate, the proportional assessment amount balloted for each respective parcel, the applicable annual inflationary adjustment, and the total amount balloted for the District, all as intended to fund the costs and expenses related to the ongoing operation, maintenance, management, emergency response, and associated infrastructure supporting the District's coastal flood protection improvements; and

WHEREAS, on March 9, 2026, following the close of the public testimony portion of the duly noticed Public Hearing, the City Clerk or their designee commenced the tabulation and canvass of the property owner protest ballots received for the proposed assessments, with such tabulation continued on March 10, 2026, as necessary, until completion; and

WHEREAS, upon completion of the ballot tabulation and canvass, the results of the property owner protest ballot proceeding were presented to the City Council at a duly noticed meeting held on March 23, 2026 for consideration; and

WHEREAS, the landowner(s) of record within the proposed District as of the close of the Public Hearing held on March 9, 2026, did cast their ballots, weighted by the proportional financial obligation of each ballot, the results of which are illustrated below:

Total Ballots Cast	Yes Total	No Total
$44,832.23	$19,791.56	$25,040.67
(191 ballots cast)	(85 in favor)	(106 in opposition)

NOW THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The above recitals are true and correct; and

SECTION 2. The protest proceeding for the proposed District was conducted pursuant to the provisions of the Constitution with ballots presented to the affected property owner(s) for receipt by the City Clerk prior to the conclusion of the public testimony portion of the Public Hearing on March 9, 2026, with each ballot weighted according to the proportional financial obligation of the affected property; and

SECTION 3. The City Council hereby confirms the results of the property owner protest ballot proceeding, as tabulated and canvassed by the City Clerk or their designee following the close of the public testimony portion of the Public Hearing on March 9, 2026, with such tabulation continued through March 10, 2026, as necessary, and as presented to the City Council at a duly noticed meeting held on March 23, 2026, with $19,791.56 weighted ballots submitted in favor of the District and $25,040.67 weighted ballots submitted in opposition.

SECTION 4. Based on the tabulation and canvass of the property owner protest ballots, the City Council hereby determines that a majority protest exists and the proceedings to form the District are hereby abandoned; and

SECTION 5. The City Clerk is hereby directed to enter this Resolution into the minutes of the City Council, which shall constitute the official declaration of the result of such property owner protest proceeding; and

SECTION 6. This Resolution shall become effective immediately upon its adoption and the City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED on the on the 23rd day of March, 2026, by the following vote:

AYES: COUNCILMEMBER(S)

NOES: COUNCILMEMBER(S)

ABSENT: COUNCILMEMBER(S)

ABSTAIN: COUNCILMEMBER(S)

_____
Mayor, City of Carpinteria

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on March 23, 2026.

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

_____
Jena Shoaf Acos, on behalf of Brownstein
Hyatt Farber Shreck, LLP acting as
City Attorney of the City of Carpinteria

Agenda Section: Other Business
Agenda Item No.: 18
Council Meeting Date: March 23, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

The City's 2025 General Plan Annual Progress Report to the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD).

STAFF RECOMMENDATION

Accept the 2025 General Plan Annual Progress Report and direct the Community Development Director to submit the Report to the Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD).

Sample Motion: I move to accept the 2025 General Plan Annual Progress Report and to direct the Community Development Director to submit the Report to the Governor's Office of Land Use and Climate Innovation and the Department of Housing and Community Development.

BACKGROUND

Pursuant to California State law (Government Code § 65400), each City and County is required to prepare and present an annual report to its legislative body on the status of the General Plan and progress on its implementation. The law requires that a copy of this General Plan Annual Progress Report (GP APR), once accepted by the City Council, be submitted to both LCI and HCD. In past years, following the Council's approval of the GP APR, Community Development Department staff have posted the document on the City's website, pursuant to the Council's direction.[1]

The GP APR is submitted separately from, but is related to, the Housing Element Annual Progress Report, which the Council discussed at its March 9, 2026 meeting. The Housing Element Annual Progress Report is included as an exhibit to the GP APR.

The 2025 General Plan Annual Progress Report is provided in Attachment A.

[1] https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-coastal-land-use-plan/

DISCUSSION

The General Plan identifies the central goal of the community as follows:

> *To preserve the essential character of our small beach town, its family-oriented residential neighborhoods, its unique visual and natural resources and its open, rural surroundings while enhancing recreational, cultural and economic opportunities for our citizens.*

Implementation of this central goal is described through the General Plan objectives and policies, organized into eight elements: Land Use; Community Design; Circulation; Open Space, Recreation & Conservation; Safety; Noise; Public Facilities & Services; and Housing. The Housing Element, unlike the other elements, is updated every eight years— the current Housing Element's planning period runs from 2023 to 2031.

The 2025 GP APR consists of the following sections:

1. Introduction, including the history of and background on the City's General Plan/Coastal Land Use Plan.
2. Development Activities/Projects and Program Review, which summarizes planning and building permits issued in 2025, Code Compliance cases, City Council actions, and Planning Commission actions.
3. General Plan Elements and Implementation, which details the progress made on new and existing projects and programs throughout the City that implement each element of the General Plan.
4. Amendments to the General Plan/Coastal Land Use Plan and Zoning Code, which summarizes the adopted changes to both documents and proposed changes to be brought before decisionmakers in the foreseeable future.
5. Goals, Priorities, and Objectives, which highlights how the goals of the General Plan are intertwined with other City efforts, including the two-year Strategic Plan.

Community Development Department staff collaborated with the Public Works and Parks, Recreation, and Community Services Departments to assemble the information provided in the GP APR.

POLICY CONSISTENCY

As a requirement of Government Code Section 65400(a)(2), the GP APR serves as evidence of the City implementing its General Plan goals, objectives, and policies. By submitting the required GP and Housing Element APRs to LCI and HCD each year, the City fulfills statutory requirements to report on the status of City programs and efforts in meeting its share of regional housing needs. The GP APR is also a tool for

understanding where General Plan implementation work remains and how related resources may need to be focused to address General Plan objectives and policies.

FINANCIAL CONSIDERATIONS

No Additional Funding Requested. Minimal staff time to prepare the report is included in the Adopted FY 2025-26 General Fund Budget.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

Preparation and presentation of the GP APR to the City Council, followed by the submittal of the GP APR to LCI and HCD, fulfills the City's statutory obligations pursuant to the requirements of Government Code § 65400.

OPTIONS

1. Accept the 2025 General Plan Annual Progress Report and direct the Community Development Director to submit the GP APR to the Governor's Office of Land Use and Climate Innovation and the Department of Housing and Community Development.
2. Recommend changes be incorporated into the GP APR and authorize the Community Development Director to submit the revised GP APR to the Governor's Office of Land Use and Climate Innovation and the Department of Housing and Community Development.
3. Recommend changes and direct staff to return a revised GP APR for further review.

PRINCIPAL PARTIES EXPECTED AT MEETING

None.

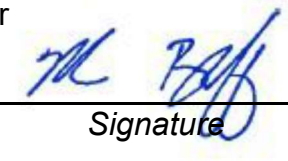
ATTACHMENTS

Attachment A 2025 General Plan Annual Progress Report

Staff contact: Megan Musolf, Assistant Planner
(805) 755-4438, meganm@carpinteriaca.gov

Megan Musolf
Signature

Reviewed by: Nick Bobroff, Community Development Director
(805) 755-4407, nickb@carpinteriaca.gov



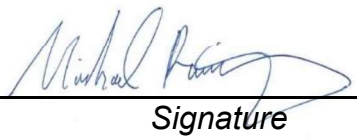
Signature

Reviewed by: Ryan Kintz, Assistant City Manager
(805) 755-4400, ryank@carpinteriaca.gov



Signature

Reviewed by: Michael Ramirez, City Manager
(805) 755-4450, michaelr@carpinteriaca.gov



Signature

ATTACHMENT A

2025 General Plan Annual Progress Report

CITY OF CARPINTERIA

2025 General Plan Annual Progress Report



Report Presented to the City Council

March 23, 2026

City Council

Natalia Alarcon, Mayor
Mónica J. Solórzano, Vice Mayor
Al Clark
Wade Nomura
Julia Mayer

Planning Commission

David Allen, Chair
John Moyer, Vice-Chair
Glenn La Fevers
Jane L. Benefield
Alexandra VanAntwerp

City Staff

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Contents

Introduction 4
Development Activities/Projects and Program Review 5
General Plan Elements and Implementation 9
LAND USE ELEMENT 9
COMMUNITY DESIGN ELEMENT 13
CIRCULATION ELEMENT 16
OPEN SPACE, RECREATION & CONSERVATION ELEMENT 19
SAFETY ELEMENT 23
NOISE ELEMENT 26
PUBLIC FACILITIES AND SERVICES ELEMENT 28
HOUSING ELEMENT 32
Amendments to the General Plan/Coastal Land Use Plan and Zoning Code 33
Goals, Priorities and Objectives 34
Conclusion 36

Figures

City of Carpinteria Land Use Map 12

Exhibits

2025 Housing Element Annual Progress Report . . . . Exhibit 1
2025 City Council Meeting Minutes . . . . . Exhibit 2
2025 Planning Commission Meeting Minutes . . . . . Exhibit 3
Strategic Plan, FY 2025/26 – 2026/27 . . . . . Exhibit 4
City Council Staff Report (March 23, 2026) . . . . . Exhibit 5

City of Carpinteria

2025 General Plan Annual Progress Report

Introduction

California Government Code Section 65400(a)(2) requires an annual report on the status of the General Plan and the City's progress in its implementation, including progress in meeting its share of regional housing needs. This Annual Report must be presented to the City Council and then submitted to the Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD) each year. A separate annual report detailing the City's progress toward implementing its Housing Element is prepared and submitted to the HCD, and included as an exhibit to the General Plan Annual Progress Report (GP APR). The preparation of this annual report provides an opportunity to review activities, projects, and programs of the prior year that work toward implementing the City's General Plan.

Carpinteria's current General Plan and Coastal Land Use Plan (GP/CLUP) was adopted in January 2003. The General Plan identifies the central goal of the community as:

> *To preserve the essential character of our small beach town, its family-oriented residential neighborhoods, its unique visual and natural resources and its open, rural surroundings while enhancing recreational, cultural and economic opportunities for our citizens.*

Since its adoption in 2003, the five departments that make up the City of Carpinteria have worked to implement the policies outlined in the General Plan. These departments include General Government; Administrative Services; Parks, Recreation and Community Services; Public Works; and Community Development. The General Plan is designed to be consistent with the California Coastal Act, and thus the document also serves as the City's Coastal Land Use Plan (CLUP), a part of the City's certified Local Coastal Program.

At the beginning of 2024, City staff and the City Council began the process of switching from a calendar-year Annual Work Plan to fiscal year Strategic Plans, with the goal of better aligning the City budget with Council priorities and City staff capacity. The FY 2025-2027 Strategic Plan comprises four Primary Goals with associated priorities and objectives for each department.[1] Many objectives under each Strategic Plan goal serve to implement the General Plan, and progress on them will be discussed in this report.

[1] The City Council Goals and Priorities for Fiscal Years 2025-26 and 2026-27 and Strategic Plan Final Report were adopted by the City Council on March 24, 2025.

Additionally, the City is currently in the midst of a full General Plan/CLUP update.[2] This project began in 2015, but was significantly delayed by the COVID-19 pandemic. In late 2023, the City's newly-hired Long Range Planning division recommenced work on the GP/CLUP update. Significant progress was made in 2025, including the release of the complete draft GP/CLUP in June with a 60-day public comment period, a community workshop in July, and two meetings of the General Plan Update Committee (GPUC) in September and October. By the end of 2025, City staff and the consultant team had made additional edits to the draft GP/CLUP that incorporated feedback from the public, the GPUC, and California Coastal Commission staff; and were preparing for the next phase of the project— programmatic environmental review, which will get underway in 2026.

This Annual Progress Report document is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15306.

This report is organized to comply with LCI's General Plan Guidelines. The report includes sections that correlate with the Elements of the General Plan and details important information and events from the 2025 calendar year. Exhibit 1 includes the City Council Adopted Housing Element Annual Progress Report. Exhibits 2 and 3 include a complete account of the City Council and Planning Commission actions for the calendar year. Exhibit 4 includes the City's adopted FY 2025-2027 Strategic Plan. The City Council Staff Report that accompanies this annual Report is included as Exhibit 5.

Development Activities/Projects and Program Review

Throughout this past year, the City reviewed numerous projects through the development review process and participated in many planning efforts. The proposed projects function to implement land use, community design and other elements of the General Plan. The following summaries provide a general overview of the projects, programs and permits that were reviewed. These summaries are general and are not intended to be exhaustive.

BUILDING PERMITS

In 2025, the Building Division issued 330 Building Permits. These permits were issued for Accessory Dwelling Units (ADU), commercial remodel projects, residential remodels, solar photovoltaic power systems projects, new construction projects, various energy-reducing water heater replacements and LED lighting upgrades, and other minor permits

[2] More information on the General Plan/CLUP Update project can be found at https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-local-coastal-plan-update/

throughout the City. Twelve Certificates of Occupancy were issued, 11 of which were for ADUs and Junior ADUs.

PLANNING PERMITS

The Planning Division processed a variety of planning permits throughout the year, including Development Plans, Conditional Use Permits, Coastal Development Permits, Sign Permits, and environmental review documents, as needed. City staff spent significant time in 2025 reviewing and processing three large housing project applications, some seeking to use streamlining and permissions granted by State law (SB 330 and/or Builder's Remedy). Altogether, these projects propose 417 new housing units in the City. One of the project applications was deemed complete in December 2025, and the other two remained incomplete at the end of the year.

The Planning Commission held eight meetings in 2025, and reviewed the following application types over the course of the year:

- 6 Development Plans/Coastal Development Permits, Amendments and Revisions
- 3 Conditional Use Permits/Coastal Development Permits, and Revisions
- 1 Consistency determination pursuant to Government Code § 65402
- 1 Environmental Impact Report certified

In 2025, the Architectural Review Board, an advisory body to the Planning Commission and City Council, evaluated 22 separate projects, including 15 residential projects, 4 commercial projects, and 3 community facility projects. Of those reviewed, 21 resulted in favorable recommendations to the Community Development Director or the Planning Commission, and one project was continued with comments for redesign.

CODE COMPLIANCE

The Code Compliance Division is housed within the Community Development Department and works diligently to abate code violations through voluntary and, if needed, mandatory actions (e.g. fines). The Division prepares quarterly reports for the City Council. The Division handled a total of 593 cases throughout the year, of which 293 were related to parking violations (49%), 33 were contacts with unhoused community members, and 67 were related to animal violations. Furthermore, the Division abated numerous Zoning Code and Building Code violations. Other abated violations included smoking in public places, public nuisances, and health and safety issues. Although many violations required formal citations, most violations get resolved through voluntary compliance efforts. Code compliance cases are typically initiated by residents using the City's GoGov online form to submit service requests.

CITY COUNCIL

The City Council reviewed various programs, projects and regulations this past year. The meeting minutes, documenting all the Council's decisions throughout the year, are included in Exhibit 2. The following are some of the key highlights of the Council's accomplishments.

- 1/13/25: Form a standing Public Engagement Committee of the City Council, which will collaborate with staff and community stakeholders on civic engagement initiatives, with an emphasis on outreach to youth and Spanish-speaking populations.
- 1/18/25: City Council Retreat to draft Citywide goals and values for the 2025-26 and 2026-27 fiscal years. The four main goals for this timeframe are discussed in this report under the section "Goals, Priorities, and Objectives."
- 1/27/25: Amend the City's agreement with nonprofit organization New Beginnings to expand the Safe Parking Program from 6 to 12 spaces.
- 2/10/25: Agreement for joint use of Carpinteria Unified School District athletic facilities, making school facilities available for public use outside of school hours, as specified.
- 3/10/25: Allocate 2025-2026 CDBG Public Services Grant funding to the Peoples' Self-Help Housing's "Camino Scholars and College Club" program and the United Boys & Girls Club's Carpinteria Unit.
- 4/14/25: Adopt Ordinance Nos. 788 and 789 on a revised second reading, accepting modifications made by the California Coastal Commission. These ordinances are part of Housing Element Program 1 implementation, Adequate Sites to Accommodate the RHNA.
- 6/9/25: Authorize a two-year agreement with New Beginnings to continue the Safe Parking Program and remove its "pilot program" status.
- 6/9/25: Memorandum of Agreement between the City of Carpinteria and the Santa Barbara County Office of Emergency Management concerning the activation of the Ready SBC alerts system and the Genasys EVAC emergency zone mapping solution.
- 7/10/25: Authorize the appropriation of $10,000 from the General Fund to support nonprofit organizations serving residents impacted by recent federal immigration enforcement actions.
- 7/15/25: Deny an appeal of the Planning Commission's decision to accept and certify the EIR and approve the Development Plan and Coastal Development Permit for the proposed Chevron Carpinteria Oil and Gas Processing Facilities Decommissioning and Remediation project, thereby upholding the Planning Commission's decision.

- 7/28/25: Form an Ad Hoc Immigration Response & Support Committee, to advise on the City's response to Immigration and Customs Enforcement (ICE) activity.
- 9/22/25: Adopt Resolution No. 6419, Congratulating the People of Carpinteria on Achieving 60 Years of Successful Local Self-Government (the City's 60th anniversary of incorporation).
- 9/29/25: State of the City Event, featuring a History of the City presentation, a budget overview, and Department Q&A session.
- 12/8/25: Form a standing Affordable Housing Committee of the City Council, which will assist staff in developing housing program recommendations for City Council consideration.

PLANNING COMMISSION

The Planning Commission reviewed various projects last year. Meeting minutes are included as Exhibit 3. Larger projects that were reviewed include:

- 5/5/25: Approval of a Development Plan and a Coastal Development Permit to decommission and remediate the Carpinteria Oil and Gas Processing Facilities, and to certify the project's Environmental Impact Report.
- 7/7/25: Approval of a Development Plan and a Coastal Development Permit to construct a new multi-use trail that would be located adjacent to Franklin Creek.
- 9/2/25: Approval of a Conditional Use Permit and Coastal Development Permit for the Carpinteria Valley Water District's Carpinteria Advanced Purification Project (CAPP). The CAPP is being proposed to augment surface water sources with a potable reuse project to address on-going shortfalls caused by regional drought conditions.
- 10/6/25: Approval of a Development Plan Revision and Coastal Development Permit to amend the Aliso School Master Plan to allow a new kindergarten building to replace portable classroom structures.

General Plan Elements and Implementation

This section of the Annual Progress Report discusses specific City projects and policies in 2025 that implement the General Plan's goals and policies. While many projects are primarily undertaken by a single City department, some are cross-departmental or Citywide. Major milestones and key events are highlighted in the boxes, with ongoing work efforts noted below.

LAND USE ELEMENT

The Land Use Element establishes the type and density of land uses and guides growth and development by presenting a plan that reflects the community's desire to maintain and enhance an enjoyable, balanced quality of life. The City's Land Use Map identifies specified land use areas, including Agriculture, Residential, Commercial, Industrial and Open Space/Recreation. Decision-making bodies, such as the Architectural Review Board and the Planning Commission, rely on Land Use Element policies during the discretionary development review process to help guide their decision-making. This basic tenet is expressed in the community's central goal for the General Plan as stated at the beginning of this report.

Key Objectives

- *Objective LU-1:* Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.

- *Objective LU-2:* Protect the natural environment within and surrounding Carpinteria.

- *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.

- *Objective LU-4:* Influence land use decision making, use and development patterns in the unincorporated Carpinteria Valley to be supportive of the California Coastal Act and City objectives to preserve unique coastal resources by establishing open-field agricultural use as the predominant use in the unincorporated Valley.

- *Objective LU-5:* Maintain availability of agriculture, coastal-dependent industry and visitor-serving commercial development including hotels/motels, restaurants and commercial recreation uses.

- *Objective LU-6:* Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs

relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing.

- *Objective LU-7:* Adopt and amend as necessary a Sphere of Influence that serves to establish the basis for annexation of certain land contiguous to city limits.

Land Use – Key 2025 Actions

- Accessory Dwelling Units (ADU)/Junior Accessory Dwelling Units (JADUs): The City permitted 14 ADUs/JADUs and granted Certificates of Occupancy to 11 ADUs/JADUs in 2025. ADUs continue to make up the majority of new housing in the City, and amendments to local ADU regulations are ongoing to conform to the most recent changes to ADU laws adopted by the State legislature.

- Housing Element 2023-2031: Carpinteria strives to be a city where residents of all income levels are able to find safe and appropriately-priced housing. On March 14, 2025, the California Coastal Commission approved Ordinance Nos. 788-791 to implement Housing Element Program 1 (Adequate Sites to Accommodate Regional Housing Needs) of the 2023-2031 Housing Element. Together, these ordinances created a new Residential/Mixed Use (RMU) zone district, adopted objective design standards for certain multifamily/mixed use projects, and rezoned 19.83 acres to RMU.

- Zoning Code Amendments: Throughout 2025, City staff worked on amendments related to key land use areas, including ADUs, Density Bonus Law, coastal resiliency, and supportive housing. Several of these items will go to public hearings in 2026.

- Proposed Housing Projects: To increase transparency, the City created a section on the Community Development Department's Housing webpage that provides updates and information on any active application for housing projects with 25 or more units. It can be accessed at: carpinteriaca.gov/city-hall/community-development/housing/

Ongoing Implementation

Carpinteria strives to engage with the County of Santa Barbara ("County") for land use planning processes and review of development projects within the Carpinteria Valley. Likewise, the City provides notification to the County when development is proposed adjacent to the City's boundaries, or when citywide policies are proposed. Similarly, the City engages with local special districts whose district boundaries include both incorporated and unincorporated lands in the Carpinteria Valley. 2025 involved multiple instances of cross-jurisdictional engagement, including the County's housing element rezone sites along the City's border, Carpinteria Valley Water District and Carpinteria

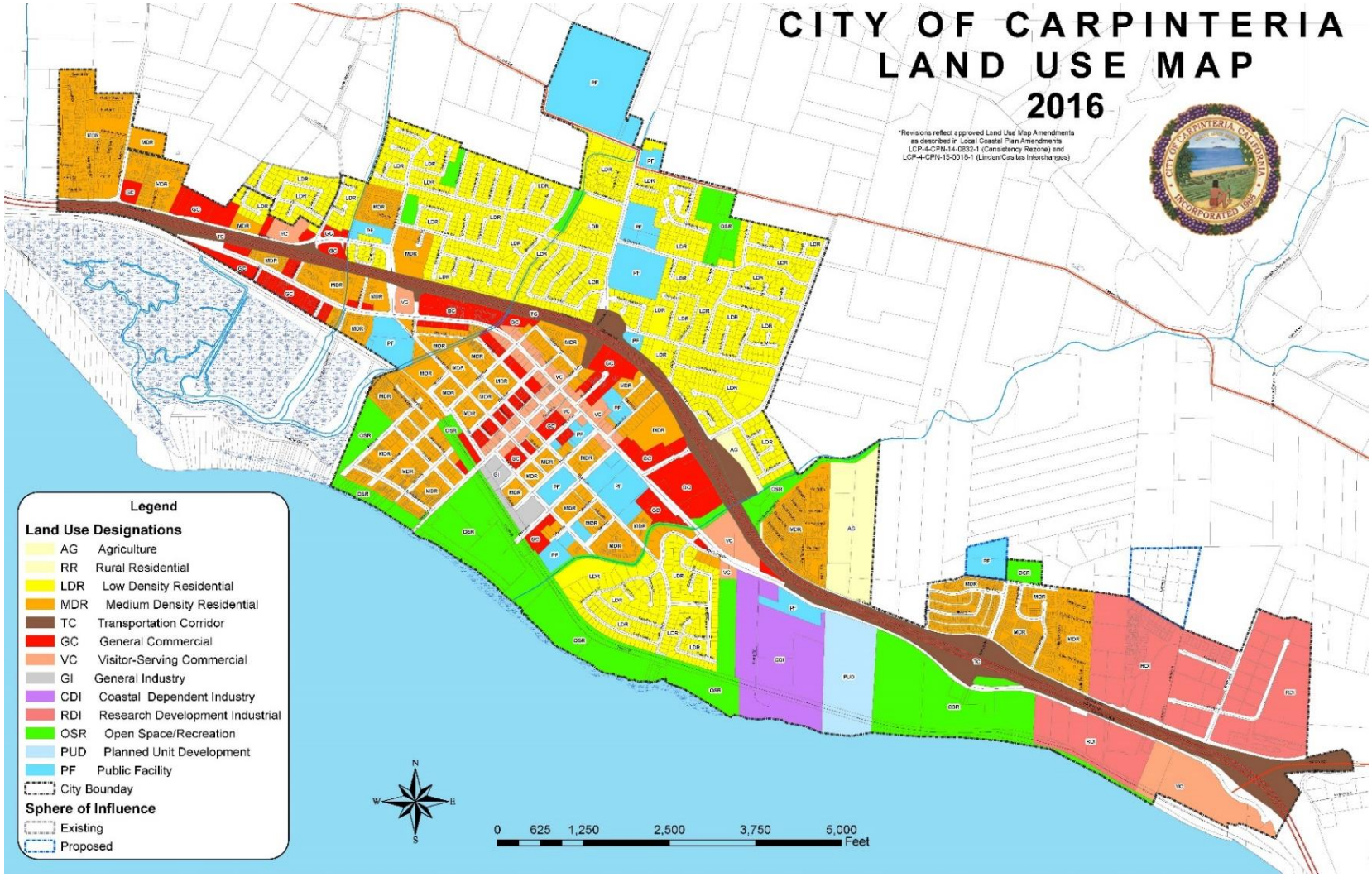
Sanitary District's Carpinteria Advanced Purification Project, and Carpinteria Unified School District's new kindergarten facilities at Aliso Elementary School.

For the County's rezone sites, the City's concerns involved protection of the Urban-Rural boundary and agricultural lands within the Coastal Zone, the lack of adequate public facilities and traffic circulation to accommodate the contemplated intensity of development at these sites, and the potential impacts to community character caused by high density housing on the outskirts of the City. The Coastal Commission approved the County's rezone sites in November 2025, and the City remains engaged on these matters to ensure future development at these sites is consistent with coastal protection policies, and City services and facilities are not negatively impacted.

The City's long-range planning division (one Principal Planner and one Assistant Planner) was established in late 2023, and long-range planning staff worked throughout 2024 and into 2025 to achieve HCD certification of the City's 2023-2031 Housing Element. HCD certified the Housing Element on January 30, 2025.[3] Ordinance No. 788, which went into effect May 14, 2025, created the Residential Mixed Use (RMU) zone district as part of Program 1 implementation. Long-range planning staff met with interested property owners and developers throughout 2025 to discuss the permit streamlining paths available for projects in the RMU zone that provide at least 20% affordable housing units. The RMU zone promotes affordable housing and several of the dynamic, mixed-use Land Use policies in the General plan through its increased density of 20-25 units/acre, objective design standards, and less restrictive height and building coverage requirements.

The City participates in monthly regional planning meetings with the Santa Barbara County Association of Governments and other jurisdictions within Santa Barbara County. These meetings provide a space for the City to share and hear updates on land use and transportation planning from other cities and the County. Additionally, discussion between the City and the Santa Barbara County Local Agency Formation Commission (LAFCO) continued regarding a voluntary Memorandum of Agreement (MOA) that would help to facilitate early coordination and dialogue over land use and planning matters affecting the City's planning area. No consensus was reached on the matter in 2025, but efforts are expected to carry into 2026.

[3] HCD's letter to the City is available to view at: https://carpinteriaca.gov/wp-content/uploads/2025/01/HCD-Housing-Element-compliance-letter.pdf


CITY OF CARPINTERIA
LAND USE MAP
2016
*Revisions reflect approved Land Use Map Amendments as described in Local Coastal Plan Amendments LCP-4-CPN-14-0832-1 (Consistency Rezone) and LCP-4-CPN-15-0018-1 (Linden/Casitas Interchanges)
Legend
Land Use Designations
AG Agriculture
RR Rural Residential
LDR Low Density Residential
MDR Medium Density Residential
TC Transportation Corridor
GC General Commercial
VC Visitor-Serving Commercial
GI General Industry
CDI Coastal Dependent Industry
RDI Research Development Industrial
OSR Open Space/Recreation
PUD Planned Unit Development
PF Public Facility
City Bounday
Sphere of Influence
Existing
Proposed
N
W
E
S
0 625 1,250 2,500 3,750 5,000
Feet

COMMUNITY DESIGN ELEMENT

The Community Design Element identifies key design characteristics of the community and establishes objectives and policies to guide future development in a consistent manner. The Community Design Element includes both overarching policies that apply citywide as well as policies that apply to specific subareas of the City.

Key Objectives (Citywide)

- *Objective CD-1:* The size, scale and form of buildings, and their placement on a parcel should be compatible with adjacent and nearby properties, and with the dominant neighborhood or district development pattern.
- *Objective CD-2:* Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.
- *Objective CD-3:* The design of the community should be consistent with the desire to protect views of the mountains and the sea.
- *Objective CD-4:* These objectives and policies should be implemented through Specific Plans or similar documents based on the identified neighborhood, district and corridor design subareas.

In addition to the citywide design objectives outlined above, the City of Carpinteria seeks to ensure that the existing unique qualities and characteristics of the City's distinct neighborhoods and districts are enhanced through the preservation of both citywide physical characteristics and neighborhood subareas. Each category and neighborhood have specific objectives and policies.

Physical Community Design Characteristics
Residential Neighborhoods Neighborhood Interiors Neighborhood Edges Commercial, Office, Industrial & Mixed Use Corridors Frontage Design Public Spaces

Neighborhood Design Subareas
1. Downtown Beach 2. Downtown and Old Town 2a. Downtown Core District 3. Santa Monica, Canalino and El Carro 4. The Northeast 5. Concha Loma 6. The Bluffs (Areas 0, I, II and III)

Community Design – Key 2025 Actions

- Objective Design Standards (ODS): As part of the implementation of Housing Element Program 1, the City developed Objective Design Standards for multifamily residential and mixed-use projects that are eligible for streamlined/ministerial planning review under the new RMU zone or State law. The ODS were reviewed by the Architectural Review Board (ARB) and the Planning Commission, and ultimately approved and adopted by the City Council. They went into effect in May 2025 following Coastal Commission approval. The ODS aim to ensure projects with limited to no discretionary review maintain a quality level of design appropriate for and compatible with Carpinteria's architectural character.

- Project Review: The Architectural Review Board (ARB) evaluated 22 separate projects in 2025, which included reviewing the design for proposals to improve commercial and residential properties as well proposals for new residential and mixed-use developments. Projects of note reviewed by the ARB included a proposal to renovate and re-open The Palms restaurant (a historic building in downtown Carpinteria), a new multi-use trail along Franklin Creek, and a new kindergarten building for Aliso Elementary School.

Ongoing Implementation

For every project undergoing discretionary review, City decision makers apply the unique community design objectives and guidelines applicable to the project's neighborhood. Community Development Department staff, the ARB, and Planning Commission consider these design objectives in their review of projects on a case-by-case basis to maintain and enhance the quality of Carpinteria's neighborhoods and streetscapes. The City adopted design guidelines for the Single Family Neighborhoods north of Highway 101 (2006), the Beach Neighborhood (2012), and the Concha Loma Neighborhood (2014), establishing styles to guide future development in these neighborhoods.

In recent years, a number of State laws have limited decision makers' discretion over certain types of projects, particularly for housing developments. For certain types of projects, applicants may qualify for ministerial permit review and/or may only be required to adhere to objective, mandatory design standards. In these cases, subjective policy language such as preserving the "small beach-town character," which is a consistent theme in the City's design review framework, cannot be used to require the applicant to revise a project. In response, City staff crafted the new Objective Design Standards (ODS) Zoning Code chapter to provide a set of measurable and verifiable building and site design standards that apply to new projects in the RMU zone district, and to other types of housing projects that qualify for ministerial review under State law. The intent of the ODS is to provide a level of design "guardrails," such that even ministerially-reviewed projects with no discretionary ARB or Planning Commission review would integrate into the City's established neighborhoods. City staff and decisionmakers have noted the

importance of ODS when State law requires ministerial review, setting the stage for potential future sets of ODS for additional neighborhoods or building types to be developed in the coming year(s).

In 2021, the City embarked on an effort to create a “Downtown Design Overlay” (DDO) to cultivate a vibrant and architecturally interesting downtown core, similar in its overall goals to the ODS. While the DDO did not make progress in 2025 in its original form, many components of the administrative draft DDO were incorporated into the ODS. City staff are considering how some form of design standards for the downtown area can play a role in the future to maintain the area as a walkable, community-oriented, pedestrian- and alternative transportation-friendly area.

Prior to the COVID-19 Pandemic, the City conducted monthly Inter-Departmental Agency Group (IDAG) meetings with local agencies (primarily the fire protection district, water district, and sanitary district). At these meetings, the agencies jointly reviewed and discussed proposed and in-progress development projects, to ensure that permit processing proceeds on schedule and all infrastructure requirements are met. These regular meetings stopped in 2020 and occurred informally on a case-by-case basis in subsequent years; however, in late 2025 the Community Development Department began steps to resume monthly IDAG meetings in 2026. For discretionary projects, these meetings help the City to balance project infrastructure and technical needs with aesthetic and design review considerations.

CIRCULATION ELEMENT

The purpose of the Circulation Element is to designate an efficient system of streets and highways that will provide adequate linkages between land uses in the city. This Element complements the Land Use Element by contributing to the achievement of the economic, physical, and social goals of the community. The Circulation Element describes the existing transportation network and how future transportation needs can be accommodated. Provisions for the use of alternative modes of transportation, including bicycle and pedestrian circulation, are also included in the Circulation Element. The Circulation Element implements coastal access policies as required by the City's Local Coastal Program.

Key Objectives

- *Objective C-1:* To improve the community's ability to access U.S. 101 and areas north of the freeway through the improvement of interchanges.

- *Objective C-2:* To designate scenic routes so as to provide for the scenic enjoyment of and maintain and enhance the natural beauty of the lands and views along the roadways of the Carpinteria Valley.

- *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.

- *Objective C-4:* Improve the Carpinteria Avenue corridor to ensure adequate traffic flow, safe bicycle use and improved aesthetic qualities.

- *Objective C-5:* Provide a system of safe and functional truck routes.

- *Objective C-6:* Provide adequate safe railroad crossings and to effectuate community design of buffers that will attenuate rail-related noise.

- *Objective C-7:* Build demand for alternative transportation use by increasing ease, effectiveness, and social acceptability, and through foresighted planning.

- *Objective C-8:* Support and develop safe, direct and well-maintained bicycle and pedestrian systems and recreational boating facilities that serve all segments of the public.

- *Objective C-9:* Promote the use of public transit systems that provide mobility to all city residents, and reduce automobile congestion within the capabilities of the community.

Circulation – Key 2025 Actions

- Carpinteria Avenue Bridge Replacement Project: Construction began in Q4 2024 with vegetation clearing and grubbing, continuing into early 2025. The estimated start of bridge construction is fall 2026.
- Franklin Creek Trail Improvement Project: City staff received preliminary project review comments from California Coastal Commission staff in November 2024. The project obtained approval from the Planning Commission on July 7, 2025 and subsequently received final approval from the Architectural Review Board (ARB) on October 16, 2025. Construction is anticipated to begin March 2026.
- Carpinteria High School Area Crosswalk Safety Improvements Project: This project will connect Carpinteria High School to the Franklin Creek Trail, improving safe pedestrian circulation to and from the campus. Construction began late 2025, and is now on hold as City staff work with Caltrans District 5 on project design revisions.
- Linden Avenue Improvements Project (Carpinteria Avenue to Linden Avenue Overcrossing): This project will enhance appearance, safety, and functionality for pedestrians, cyclists and drivers along Linden Avenue. A construction contract was granted in summer 2025, and construction began January 2026.
- Pavement Management Program: The 2023 Pavement Rehabilitation Project is currently in the design phase. The estimated start of construction is fall 2026.
- E-Conveyance Safety Efforts: In response to the growing popularity of e-bikes and other electronic micromobility devices, as well as increased collisions involving cyclists, drivers, and pedestrians, the City Council formed an Ad Hoc E-Conveyance Committee in April 2025. Throughout 2025, the Committee supported development of a comprehensive Bicycle and Electric Mobility Device Ordinance, with participation from the City Chief of Police, Carpinteria Unified School District, MOVE Santa Barbara, and City staff. The ordinance was adopted by the Council in early 2026.

Ongoing Implementation

The City has coordinated with Caltrans and the Santa Barbara County Association of Governments (SBCAG) on several projects to improve freeway accessibility and circulation throughout the community. Significant Highway 101 improvement projects have been completed, including the following: (1) High-Occupancy Vehicle (HOV) Lanes and freeway pavement; (2) bridges over Franklin Creek and Santa Monica Creek; (3) sound walls; (4) drainage improvements; (5) intersection improvements at Santa Monica Road and Via Real; (6) Linden Avenue – Casitas Pass Road interchanges; the (7) Via Real extension; and (8) Class 1 bike path improvements.

Carpinteria aims to 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 throughout the community. With new development, the City works to improve circulation and enhance safe and efficient traffic patterns. The Downtown Carpinteria Parking Study, the basis for the City's Parking Management Plan, was accepted by the City Council in November of 2021. Implementation of the Plan was paused until the Linden Square project, covering the entire southern 700 block of Linden Avenue, opened in spring 2025. On July 14, 2025, the City Council authorized Amendment No.1 to the consultant agreement with Walker Parking Consultants to resume updating the Draft Downtown Carpinteria Parking Management Plan. The matter will return to a future City Council meeting in 2026 for updates.

The City supports various forms of alternative transportation, including bike, bus, van-pool, and train, to serve the wide variety of needs of both residents and visitors. The City aims to encourage and develop safe, direct and well-maintained bicycle and pedestrian systems that serve all segments of the public and serve to connect residential areas, schools, parks and shopping areas. The City strives to provide safe mobility for those with access and functional needs through the design of street improvements and public facilities, providing continuous sidewalks in priority locations for safe pedestrian circulation, and promoting alternative transportation. In 2025, Carpinteria participated in County-wide CycleMAYnia, a monthlong program that promotes bicycling and cyclist safety, by co-hosting a Carpinteria Family Ride through town. Alternative transportation projects are included throughout the current FY 2022-23 – FY 2026/27 Capital Improvement Plan, including multi-use trails and bike lanes. Paratransit services, like HELP and Easy-Lift, operate in the City to aid community members with access and functional needs. Circulation Element policies are implemented through these services that provide alternatives to traditional automobile transportation. These forms of alternative transportation also improve access to coastal resources such as local beaches and City parks.

Street maintenance projects are an ongoing effort for Public Works through their Pavement Management Program, which is used to establish baselines and improvement strategies to repair and replace aging street infrastructure over time. As part of this program, the Department conducts city-wide inspections and maintenance analysis. Pavement maintenance and rehabilitation capital improvement projects are ongoing. A multi-year Pavement Management Map was completed in 2020. The map shows existing pavement condition, proposed treatment, and treatment schedule for each street.

Parklets in City right-of-way are permitted in the Downtown "T" area, subject to the 2023 Downtown "T" Encroachment Guidelines. There are currently three restaurants in the Downtown "T" who have utilized this program and are leasing parklets from the City.

Through its contract for law enforcement services with the Santa Barbara County Sheriff's Department, renewed in 2023 and effective through FY 2026-2027, the City conducts traffic safety operations, in particular, at locations where public safety issues related to speeding and other vehicle code violations have been identified.

OPEN SPACE, RECREATION & CONSERVATION ELEMENT

This combined element describes the community's open space, recreation and natural resources that the City manages. This includes natural open space areas, outdoor recreation areas, water habitats, plant and animal life, agricultural land, scenic and cultural resources, and management of open space for public health and safety. Carpinteria has a variety of natural resources that have local, regional and statewide significance such as wetlands, riparian areas, coastal bluffs, beaches and tidal areas.

The City's policies support the preservation and conservation of environmental resources to maintain the quality of the environment and the character of the community. Adopted policies provide for clean air, water and soil; adequate protection of plant and wildlife habitats; maintenance of visual resources; and preservation and enhancement of special resources including beaches, recreation areas, trails, marshland, creekways, and agricultural land. The Open Space, Recreation, and Conservation Element implements various components of the Local Coastal Program, including coastal access and resource protection.

Key Objectives

- *Objective OSC-1*: Protect, preserve and enhance local natural resources and habitats.
- *Objective OSC-2:* Preserve and restore the natural resources of the Carpinteria Bluffs.
- *Objective OSC-3:* Preserve and restore wetlands such as the Carpinteria Salt Marsh.
- *Objective OSC-4:* Preserve the biological diversity of shoreline habitats.
- *Objective OSC-5:* Protect the Harbor Seal Hauling Ground from human disturbance.
- *Objective OSC-6:* Preserve the natural environmental qualities of creekways and protect riparian habitat.
- *Objective OSC-7:* Conserve native plant communities.
- *Objective OSC-8:* Protect and conserve Monarch butterfly tree habitat.
- *Objective OSC-9:* Encourage and promote open-field agriculture as an independent, viable industry to meet the needs of present and future populations and to preserve the Carpinteria Valley's rural, open space character.
- *Objective OSC-10:* Conserve all water resources, and protect the quality of water.

- *Objective OSC-11:* Carpinteria will conduct its planning and administrative activities so as to maintain the best possible air quality.
- *Objective OSC-12:* Maintain an understanding of the oil industry and its exploration objectives.
- *Objective OSC-13:* Preserve Carpinteria's visual resources.
- *Objective OSC-14:* Provide for adequate park and recreation facilities to meet the needs of the community and visitors.
- *Objective OSC-15:* Maintain the existing trail system and provide additional recreation and access opportunities by expanding the trail system.
- *Objective OSC-16:* Preserve Carpinteria's cultural resources.

Open Space, Recreation & Conservation – Key 2025 Actions

- Acquisition of Rincon Gateway: The Land Trust of Santa Barbara County acquired the "Rincon Gateway" property in January 2025, at the southeastern end of the City. Although not finalized, the Land Trust and the City are in discussion regarding the Land Trust gifting the property to the City to expand the City's existing Rincon Bluffs Preserve.
- Dog Park Project: A pilot program for an off-leash dog park at Monte Vista Park opened in April 2024. The Community Development Director granted the program a second-year temporary use permit in April 2025, based on its ongoing positive reception. Public Works and Parks, Recreation, and Community Services staff worked throughout 2025 to prepare a Development Plan application to the Community Development Department to establish a permanent dog park at Monte Vista Park.
- Linden Beach Plaza: This project will improve coastal access, ADA compliance, emergency response, bicycle and pedestrian use and the general ambiance of the Linden Avenue street end. It is a cooperative project between the City and California State Parks. A grant was awarded to design and construct the portion of the project on State Park property. A survey was prepared and a conceptual design of the project was completed in 2024, based on feedback from public outreach events. An on-site workshop was held to gather public input in early 2025. The preliminary plans are under review by the City and State Parks prior to submittal of a permit application.

Ongoing Implementation

The City operates approximately 100 acres of parkland and open space. Each park is unique, but most offer some visitor amenities such as picnic facilities, restrooms, ball fields or children's play structures. Ongoing use of the City's fields for adult and youth soccer, softball and baseball remains in high demand as these activities are very important to the local and visiting community. The Parks, Recreation, and Community Services Department continues to conduct a variety of pool and ocean recreation programs for youth and adults as well, as highlighted under the Public Facilities section of the Report.

The City's Creeks Preservation Program provides a framework for implementing various projects to achieve the community's watershed protection goals. A number of restoration projects along Carpinteria Creek have been accomplished over the years as a result of the combined efforts of local government and community partners. Through protection of local creek resources and improvements to infrastructure, like creek crossings and bridges, along with efforts of other local agencies and volunteer organizations, the City has implemented both habitat protections and improved public access to City creeks. Ongoing work related to the replacement of the Carpinteria Avenue Bridge over Carpinteria Creek continues to make progress towards enhancement of City creeks. The Franklin Creek Trail, described above as part of the implementation of the Circulation Element, will also enhance and replace an informal trail heavily used by the public with an improved multi-use trail resulting in a safer and better user experience. The City continues to conduct water quality monitoring in partnership with the cities of Goleta, Buellton, and Solvang and the County of Santa Barbara. All monitoring was done in accordance with the Phase II MS4 Permit 3030(d) Monitoring Plan, approved by the Central Coast Regional Water Quality Control Board. A report is submitted annually to the State Water Board.

As a project condition of approval related to the Highway 101 Widening project, Caltrans granted an agricultural property to the City and helped fund the development of an agricultural education program. Title to the 2.75-acre property has been transferred to the City. Use of the land is restricted to agricultural use in perpetuity. The objective is to develop a long-term viable agricultural use with public benefit, such as a "community farm." Since taking ownership, the City has been maintaining the orchard and harvesting the crops. The design and construction of a perimeter fence has been put on hold temporarily due to limited funding. This funding also helped to design and build the City's community garden park, which continues to operate successfully and offers educational programming for the community.

The proposed Rincon Multi-Use Trail Project would construct a dedicated multi-use path connecting the City of Carpinteria to Rincon Beach Park, providing safe access that avoids the UPRR railroad corridor and Highway 101. Preparation of plans, specifications and estimates are well underway. A draft Environmental Impact Report has been completed. Following an appeal of the Planning Commission's approval of the project and EIR in 2022, a year-long public outreach campaign with stakeholders was completed to

identify and further study project alternatives. The results of the outreach effort were presented to the Council in May 2023 wherein the Council affirmed their support for the proposed project alignment. Since that time, including throughout 2024 and 2025, City staff have worked with the project partners to pursue additional funding needed to complete the environmental and permitting phases of the project. Obtaining certification of the environmental document and project permits will better position the project for the additional funding needed to complete the project design and construction phases of the project. The project is currently on hold until this additional funding is secured.

The City continues efforts to realize completion of its Coastal Vista Trail, a City-wide hiking/biking trail system that would connect Rincon County Beach all the way to Santa Claus Lane and link all public parks and recreational areas in between. The City envisions a network of trails that would connect northern beaches to the town, improve coastal access and result in significant bike and pedestrian improvements. The following trail projects are multi-year and ongoing:

- A missing trail segment within the “Bluffs II” area (6155 – 6325 Carpinteria Ave) to connect existing trails in the Carpinteria Bluffs Nature Preserve and Bluffs II was approved by the Planning Commission in 2022, and the City was awarded a competitive Habitat Conservation Fund grant of $183,000 from the California Department of Parks and Recreation to fund the construction. Engineering designs for the trail have been drawn up and are pending review. In the meantime, an interim trail has been constructed such that it is in usable condition for the public and is open for public use; however, additional funding and work is needed to bring it to its completed condition.
- The Rincon Bluffs preserve is permanently protected as open space with native habitat and passive public recreational uses. Design and funding for trails within the preserve are ongoing. In August 2023, the City issued a Request for Proposals (RFP) for an Environmental Report. However, the proposals received were significantly higher than anticipated, exceeding the available budget. As a result, the City closed the RFP process and did not select a vendor. The City, in collaboration with the Land Trust for Santa Barbara County is now revising the RFP to reduce the scope of work, focusing on a more cost-effective concept design and environmental report. This revised approach will also allow for phased construction of preserve improvements as funding becomes available.

SAFETY ELEMENT

The purpose of this Safety Element is to adopt policies that will reduce death, injuries, property damage, and the economic and social dislocation resulting from natural hazards. City policies minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from natural hazards. The Element identifies several issues related to natural hazards including seismically induced hazards, slope stability hazards, soil hazards, flood hazards, fire hazards and hazardous materials.

Key Objectives

- *Objective S-1:* Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from fault surface rupture in the planning area, from ground shaking due to an earthquake along a fault in the planning area or in the region, from seismically -induced liquefaction in the planning area, and from seismically-induced tsunamis.

- *Objective S-2:* Minimize the potential risks and reduce the loss of life, property and economic and social dislocations resulting from seismically-induced and naturally –occurring landslides, from mud and debris flows, from rock falls, and from seacliff retreat.

- *Objective S-3:* Minimize the potential risks and reduce the loss of property and the economic and social dislocations resulting from expansive soils, soil settlement, subsidence, and hydrocompaction.

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

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

- *Objective S-6:* Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from hazardous materials accidents at large industrial facilities, at facilities handling acutely hazardous materials, and along transportation corridors.

Safety – Key 2025 Actions

- Multifamily Housing Smoking Ban: Addressing public health concerns from residents, the City Council adopted amendments to CMC Chapter 8.52 – Smoking Regulations, to prohibit smoking (including use of electronic smoking devices) anywhere on the premises of a multi-unit residential property. The changes went into effect July 1, 2025. Code Compliance and planning staff worked together to address questions from property owners, property managers, and residents/tenants. One multi-unit residential complex has successfully created a designated smoking area pursuant to Chapter 8.52.

- Decommissioning and Remediation of the Carpinteria Oil and Gas Processing Facilities: The Final Environmental Impact Report, prepared in coordination with the property owner, Chevron, was reviewed and approved by the Planning Commission (PC) on May 5, 2025. The PC's decision was appealed by a member of the public to the City Council, who denied the appeal and upheld the PC's decision. In January 2026, the City Council considered a License Agreement between the City and Chevron to allow decommissioning work on City property and the adjacent tidelands and decommissioning work is expected to commence in early 2026.

- FEMA Updates: The City has been working with FEMA on proposed updates to flood maps for the Carpinteria area. Preliminary flood insurance rates and flood insurance study updates were released by FEMA in early 2024, and the comment/appeal period closed December 2024. Throughout 2025, the Public Works and Community Development Departments began advising applicants of the impending update to effective Flood Insurance Rate Maps based on project timelines. FEMA issued its official Letter of Final Determination for updated Flood Insurance Rate Maps, which will become effective on June 10, 2026.

- Emergency Operations Center (EOC): City staff participated in EOC trainings hosted by the County of Santa Barbara throughout 2025 to ensure staff are prepared to activate the City's EOC when necessary.

- Genasys EVAC Planning and Implementation: To reduce risks to life and minimize social and economic dislocation during emergencies, the City implemented the Genasys EVAC evacuation planning tool in coordination with the County of Santa Barbara and the Carpinteria-Summerland Fire Protection District. The platform provides residents with digital access to evacuation zones and clear guidance on where to go during disaster events. All evacuation mapping and zones were established collaboratively across agencies, and the tool was launched in Summer 2025.

- Shelter Preparation Trainings and Response Support: To support the Safety Element's goal of minimizing loss of life, property damage, and social and economic dislocation from natural hazards, City staff coordinated with the Red

Cross in 2025 to complete emergency shelter preparedness training. Staff practiced establishing and operating an emergency shelter at the Carpinteria Veterans Hall, verified the availability of shelter materials and supplies, and strengthened readiness to provide safe refuge during hazard events such as earthquakes, flooding, fires, or other emergencies.

- Restarted Community Emergency Response Team (CERT) Trainings: To strengthen local disaster preparedness and response capacity, the City in collaboration with the Carpinteria-Summerland Fire Protection District and Santa Barbara County CERT Collaborative restarted its Community Emergency Response Team (CERT) training program in 2025, which had not been offered in over five years. A new cohort of residents successfully completed the course, enhancing community-based support before and during disaster events and advancing the Safety Element's goals of reducing loss of life, property damage, and social and economic dislocation.

Ongoing Implementation

Through the development review and environmental review process, the City ensures that development meets the standards set forth in the Safety Element. The Building & Safety Department ensures that new construction or retrofit projects are done to meet current safety requirements and that the necessary geotechnical studies are conducted when appropriate.

The City plans and administers preparedness and response programming for all types of human-made and natural disasters that may occur within the City and surrounding areas. City staff actively serve on county-wide committees that facilitate the coordination of disaster planning and response efforts, maintain and update City-wide emergency plans, conduct disaster preparedness and response trainings and exercises for City staff and residents, and participate in other activities that enhance the City's and residents' ability to prepare for and respond to disasters and emergencies.

Many properties, both public and private, are vulnerable to sea level rise (SLR) and coastal flooding hazards. The City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP) analyzes the vulnerability of City resources, structures, and infrastructure, as well as the potential for future damages to the City. The SLRVAAP was completed as part of the Coastal Land Use Plan / General Plan Update, and the City intends to update the document over time as conditions change and new data is available.

NOISE ELEMENT

Carpinteria is affected by several different sources of noise, including automobile and rail traffic, agricultural and industrial activity, ocean waves and wind, and periodic nuisances such as construction, loud parties or other events. The Noise Element identifies these sources and provides goals and policies that ensure that noise from these sources does not create an unacceptable noise environment. The City believes that controlling noise sources can substantially improve the quality of life for residents as well as visitors to the City.

Key Objectives

- *Objective N-1:* The City will minimize noise impacts of Highway 101 traffic on residential and other sensitive land uses.
- *Objective N-2:* The City will minimize the noise impacts of the railroad on residential and other sensitive land uses.
- *Objective N-3:* The City will minimize the adverse effects of traffic generated noise from City streets on residential and other sensitive land uses.
- *Objective N-4:* Minimize noise spillover from industrial operations into adjacent residential neighborhoods and other sensitive uses.
- *Objective N-5:* The City will minimize the effects of nuisance noise effects on sensitive land uses.

Noise - Key 2025 Actions

- Entertainment Licenses: The City requires businesses hosting live entertainment acts to obtain a license from the City; these licenses are conditioned to minimize public nuisance related to amplified music, such as limiting the hours or number of hours each day live entertainment may occur. By the end of 2025, seven establishments had active entertainment licenses, primarily located within the Downtown “T”.

Ongoing Implementation

Noise impacts are evaluated during public improvement projects and the development review process. Site-specific noise studies provide recommendations for construction techniques that will mitigate noise impacts for development near Highway 101. Similarly, for highway improvement projects, noise studies are used to develop mitigation measures to ensure that new traffic patterns or increased traffic volumes will not significantly affect nearby residents.

The Public Works Department replaces worn or deteriorating asphalt roads with rubberized asphalt to reduce street noise from vehicle traffic. The City analyzes the

location of industrial and commercial truck access on properties adjacent to residential areas and makes recommendations during site planning to mitigate noise spillover onto sensitive uses.

Through the Code Compliance Division, City staff also responds to noise complaints from neighbors located near commercial or industrial operations. Through the Municipal Code, the City places limitations on the days and hours during which construction may occur in order to protect sensitive land uses. In addition, the Municipal Code grants the Community Development Director and Planning Commission authority to impose more restrictive construction hours as a condition of approval on individual projects' permits.

PUBLIC FACILITIES AND SERVICES ELEMENT

Local government supplies essential public services, provides for the general welfare of the community, and implements regulations in the interest of public health and safety. Preparing for and planning how to accomplish these tasks is addressed in the Public Facilities and Services Element. The Element evaluates the major public and private services and facilities in the Carpinteria Planning Area and includes policies and objectives to plan for future needs.

The City wishes to maintain the best possible police and fire safety services for the community. The City implements project review procedures that incorporate fire district interaction (and law enforcement, if applicable) at the earliest possible point in the process. The City seeks to provide a high quality and broad range of public services, facilities and utilities to meet the needs of all current and future residents of the Carpinteria Planning Area. Since taking over community library operations from Santa Barbara, the City also now provides the community with library services.

Key Objectives

- *Objective PF-1:* To ensure the provision of adequate water supplies by minimizing consumption and investigating new sources either in existing supply or outside existing sources.

- *Objective PF-2:* Ensure adequate service systems for the transmission, treatment and disposal of sewage and wastewater generated within this area as well as the disposal of trash, green waste and recyclable material.

- *Objective PF-3:* The City shall strive to maintain the best possible police and fire safety services for the community.

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

- *Objective PF-5:* To provide a high quality and broad range of public services, facilities and utilities to meet the needs of all present and future residents of the Carpinteria Planning Area.

- *Objective PF-6:* To ensure that new development is adequately served by utilities and does not impact existing service areas in the community.

Public Facilities & Services – Key 2025 Actions

- Via Real Stormwater Project: The construction contract for this flood mitigation project was awarded in July 2024, and construction was completed in April 2025. Improvements include new storm drain infrastructure along Poplar Street and

upgrades to existing facilities along Via Real, to mitigate flood hazards and improve water quality, while also providing some groundwater recharge.

- Carpinteria Living Shoreline Project: This project will utilize grant funding awarded in April 2024 by the State Coastal Conservancy to advance nature-based adaptation strategies addressing coastal flooding, erosion, and sea level rise along Carpinteria City Beach. The project will result in a stabilized dune system and sediment nourishment program. In June 2025, the City selected Integral Consulting, Inc. to provide environmental review and engineering design services for the Project. This phase will span three years and include environmental review, engineering design, and robust community engagement. In 2025, the project team initiated early planning, coordination, and technical groundwork for the Project. The project team also conducted right-of-way appraisals to inform future access, permitting, and implementation needs. Tribal engagement and community outreach planning were initiated, including meeting with Tribal representatives, development of an engagement strategy, and early preparation of public-facing communication materials. The project remains on schedule and within budget.

- Organics Waste Diversion: The City's Ordinance 750 incorporates SB 1383, the Short-lived Climate Pollutants Act aimed at reducing organic waste. The City's contracted waste hauler, E.J. Harrison & Sons, continues to conduct site visits to educate solid waste customers about organic waste diversion and monitor compliance with organic waste service requirements. In August 2025, the City signed a new MOU with the Promotores Network to continue providing Spanish-language education and information on available resources, including free kitchen pails for food scraps. As part of this effort, staff developed a new bilingual training program and bilingual outreach materials for the Promotores to distribute. Outreach is scheduled to begin in February 2026. In parallel with these outreach efforts, City staff have encouraged businesses that are not required to donate surplus food under SB 1383 to do so voluntarily.

- Single-Use Materials Outreach: In 2025, the Sustainability and Environment Division developed and implemented a strategic plan to support local businesses in phasing out the use of prohibited polystyrene and Single-Use Plastic items (pursuant to CMC Chapter 8.50, which aligns with State law). Efforts included preparation of bilingual outreach materials for affected businesses, including draft mail notices and online resources; optional one-on-one technical assistance and site visits in English and Spanish; development of a phased inspection and enforcement timeline; and social media outreach to increase community awareness and understanding of the ordinance. These 2025 efforts built on prior outreach and were developed to strengthen the City's ability to achieve compliance in 2026.

- Environmental Community and Volunteer Events: The Sustainability and Environment Division aims to host at least four community events each year to raise awareness of existing programs and regulations, provide sustainability education, promote landfill diversion, and foster community engagement in local

environmental initiatives. In 2025, the City exceeded this goal by hosting eight successful events: Carpinteria Beautiful Community Clean-Up Day in coordination with Carpinteria Beautiful, a family bike ride in celebration of CycleMAYnia in partnership with MOVE Santa Barbara County, the City's first Fix-It Fair, four Creek Week events, and the 3rd annual Pumpkin Smash. Collectively, these events engaged over 130 participants, removed more than 275 pounds of litter from public spaces, and diverted 650 pounds of waste from the landfill.

- Carpinteria Community Library: In 2025, the Library hired a consultant to develop a 3-Year Strategic & Operating plan, which was adopted by the Library Board of Trustees in September 2025.

- AgeWell: In 2025, AgeWell, the City's senior services division, served 274 members (free to register) and offered over 17 diverse programs each month aimed at enhancing the holistic health and well-being of older adults in Carpinteria. Additional information on AgeWell is provided below.

- Carpinteria Community Pool: In April 2025, the City retained a consultant to conduct a Facilities Needs Assessment of the Carpinteria Community Pool. The assessment identified nearly $1 million in necessary repairs and replacements to the pool, its mechanical systems, and the pool deck. An internal review also determined that approximately $200,000 in improvements are needed for the bathhouses (locker rooms/restrooms), bringing the total estimated project cost to approximately $1.2 million. In November 2025, the City issued a Request for Proposals (RFP) seeking firms to design the project; the RFP closed in February 2026. City staff have pursued multiple grant opportunities to support the project and have secured $250,000 in funding to date.

Ongoing Implementation

The City continues to engage with special districts and utility providers to improve conditions for residents. SoCal Edison customers in Carpinteria have been transitioned to Central Coast Community Energy, which procures renewable energy for the region. The City is also engaged with the Carpinteria Valley Water District and Carpinteria Sanitary District in developing the Carpinteria Advanced Purification Project (CAPP), a groundwater replenishment and water recycling project to serve the Carpinteria Valley. The CAPP was approved by the Planning Commission in September 2025 and is planned to begin construction in 2026, with construction continuing into 2028.

The Public Works Department operates a free Antifreeze, Batteries, Oil and Paint (ABOP) Center on two weekends each month for residents to recycle these types of materials, as well as small household electronics, cooking oils, and fluorescent lightbulbs. The City also hosts an annual Household Goods and Hazardous Waste Collection Day. Carpinteria residents have the opportunity to safely dispose of hazardous chemicals, cleaning products, used oil, solvents, universal and electronic waste such as computer screens, televisions, household appliances and fluorescent, mercury and other gas filled tubes.

On the City Hall campus, work is ongoing to improve the public's experience with the facility and City staff. Portable storage containers were procured and installed in 2023 and continue to provide key additional storage capacity for the City's files and records.

The City assumed operation of the Carpinteria branch library in 2022, and since then has established the Library Board of Trustees; created a Library Advisory Commission; gained membership in the Black Gold Cooperative Library system; and hired a Library team consisting of a City Librarian, Community Outreach Librarian, Library Technicians, and a Literacy Coordinator. The latter position was funded in 2024 by a generous donation to the Library for three years. The Library consistently hosts a full schedule of programming, community outreach, and community events, all of which are free to the public, and partners with a number of local non-profit organizations, schools and the AgeWell program. Approximately 70,000 people walked through the Library doors in 2025.

The City's senior services program, AgeWell, continues to be well-attended among Carpinteria residents. In partnership with the Central Coast Commission for Senior Citizens, AgeWell runs a popular Lunch Program, providing free meals to an average of 40 participants every weekday. The program also partners with the Food Bank of Santa Barbara County to provide free food to seniors twice a month and collaborates with the Carpinteria Children's Project to offer culturally responsive programming and resources for Spanish-speaking elders in the community. Programming throughout 2025 included organized exercise (pickleball, walking club, dancing, yoga, Tai Chi); puzzle and game activities for mental enrichment; courses on healthier aging; a weekly Veterans meet-up; mindfulness meditation; a monthly Compassion Club and "Death Café" meetup; and monthly Saturday excursions offering weekend social opportunities. AgeWell also hosts monthly social events to foster connection and community and offers remote programming through a monthly column in the local newspaper. Together, these segments help older adults stay healthy, engaged, and connected to the community. AgeWell activities and events are further supported by approximately 25 dedicated volunteers.

HOUSING ELEMENT

The Housing Element is prepared in accordance with State and Federal Law to identify policies and guidelines that implement City goals to provide and maintain safe and adequate housing for households of all income levels. It is comprised of many programs that outline actions the City will take to support affordable housing programs, rehabilitate aging housing stock, provide services to prevent homelessness, and other housing-related areas. The most recent update to the Housing Element Update, addressing the 2023-2031 planning period, was adopted by the City Council in January 2024 and certified by the State's Housing and Community Development Department in January 2025.

In spring 2025, four Ordinances came into effect which collectively implement Housing Element Program 1 - Adequate Sites to Accommodate Regional Housing Needs.

- Ordinance No. 788: Create a new zone district, Residential/Mixed Use (RMU) that allows for residential-only or mixed-use developments with a minimum density of 20 dwelling units/acre (du/ac) and up to a maximum density of 25 du/ac;
- Ordinance No. 789: Create Objective Design Standards that apply to new developments in the RMU zone, as well as other projects required to be processed ministerially per State housing law; and
- Ordinance Nos. 790 and 791: Rezone 19.83 acres of land in the City to RMU to provide adequate sites to accommodate the RHNA allocation.

Additional and more detailed information regarding Housing Element implementation in 2025 is provided in Exhibit 1, the City's 2025 Housing Element Annual Progress Report. The document was transmitted to the State Department of Housing and Community Development on March 10, 2026.

Amendments to the General Plan/Coastal Land Use Plan and Zoning Code

The GP/CLUP was adopted in April 2003. The General Plan visioning process included planning and goal strategies to plan for a 20-year timeline. The Zoning Code, serving as the key piece of the City's coastal Implementation Plan, was adopted in 1981, and consistency updates and amendments occur throughout the years as needed. The City has initiated two separate comprehensive multi-year update programs, for both the GP/CLUP (as mentioned in the Introduction) and the Zoning Code. In addition to updating all of the required General Plan Elements, new elements will be incorporated that address climate change/sea level rise and healthy community initiatives. The Circulation Element will also receive an update to include Vehicle Miles Traveled (VMT) metrics. At this time, comprehensive updates to the Zoning Code are planned to follow the adoption of the new GP/CLUP to ensure vertical consistency between the documents.

2025 AMENDMENTS TO THE GENERAL PLAN

No amendments to the GP/CLUP were made in 2025.

Significant progress was made in 2025 on the comprehensive GP/CLUP Update.[4] In summer 2025, a complete draft of the new CLUP/GP was released for a 60-day public comment period. During this period, the City hosted a General Plan Public Workshop, where staff gave an informational presentation on the CLUP/GP Update process, and members of the public provided comments and feedback on the draft, and asked questions. The General Plan Update Committee met twice following the public comment period to discuss public feedback and comments received on the draft from the California Coastal Commission. At the close of 2025, City staff and the consultant team were finishing edits to the draft document and preparing to begin the Program Environmental Impact Report, scheduled for 2026.

2025 AMENDMENTS TO THE ZONING CODE

As mentioned previously in this Report, Ordinance Nos. 788-791 came into effect in 2025. Nos. 790 and 791 were effectuated in March, and Nos. 788 and 789 in May. Together, these Ordinances created two new Chapters in the Zoning Code. Chapter 14.19 contains the development standards for the Residential Mixed Use (RMU) zone district, and Chapter 14.51 contains objective design standards for certain types of housing projects. Additional information is available in Exhibit 1, the Housing Element Annual Progress Report.

[4] Visit the City's website for information on the GP/CLUP Update: https://carpinteriaca.gov/city-hall/community-development/planning/general-plan-local-coastal-plan-update/

City staff worked on the following zoning code projects in 2025, many of which are expected to be reviewed by the Planning Commission in 2026:

- Accessory Dwelling Units and Junior Accessory Dwelling Units (Amending CMC 14.72)
- Density Bonus (Repealing and replacing CMC 14.77)
- Supportive Housing (Amendments throughout Title 14 to implement Housing Element Program 11)
- Urban Lot Splits and Ministerial Two-Unit Development, "SB 9" (Likely to be a new Chapter)
- Inclusionary Housing (Preliminary research, would amend CMC 14.75)
- Coastal Development Permits (Preliminary research, would likely be a new Chapter)

Goals, Priorities and Objectives

The City of Carpinteria implements the objectives and policies outlined in the General Plan throughout the various activities and functions of local government. The City's Strategic Plan is a key document that guides these day-to-day functions. The FY 2025-2027 Strategic Plan marks a shift from the previous annual Work Plans produced by the City. The new two-fiscal-year format allows the Strategic Plan to track larger projects that span multiple years, and better aligns with the City's budget cycle so funding availability matches with project priorities.[5] The City Council adopted the following Primary Goals for the 2025-2027 Strategic Plan:

1. Enhance Public Outreach, Education and Transparency
2. Maintain a Small Beachside Town
3. Enhance Quality of Life for Residents
4. Maintain the Fiscal Sustainability of the City

Each City department has Strategic Goals housed under these Primary Goals, many of which serve to implement the goals and policies of the General Plan. The following Strategic Goals for FY 2025-2027 particularly highlight the connection between the Strategic Plan and General Plan:

[5] The City's FY 2025-2026 and 2026-2027 Budget is available online at: https://carpinteriaca.gov/city-hall/administrative-services-finance/budget-information/

Strategic Goal	Department	Corresponding General Plan Element
Strengthen community outreach and engagement to enhance emergency preparedness and resilience.	General Government	Safety
Advance inclusion and accessibility.	Parks, Recreation & Community Services	Public Facilities
Community driven Capital Improvement planning workshops.	Public Works	Circulation, Public Facilities
Streamline residential permitting processes.	Community Development	Land Use, Housing
Improve transportation safety related to use of e-conveyance (e-bikes, e-scooters, etc.).	General Government	Circulation
Improve safety and living conditions in multifamily residences.	Community Development	Safety, Housing
Enhance short-term rental (STR) enforcement & compliance.	Community Development	Land Use, Housing
Initiate and lead a capital fundraising campaign for Community Pool renovations, aligned with Community Pool Facility Condition Assessment recommendations.	Parks, Recreation & Community Services	Public Facilities
Launch initial Planning Phase for Rincon Bluffs (Bluffs III) Open Space.	Parks, Recreation & Community Services	Open Space, Recreation, and Conservation
Explore cost-effective pavement strategies.	Public Works	Circulation, Public Facilities

In addition to these Strategic Goals, the City Council and City staff have continued to participate in collaborative, cross-jurisdictional groups and organizations to increase quality of life for residents across southern Santa Barbara County. Such groups include the Santa Barbara County Association of Governments (Board of Directors and Advisory Groups), Santa Barbara Metropolitan Transit District Board, League of California Cities, Central Coast Community Energy, Santa Barbara County Continuum of Care, and Beach Erosion Authority for Clean Oceans and Nourishment.

In 2025, the City celebrated 60 years of cityhood, having incorporated on September 28, 1965. Members of the public were invited to participate in a week of celebratory, informational, and free events from September 22 – 29, 2025. In the spirit of civic pride and public transparency, the City held its first State of the City Address on September 29, which featured a presentation on Carpinteria's history, a budget overview, and a Q&A segment with City department directors. While it was a special year in particular for Carpinteria, the City plans to continue holding public engagement and outreach efforts

like this into the future, as they further many of the City's Strategic and General Plan goals and objectives and increase a sense of community.

Conclusion

The General Plan Annual Progress Report illustrates activities undertaken by the City of Carpinteria over the last year that worked toward implementing the City's General Plan/Coastal Land Use Plan. The City has worked to progressively implement the policies outlined in each element of the City's guiding planning document, as outlined in the various sections of this Progress Report. The General Plan represents the community's collective vision for preserving and improving the quality of life in the Carpinteria Valley. Only minor revisions, aside from the Housing Element Update, have been implemented since the General Plan/Coastal Land Use Plan Update was adopted in 2003. The update process for the General Plan was initiated in 2015 and will continue into the next couple years, notably including the programmatic environmental review process in 2026.

The City Council, with support from the City's commissions, board, and committees, spearhead the ideas, proposals and suggestions that further the City's goal to preserve important local resources, improve the local economy, and provide the best possible quality of life for the community. The City will continue to seek out new avenues and opportunities for public feedback to support the members of Carpinteria's community equitably and responsibly.

Exhibit 1

2025 Housing Element Annual Progress Report

Agenda Section: Administrative Matters
Agenda Item No.: 9
Council Meeting Date: March 9, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

2025 Housing Element Annual Progress Report to the California Department of Housing and Community Development

STAFF RECOMMENDATION

Receive the 2025 Housing Element Annual Progress Report and direct staff to submit the report to the California Department of Housing and Community Development (HCD).

Sample Motion: I move to receive the 2025 Housing Element Annual Progress Report and direct the Community Development Director to submit the report to the California Department of Housing and Community Development.

BACKGROUND

The Housing Element is a required element of the City of Carpinteria's General Plan. California law requires each city and county to prepare and submit an annual report to its legislative body describing the status of Housing Element implementation and progress toward achieving housing goals and objectives. A copy of the report must also be submitted to the California Department of Housing and Community Development (HCD) by April 1 of each year.

In compliance with state housing law, the Community Development Department will submit the report to HCD following acceptance by the City Council.

DISCUSSION

The 2025 report represents the third Housing Element Annual Progress Report for the current sixth cycle (2023 through 2031) Regional Housing Needs Assessment (RHNA) planning period.

The report consists of two components: the Annual Progress Report Form, provided in a format established by HCD, and a written report prepared by City staff. The Annual Progress Report Form provides numerical data regarding Housing Element

implementation, including the number of housing units entitled, permitted, and constructed during the reporting year.

The written report provides similar information in narrative form and includes additional context regarding the status of Housing Element program implementation. The "2025 Housing Highlights" section of the written report, provided in Attachment A, summarizes key housing related activity during calendar year 2025.

POLICY CONSISTENCY

The Housing Element Annual Progress Report describes the City's progress toward implementing Housing Element policies and programs adopted as part of the City's General Plan.

FINANCIAL CONSIDERATIONS

No Additional Funding Requested. Minimal staff time to prepare the report is included in the Adopted FY 2025-26 General Fund Budget.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

Upon submittal of this document to HCD, the City will have complied with California planning law pursuant to section 65400(a)(2) of the Government Code.

OPTIONS

1. Receive the 2025 Housing Element Annual Progress Report and direct staff to submit the report to the California Department of Housing and Community Development (HCD). (Staff recommendation)
2. Recommend changes be incorporated into the Annual Progress Report and authorize the Community Development Director to submit the revised Report to HCD.

PRINCIPAL PARTIES EXPECTED AT MEETING

None.

ATTACHMENTS

Attachment A 2025 Housing Element Annual Progress Report (March 2026)

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Signature

Staff contact: Megan Musolf, Assistant Planner
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Reviewed by: Michael Ramirez, City Manager
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Signature

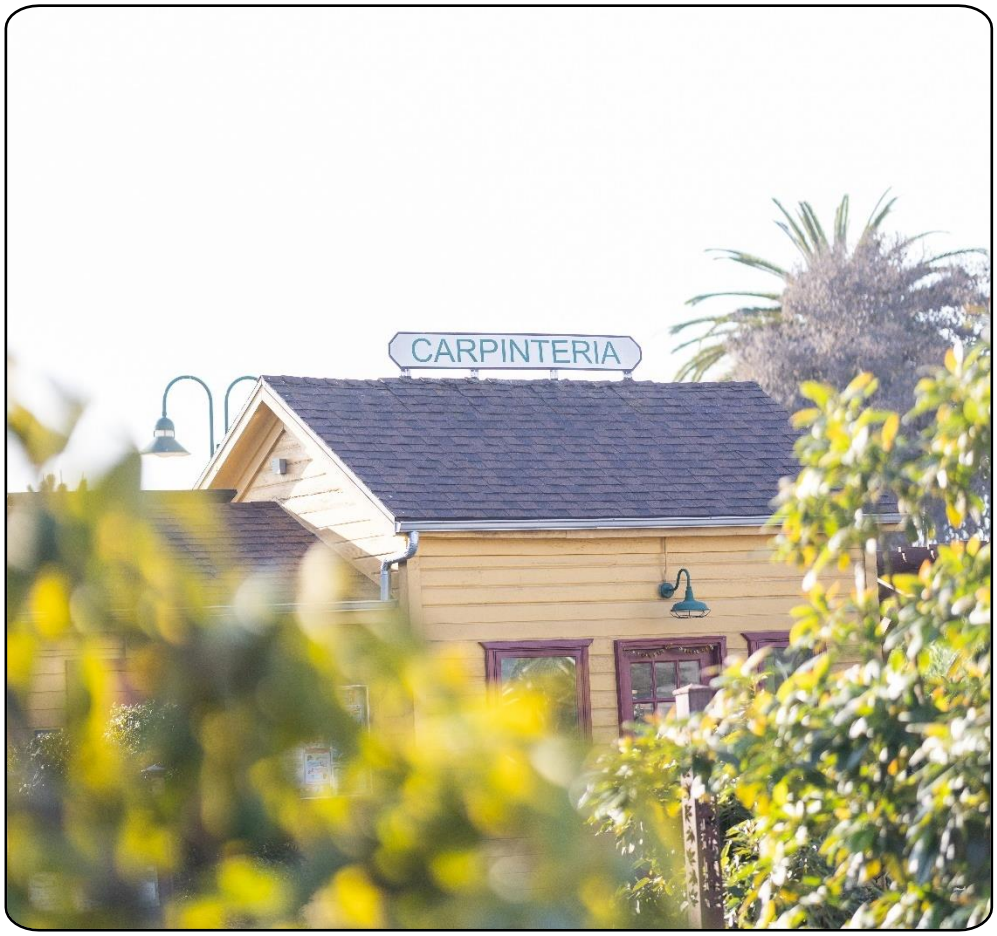
Attachment A

2025 Housing Element Annual Progress Report
March 2026

City Council Hearing, March 9, 2026

City of Carpinteria

2025 Housing Element Annual Progress Report



March 2026

Introduction

Pursuant to Government Code Section 65400, Community Development Department staff prepare an annual report to the City Council on the status of the General Plan and its Elements, and the progress being made in implementation of the General Plan's respective goals and programs. The Housing Element Annual Progress Report (Report) reviews activities and projects of the prior year that produce housing units and implement the City's Housing Element. The City's Housing Element identifies the community's housing needs, and describes how safe, affordable housing can be provided and maintained for City residents. Included in this Report are statistics demonstrating progress in meeting the City's Regional Housing Needs Assessment (RHNA) allocation. This report and the reporting form attached in Exhibit 1 are required to be filed with the California Department of Housing and Community Development (HCD) annually by April 1.

The 2023-2031 Housing Element (sixth cycle) was finalized and re-adopted by Resolution No. 6288 by the City Council on January 22, 2024. The re-adopted Housing Element was submitted to the HCD for final certification on January 24, 2024. In a March 2024 letter, HCD acknowledged that the City's re-adopted Housing Element met all statutory requirements for approval, but they could not certify it at that time since the City had not completed its required rezones (Housing Element Program 1) by the statutory deadline of February 15, 2024. Throughout the rest of 2024, staff worked to implement Program 1, which required rezoning a minimum of 14.6 acres to allow for densities of 20-25 units/acre. The resulting Ordinances were adopted by the City Council in December 2024. City staff submitted them to HCD in order to achieve certification of the Housing Element, which was ultimately granted by HCD on January 30, 2025. The Local Coastal Program (LCP) Amendment for these Ordinances were certified by the California Coastal Commission in March 2025 and became effective no later than May 2025. Additional details are provided below under Program 1.

2025 Housing Highlights

During 2025, the City received 18 formal applications that were determined to be complete for processing, together proposing 209 new residential units in Carpinteria. These applications included a mix of housing types. The majority of the proposed new units are proposed in an application for a 191-unit development that would include 94 townhomes and 97 single-family residences, with 20% of the units as deed-restricted for low-income households. Four applications were submitted for in-fill development of new single-family residences and condominiums. The remaining 13 applications were for Accessory Dwelling Units (ADUs) and/or Junior Accessory Dwelling Units (JADUs).

Since the City's ADU and JADU Ordinance went into effect in 2023, ADUs and JADUs remain the primary source of new housing produced in the City. In 2025:

- 12 ADU Coastal Development Permit applications were received
- 14 ADUs were approved (including 3 that were submitted in 2024)
- 15 building permits for ADUs were issued
- 9 ADUs received their Certificates of Occupancy
- 1 JADU building permit application was received

- 2 JADU Certificates of Occupancy were issued

Two new single-family residences received their entitlements in 2025, and a building permit was issued for a new condominium triplex in 2025. In summary, entitlements were approved for 16 new residential units, building permits were issued for 20 new residential units, and 12 new residential units were completed and received their Certificates of Occupancy during 2025.

Three applications for large housing projects were submitted to the City in 2025—proposals for 96 new condominium townhomes, an 18-story apartment building containing 130 units, and a 191-unit project comprised of townhomes and single-family homes. Only the latter project has been determined to be complete for processing. Additionally, City staff has also met with several prospective buyers or developers for some of the larger vacant or under-utilized properties in the City to discuss possible future multi-family housing projects, which, if followed up with formal application submittals in 2026, could offer up to several hundred additional residential units in the years ahead.

Once the Ordinances implementing Program 1 went into effect in the first half of 2025, City staff met with several property owners and developers interested in utilizing the streamlined permit pathway available under the new Residential/Mixed Use (RMU) zone. The City encourages such meetings to inform owners/developers of the incentives available to them and to provide early input on how projects can best benefit the community. To identify ways to further incentivize and realize affordable housing in Carpinteria, the City Council formed a standing Affordable Housing Committee (12/8/25, Resolution No. 6428) that would work with City staff to develop and implement affordable housing strategies. This committee will begin meeting in 2026.

The City also continues to participate in county-wide collaborative events and organizations to identify and pursue innovative housing opportunities. City staff attended and spoke at the Coastal Housing Conference in December 2025, and two members of the City Council participated in the County of Santa Barbara's Elected Leaders Forums to Address Homelessness. The City's mayor and Community Development Director also attended a County-led workshop on leveraging government-owned properties for affordable housing development.

In June 2025, the City executed a two-year agreement with the nonprofit organization New Beginnings to continue the Safe Parking Program. Started in 2022 as a pilot program, this program provides managed overnight parking and case management for individuals experiencing vehicular homelessness. In January 2025, the Council raised the number of Safe Parking spots from 6 to 12.

The Mobilehome Park Rent Stabilization Board (MHPRSB) met twice in 2025 after a multi-year hiatus, to discuss residents' concerns over rental rates and mobilehome park tenant protections. These public meetings provided a venue for City staff to inform the MHPRSB and public on the City's mobilehome rent stabilization ordinance. The MHPRSB provided recommendations to staff and the City Council to update and clarify

documents regarding rent increases and required rent disclosure documents, which staff intends to bring forward in 2026.

Housing Element Review

The Housing Element describes the City's goals and objectives for addressing the community's housing needs during the 2023-2031 planning period, organized into 18 programs with five program categories. Section 2 of the Housing Element is organized by the five primary program categories which are to be implemented. The remainder of this report explains the housing programs and goals, and the progress the City made to implement them throughout 2025.

Program Category 1: Make sites available to accommodate the RHNA.

Housing Needs Summary

The Santa Barbara County Association of Governments (SBCAG) allocated a housing need to the City of 901 housing units for the 2023-2031 Regional Housing Needs Allocation period. The 2023-2031 Housing Element Table II-1 below shows the City's share of the regional housing need across five income categories.

Table II-1
Land Inventory Summary

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2023-2031	286	132	135	348	901
Completed, Approved & Pending Projects (Table B-3)	-	3	-	259	262
Net Remaining RHNA	415		135	89	639
Vacant Sites (Table B-4)	-		10	5	15
Underutilized Sites with R Overlay (Table B-5)	56		47	-	103
Other Underutilized Sites (Table B-6)	-		153	153	306
ADUs	84		8	48	140
Surplus (Shortfall)	(275)		83	117	(75)

Source: City of Carpinteria, 2023

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.

Result

Throughout 2024, staff worked to develop four ordinances that, collectively, would implement Program 1 (Adequate Sites to Accommodate Regional Housing Needs) and allow the City to obtain HCD certification. The ordinances result in the following changes to the City's zoning regulations:

- Create a new zone district, Residential/Mixed Use (RMU) that allows for residential-only or mixed-use commercial/residential multifamily developments with a minimum density of 20 dwelling units/acre (du/ac) and up to a maximum density of 25 du/ac (Ordinance No. 788);
- Create Objective Design Standards that would apply to new developments in the RMU zone, as well as other projects required to be processed ministerially per State housing law (Ordinance No. 789); and
- Rezone 19.83 acres of land in the City to RMU to provide adequate sites to accommodate the RHNA allocation (Ordinance Nos. 790 and 791).

On January 30, 2025, HCD notified the City that following the City Council's adoption of Ordinance Nos. 788-791, the City is now in substantial compliance with State housing element law and has a "certified" housing element. The letter is available to view at https://carpinteriaca.gov/city-hall/community-development/planning/housing-element-update/.

The ordinances were submitted to the California Coastal Commission as an LCP Amendment following Council adoption. On March 14, 2025, the Coastal Commission certified Ordinance Nos. 790 and 791 as submitted, and certified Ordinance Nos. 788 and 789 with minor modifications. The City Council re-adopted Ordinance Nos. 788 and 789 with the modifications on April 14, 2025. By May 15, 2025, all four Ordinances were in effect. Candidate sites that were not selected for rezoning as part of Ordinance Nos. 790 and 791 will be evaluated in the environmental review process for the City's General Plan/Coastal Land Use Plan Update, scheduled for 2026.

In 2025, 12 new residential units received their Certificates of Occupancy, as summarized in Table I below. Twenty building permits were issued in 2025 for new residential units. These building permits are summarized in Table II below. While only those units issued building permits count toward the City's progress on its RHNA, it is worthwhile noting that

applications for 209 new residential units were determined to be complete and accepted for processing in 2025. An additional 226 units proposed as part of project applications also were submitted in 2025 but have not yet been determined to be complete. Three individual proposed projects comprise the majority of these units, utilizing provisions of SB 330 to freeze applicable development standards at the time of preliminary application submittal. One project proposes 96 for-sale townhomes, of which 10 would be sold to moderate-income households and 2 would be sold to above-moderate income households.[1] Another project proposes 94 townhomes and 97 single-family dwellings, with 20% (39 total units) set aside for low-income households. The third project proposes an 18-story, 130-unit apartment building, with 26 units designated for low-income households. Each of these projects would represent a significant increase in the total number of housing units in the City if entitled and constructed.

Accessory Dwelling Units (ADUs) and JADUs remain the primary source of new housing construction in the City since Ordinance No. 758 went into effect in 2023. In 2025, 12 ADU Coastal Development Permit applications were received, 14 ADUs were approved (including three that were submitted in 2024), and 15 building permits for ADUs were issued. Nine ADUs completed construction and received their Certificates of Occupancy in 2025. Additionally, for JADUs, one building permit application was received, no building permits were issued, and two Certificates of Occupancy were issued in 2025.

In 2023, the City made available to the public, at no cost, two pre-designed ADU prototype plan sets to help reduce the costs involved in designing and permitting an ADU. To construct an ADU using the prototype plans, an applicant still must obtain a CDP and building permit, but the process is considerably streamlined. To date, five homeowners have utilized these prototype ADU plan sets, including two applications in 2025. Pursuant to AB 1332 (2023), in late 2024, Carpinteria began allowing members of the public to submit additional ADU plan sets for pre-approval;[2] however, no plans have yet been submitted to the City for pre-approval.

In 2025, City staff continued progress on proposed updates to its ADU ordinance, to align with the most recent amendments to State ADU law. While the City Council had approved a proposed ADU update ordinance on first reading in summer 2024, comments from HCD, additional changes to State ADU law, and limited City staff capacity resulted in delays to the project. A Planning Commission hearing for a revised ordinance is expected in 2026.

[1] The “above moderate” units must be sold at a price affordable to households earning 121% percent of the area median income, pursuant to the City’s inclusionary Housing Ordinance (CMC 14.75).
[2] The City’s Preapproved ADUs Program is available to view here: https://carpinteriaca.gov/city-hall/community-development/planning/accessory-dwelling-unit-program/preapproved-adus/

Table I: New Residential Units Completed in 2025
(Issued Certificate of Occupancy)

Project Name	Address	Units	Income Category
Miller ADU	5307 Willow Place	1	Above Moderate
Stout JADU	5556 Calle Arena	1	Above Moderate
Eberling-VanDerKar New SFD	435 Concha Loma Drive	1	Above Moderate
Hardy ADU	5378 Dariesa Street	1	Above Moderate
Friedman ADU	5291 Cambridge Lane	1	Above Moderate
Krumm ADU #1	126 Ash Avenue #17	1	Low
Krumm ADU #2	126 Ash Avenue #18	1	Low
Camacho ADU	1476 Haida Street	1	Above Moderate
Kirchner ADU	1505 Casitas Pass Road	1	Above Moderate
Tokar JADU	5630 Fiesta Drive	1	Above Moderate
Dickman ADU	1397 Vallecito Place	1	Above Moderate
Duncan ADU	1413 Sterling Avenue	1	Above Moderate
Total Residential Units Completed in 2025: 12			

Table II: New Residential Units Building Permits Issued in 2025
(Units may or may not have been completed in 2025)

Project Name	Address	Number of Units	Income Category
Sanchez New SFD	5091 Foothill Road	1	Above Moderate
Paola ADU	730 Olive Avenue	1	Low
Eberling-VanDerKar New SFD	435 Concha Loma Drive	1	Above Moderate
R. Hernandez ADU	4954 Fifth Street	1	Above Moderate
Rolph ADU	4715 Aragon Drive	1	Above Moderate
Johnson ADU	4975 Sawyer Avenue	1	Low
Krumm ADU #1	126 Ash Avenue #17	1	Low

Project Name	Address	Number of Units	Income Category
Krumm ADU #2	126 Ash Avenue #18	1	Low
Camacho ADU	1476 Haida Street	1	Above Moderate
Kirchner ADU	1505 Casitas Pass Road	1	Above Moderate
Dickman ADU	1397 Vallecito Place	1	Above Moderate
McNally ADU	5521 Calle Ocho	1	Above Moderate
Jaimes ADU	588 Elm Avenue	1	Above Moderate
Duncan ADU	1413 Sterling Avenue	1	Above Moderate
Burlison ADU	5035 Seventh Street	1	Above Moderate
L. Hernandez ADU	1471 Trenora Street	1	Above Moderate
Burns ADU	4819 Dorrance Way	1	Above Moderate
Zins Condo Triplex	4905 Eighth Street	3	Above Moderate
Total Residential Units Permitted in 2025: 20			

The City's annual RHNA progress for the 2023-2031 cycle is summarized in Table III, below. For RHNA purposes, units are counted when the building permits are issued. Although the City has granted building permits for 73 units in this RHNA cycle, all but 12 of those units fall within the above-moderate income category. Of the new units approved in 2025, 17 units are in the Above Moderate-income category and three units are in the Low-income category. In order to fully meet its RHNA allocation, the City would need to permit an additional 542 new units in the Very Low-, Low-, and Moderate-income allocation categories during this planning cycle. For comparison of units approved (via building permits) versus actual units constructed, see Table IV below which summarizes the number of Certificates of Occupancy issued for each year of the current RHNA cycle.

Table III: Regional Housing Needs Allocation (RHNA) Progress (Based on Building Permit Issuance Date)

Income Group	2023-2031 RHNA	Units Added 6/30/22-2/14/23	Units Added 2023	Units Added 2024	Units Added 2025	Units Added 2026	Units Added 2027	Units Added 2028	Units Added 2029	Units Added 2030	Units Added 2031	Total Units Approved
Very Low	**286**	0	0	4	0	-	-	-	-	-	-	4
Low	**132**	0	0	4	3	-	-	-	-	-	-	7
Moderate	**135**	0	0	0	0	-	-	-	-	-	-	0
Above Moderate	**348**	1	10	34	17	-	-	-	-	-	-	62
TOTAL	**901**	**1**	**10**	**42**	**20**	**-**	**-**	**-**	**-**	**-**	**-**	**73**

Table IV: Constructed Units (Based on Certificate of Occupancy Issuance Date)

Year	Units Completed (Certificate of Occupancy)
2023	1
2024	18
2025	12
2026	-
2027	-
2028	-
2029	-
2030	-
2031	-
TOTAL	**31**

<u>Program Category 2</u>: Assist in the development of adequate housing to meet the needs of extremely-low, very-low-, low-, and moderate-income households.

Goals

- Attain a housing supply that meets a variety of housing needs.
- Attain a housing supply that meets the needs of extremely-low-, very-low-, low- and moderate-income households.
- Attain a housing supply that meets the needs of special population groups.

Policies

- *Infill Development*: Promote infill housing development through land use policies and by deferring or reducing development impact fees where the City wants to encourage affordable infill development.
- *Suitable Housing Unit Sizes*: Provide for a range in the number of bedrooms in assisted housing developments so as to help meet the needs of various household types and special needs populations.
- *Downtown Mixed Use*: Encourage studio and one-bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.
- *Rental Assistance*: Continue participation in the County of Santa Barbara Housing Authority's Section 8 program as the primary means to address the City's rental assistance needs. Allocate HOME funds and in-lieu fees to state and federally assisted housing that provides rent restricted units in existing and/or new residential developments.
- *Acquisition and Rehabilitation of Rental Housing*: Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited, to: (a) technical support needed to obtain funding commitments from county, state and/or federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.
- *Critical Workforce Housing*: Implement "set-aside" policies for critical workforce occupations. New housing developed through the Inclusionary Housing Ordinance, current and future Development Agreements, and other appropriate Housing Element programs should set aside a percentage of the units for households employed in critical workforce occupations. Examples of critical workforce occupations are law enforcement, firefighters, nurses, teachers, and local government.
- *Farm Employee and Supportive Housing*: Allocate in-lieu fees for predevelopment activities, including state and/or federal funding applications, to support the sponsors of farm employee housing and supportive housing for special needs populations.
- *Shelter for the Homeless*: Support countywide programs to provide for a continuum of care for the homeless including emergency shelters, transitional housing, supportive housing and permanent housing. Allocate Community Development Block Grant (CDBG) funds to agencies assisting homeless persons and families to meet shelter and non-shelter needs.

Result

The City continues to prioritize efforts to protect existing rental housing stock and facilitate production of new rental housing stock, with an emphasis on affordable and workforce housing opportunities. The new RMU zone district, described above, provides projects that include at least 20% lower-income units a ministerial, streamlined permitting pathway. Existing City regulations also allow a 50% reduction in Development Impact Fees (DIFs) for 100% affordable projects.

As part of Program Category 2 efforts, the City has continued to support and help connect qualifying households with rental assistance through the Section 8 voucher program. In 2025, 208 households in Carpinteria received rental assistance via Section 8 vouchers.

This is an increase from the 196 households that received rental assistance through Section 8 vouchers in 2024. The reason(s) for the increase, however, are unknown at this time.

To assist the local homeless population, the City participates in the Santa Barbara Continuum of Care, a collection of service providers, public sector employees, and community members working together to address homelessness. Each week, the City helps host a free lunch program, where service providers help people in need connect with a wide range of services. Typically, organizations like Good Samaritan, New Beginnings, Behavioral Wellness, and AmeriCorps attend weekly.

In 2022, in partnership with New Beginnings, the City operated its first Safe Parking Pilot Program, which provides safe overnight shelter and rapid rehousing programs for families and individuals living in their vehicles. The pilot program accommodated 6 vehicles at a time, with spots opening up as residents found permanent housing. In January 2025, the Council raised the number of Safe Parking spots from 6 to 12, and in June 2025 removed the “pilot” designation and approved a two-year agreement with New Beginnings. As of February 2026, the program has served a total of 27 vehicles occupied by 45 individuals. 24 of those individuals successfully transitioned into housing.

On December 8, 2025, the City Council moved to form the Standing Affordable Housing Committee, comprised of two City Councilmembers appointed to work with City staff and local housing organizations. The purpose of the committee is to identify housing initiatives tailored to Carpinteria that would result in increased housing units, affordability, and accessibility. The committee will begin meeting in 2026

Work continued on the City’s proposed density bonus ordinance in 2025, but similarly to the ADU ordinance, progress slowed due to limited staff capacity, increased workloads, and required coordination with Coastal Commission staff and HCD. The ordinance would update the City’s existing density bonus regulations to align with recent changes to State law. Staff anticipates the project will return to decisionmaker hearings in 2026.

<u>Program Category 3</u>: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

Goals

- Address, and to the extent legally possible, mitigate and/or remove governmental constraints to the maintenance, preservation, improvement and development of housing.
- Implement land use regulations that facilitate meeting affordable housing needs.

Policies

- *Expedite Affordable Housing Development Review*: Affordable housing developments shall receive the highest priority and efforts by staff, the Planning Commission, and City Council to: (a) provide technical assistance to affordable housing developers, including community involvement; (b) take into account project funding and timing needs in the

processing and review of the applications; and (c) provide the fastest turnaround possible in determining application completeness.

- *Fee Mitigation*: Permit on a case-by-case basis fee reductions and waivers to help owner-builder projects, projects with minimum public service impacts, retrofitting projects, and affordable housing developments.

Result

The City has implemented a 50% Development Impact Fee (DIF) reduction for 100% affordable housing developments to assist in removing governmental constraints to the development of affordable housing. Additionally, no DIFs are charged for ADUs that are less than 750 square feet, and DIFs for ADUs that are 750 square feet or larger are charged proportionately based on square footage, thereby reducing fees for smaller-sized units.

In 2025, City staff worked on two LCP Amendments which would further accommodate and lower barriers to a variety of housing types. The Supportive Housing Ordinance would streamline permitting processes for Low Barrier Navigation Centers, transitional and supportive housing projects, single room occupancy housing, and small residential care facilities pursuant to current State law, as well as update the City's reasonable accommodations procedures. The SB 9 Ordinance would incorporate State law regarding urban lot splits and ministerial two-unit development in single-family zones into the City's LCP. Work on these LCP Amendments will continue into 2026.

In 2021, the City received a Regional Early Action Planning ("REAP") grant allocation to fund updates to the City's ADU regulations and the development of ADU prototype plan sets, as described in Program Category 1 above. Overlapping with goals from Program Category 1, the City continued to promote its ADU prototype plans program, consisting of two pre-designed ADU plan sets made available to the public for free. Use of the pre-designed plans allows for substantially reduced design and plan check/permit costs, and streamlined plan review. One ADU utilizing the prototype plans received its Certificate of Occupancy in 2025, another application utilizing the prototype plans was issued a building permit in 2025, and one more application was approved for a new ADU using the prototype plans in 2025.

Pursuant to the requirements of Program 1, projects in the new Residential/Mixed Use zone district that provide a minimum of 20% lower-income units receive ministerial review.[3] The inclusion of Objective Design Standards as part of Program 1 implementation further helps streamline the design and review process for applicable housing projects.[4] Throughout 2025, staff worked with stakeholders, including interested property owners and developers, to discuss streamlined development review processes and incentives available to housing projects providing affordable units.

[3] Ordinance No. 788, Section 14.19.040(A)(1) and (2).
[4] Ordinance No. 789, Section 14.51.020.

Program Category 4: Conserve and improve the condition of the existing stock of affordable housing.

Goals

- Conserve existing housing important to the community such as rental apartments, mobile home parks, and other affordable housing units.
- Maintain the affordability of existing and future affordable housing developments.
- Attain a housing supply free from substandard and deteriorated housing conditions.

Policies

- *Section 8 Housing*: Maintain the numbers of extremely-low-, very-low- and low-income households that are assisted by the Section 8 rental assistance program.
- *Apartment Conservation*: Conserve apartment rental housing through Carpinteria Municipal Code Chapter 14.74 which prohibits the conversion to condominium ownership unless the apartment rental vacancy rate is more than 5%.
- *Apartment Conservation:* Conserve apartment rental housing by prohibiting the conversion to tenancy in common ownership through Ordinance No. 742.
- *Mobile Homes, Mobile Home Parks, and Manufactured Housing*: Conserve mobile homes, mobile home parks, and manufactured housing as an essential part of Carpinteria's housing supply through the City's Mobile Home Park Closure Ordinance.
- *Mobile Home Rents*: Continue the Mobile Home Park Rental Stabilization and Mobile Home Park Rent Stabilization Disclosure ordinances.
- *Long-Term Housing Affordability*: Enforce resale controls and income restrictions to ensure that affordable housing provided through the Inclusionary Housing Program remains affordable over time to the income group for which it is intended.
- *Maintenance and Repair*: Promote the maintenance and repair of owner-occupied and rental housing to prevent deterioration within the City.
- *Housing Rehabilitation*: Facilitate the rehabilitation of substandard and deteriorated housing where feasible.
- *Housing Replacement*: Where possible, promote the removal and replacement of those substandard units that cannot be rehabilitated.
- *CDBG Rehabilitation*: Facilitate the allocation of CDBG funds to multi-family rehabilitation programs, and retrofitting of existing housing.
- *Acquisition and Rehabilitation of Rental Housing*: Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited to: (a) technical

support needed to obtain funding commitments from County, State and/or Federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.

Result

Seven mobile home parks provide affordable-by-design housing in the City with a total of 860 mobile home park spaces. The City's Mobilehome Rent Stabilization regulations aim to protect the value of mobile homes for tenants of rental parks, and control space rents to protect affordability (CMC 5.69 and 5.76). The City also allows manufactured homes to be constructed in all residential zones which may reduce construction costs. The Mobile Home Rent Stabilization Board met twice in 2025 to discuss issues facing mobile home park (MHP) residents. Issues reported by MHP residents included evictions, rent increases potentially violating the City's MHP rent stabilization ordinance, and park management harassment. The Board provided the City Council with recommendations for a future Municipal Code update to the City's MHP Rent Stabilization Disclosure Ordinance, that would reflect new State law and provide residents with additional clarity on the City's rent stabilization requirements.

The City contracts with the City of Santa Barbara to complete annual compliance monitoring of all affordable deed-restricted inclusionary units, to ensure said units remain occupied in a manner that is consistent with the terms of their respective affordability covenants. The monitoring program found that as of March 4, 2026, all 20 inclusionary units were in compliance for 2025. Noncompliance results in a freeze of home resale value until the violation is cured. The City also conducts annual compliance monitoring of units purchased through the City's Workforce Homebuyer Down Payment Loan Program; all homes were found to be in compliance in 2025.

The City continues to protect against the conversion of existing rental housing stock to condominiums or other types of owner-occupied housing through ongoing enforcement of the City's Ordinance No. 742, which restricts ownership conversion affecting apartments—conversions may not occur unless the rental vacancy rate within the City exceeds five percent.

The City's "anti-displacement" policies include a required Renter Relocation Assistance Payment in the event of no-fault just-cause evictions (CMC 7.04.070). In 2025, the payment amount was two month's rent at the time of eviction or $6,500, whichever is greater. The payment aims to protect tenants experiencing a no-fault just-cause eviction from falling into homelessness, considering the costs of locating to a new unit, moving, new security deposit, and potentially increased rent. Staff review this payment amount each year to ensure it accurately reflects market and rental realities. Throughout the year, City staff provided information to both landlords and tenants who reached out with inquiries about the Relocation Payments.

Program Category 5: Affirmatively Furthering Fair Housing.

Goals

- Attain a housing market with "fair housing choice," meaning the ability of persons of similar income levels regardless of race, color, religion, sex, national origin, disability, and familial status to have available to them the same housing choices.
- Promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations.

Policies

- *Promote Fair Housing*: Promote fair housing opportunities through the City's participation in the County's Community Development Block Grant (CDBG) Program.
- *Information and Referral*: Promote fair housing through the provision of information and referral services to residents who need help on fair housing issues. This includes referring local residents who want to file a housing discrimination complaint to the appropriate local, county, state or federal agency, depending on the nature of the complaint.
- *Fair Housing Information*: Implement activities to broaden resident knowledge of fair housing law.
- *Affirmatively further fair housing in compliance with state law.*

Result

The City continues to contract with the City of Santa Barbara Rental Housing Mediation Program (RHMP). The RHMP provides dispute resolution resulting from landlord, tenant, and roommate issues which arise in rental housing situations. The primary goal of the program is to provide an alternative to the formal judicial system and provide legal advice and mediation when disputes arise. The program provides free legal assistance for residents living at or below the poverty line, while also providing general social service guidance for those with disabilities, seniors, and victims of domestic violence. The program shows success in preventing litigation through mediation and conflict resolution. In 2025, the RHMP provided service to 108 Carpinteria tenants and landlords regarding issues related to rental housing and to educate local residents about the services provided by RHMP and other typical concerns related to rental housing. Throughout 2025, the City was able to refer both tenants and landlords to the RHMP for questions and disputes regarding the City's adopted "just cause" tenant eviction protections and Renter Relocation Assistance payments (see Program Category 4 discussion, above).

The City continues to look for opportunities to further expand home production in all levels of affordability. As noted above in Program Category 2, the City Council formed a standing Affordable Housing Committee in December 2025 to provide further input and guidance on the City's affordable housing initiatives. City staff participated in ongoing housing coordination with other jurisdictions and community partners, including attending and

speaking at the 2025 Coastal Housing Conference. Throughout the year, two members of the City Council participated in the County of Santa Barbara's Elected Leaders Forums to Address Homelessness, which provides a space for cross-jurisdictional collaboration and information sharing on housing and homelessness topics. The Mayor and Community Development Director also attended a County-led workshop on utilizing government-owned land for affordable housing.

Conclusion

The Housing Element Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2025 that seek to improve the quality and quantity of market rate and affordable housing in Carpinteria. Given the efficacy of Carpinteria's program, many of the affordable housing strategies from the 2015-2023 Housing Element were continued into the 2023-2031 Housing Element with modifications made as necessary to meet new State laws and the City's regional housing needs. This is the third annual progress report for the 2023-2031 Housing Element period and the sixth RHNA cycle.

Exhibit 1 Housing Element Annual Progress Report Form 2025

Exhibit 1

Housing Element Annual Progress Report Form 2025

City Council Hearing, March 9, 2026

Please Start Here

General Information	
Jurisidiction Name	Carpinteria
Reporting Calendar Year	2025
Contact Information	
First Name	Syndi
Last Name	Souter
Title	Senior Planner
Email	syndis@carpinteriaca.gov
Phone	8057554405
Mailing Address	
Street Address	5775 Carpinteria Avenue
City	Carpinteria
Zipcode	93013

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_01_07_26

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Carpinteria	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	02/15/2023 - 02/15/2031

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		17
Total Units		**20**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	2	2	1
2 to 4 units per structure	0	3	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	14	15	11
Mobile/Manufactured Home	0	0	0
Total	**16**	**20**	**12**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	18	20
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	19
Number of Proposed Units in All Applications Received:	209
Total Housing Units Approved:	15
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	13	13
Discretionary	6	196

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	191
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	1
Sites Rezoned to Accommodate the RHNA	8

Cells in grey contain auto-calculation formulas

Jurisdiction	Carpinteria
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5										6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	39	0	0	0	170	209	15	0							
	003-312-022	588 Elm Avenue	Jaimes ADU	24-2324-CDP/ADU	ADU	R	1/16/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	003-172-001	1232 Vallecito Road	Brito ADU	24-2326-CDP/ADU	ADU	R	1/26/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	003-543-014	1413 Sterling Avenue	Duncan ADU	25-2340-CDP/ADU	ADU	O	4/28/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	004-036-016	1028 Cramer Road	Bernardo Cruz ADU	25-2341-CDP/ADU	ADU	R	4/29/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	003-314-002	5035 Seventh Street	Burlison ADU	25-2342-CDP/ADU	ADU	O	5/9/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	003-352-007	5664 Calle Pacific	Anderson ADU	25-2345-CDP/ADU	ADU	O	5/23/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	003-162-005	1159 Church Lane	Gonzales ADU	25-2349-CDP/ADU	ADU	O	8/7/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	001-280-014	1471 Trenora Street	Hernandez ADU	25-2357-CDP/ADU	ADU	R	7/17/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	003-440-016	4819 Dorrance Way	Burns ADU	25-2361-CDP/ADU	ADU	O	8/21/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	004-004-022	4996 Foothill Road	Leo Cruz ADU	25-2364-CDP/ADU	ADU	R	10/14/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	004-036-008	1061 Cramer Road	Martinez ADU	25-2366-CDP/ADU	ADU	O	11/12/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	001-292-026	1550 Myra Street	Wiltshire ADU	25-2368-CDP/ADU	ADU	R	11/7/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	003-351-006	5550 Calle Ocho	Moore ADU	25-2369-CDP/ADU	ADU	R	12/15/2025											1	1	1	0	NONE	No	No	N/A	Approved	Ministerial	
	001-170-010 & -013	5669 & 5885 Carpinteria Avenue	5885 Carpinteria Avenue Residential Project	25-2356-DP/TTM/CDP	5+	O	12/30/2025							19				75	94	0	0	NONE	No	Yes	No	Pending	Discretionary	
	001-170-010 & -013	5669 & 5885 Carpinteria Avenue	5885 Carpinteria Avenue Residential Project	25-2356-DP/TTM/CDP	SFD	O	12/30/2025							20				77	97	0	0	NONE	No	Yes	No	Pending	Discretionary	
	003-301-020	4716 Seventh Street	Surf Cottages	25-2331-DP/CDP/ARB	2 to 4	O	12/8/2025											2	2	0	0	NONE	No	No	N/A	Pending	Discretionary	
	003-440-028	333 Linden Avenue	Coeler New SFD #1	23-2232-DP/CDP/ARB	SFD	O	2/13/2025											1	1	0	0	NONE	No	No	N/A	Pending	Discretionary	
	003-440-026	4949 Dorrance Way	Coeler New SFD #2	23-2233-DP/CDP/ARB	SFD	O	3/24/2025											1	1	1	0	NONE	No	No	No	Approved	Discretionary	
	003-440-010	4934 Dorrance Way	Coeler New SFD #3	23-2334-DP/CDP/ARB	SFD	O	4/11/2025											1	1	1	0	NONE	No	No	No	Approved	Discretionary	
																			0								

Jurisdiction	Colombia
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (annual planning)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement | | | | |

Jurisdiction	Carpinteria	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2022-02/14/2023**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	1	-
	Non-Deed Restricted		-	-	1	-	-	-	-	-	-	-		
Very Low	Deed Restricted	286	-	-	1	-	-	-	-	-	-	-	**4**	**282**
	Non-Deed Restricted		-	-	2	-	-	-	-	-	-	-		
Low	Deed Restricted	132	-	-	2	-	-	-	-	-	-	-	**7**	**125**
	Non-Deed Restricted		-	-	2	3	-	-	-	-	-	-		
Moderate	Deed Restricted	135	-	-	-	-	-	-	-	-	-	-	**-**	**135**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		348	1	10	34	17	-	-	-	-	-	-	**62**	**286**
Total RHNA		**901**												
Total Units			**1**	**10**	**42**	**20**	**-**	**-**	**-**	**-**	**-**	**-**	**73**	**828**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Carpinteria	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below						359	30	3							392		
001-190-023, -092, -093, -091	6390 & 6398 Cindy Ln, 1001 Mark Ave, 6392 Via Real	Rezoned Ordinance No. 790 (Prj 24-2279-ORD/LCPA)	7	3/14/2025		110			Unaccommodated Need	5.51	RDI	M-RP	20	25	110	Non-Vacant	Warehouse, office, assembly & research facilities
001-070-058	5320 Carpinteria Avenue	Rezoned Ordinance No. 790 (Prj 24-2279-ORD/LCPA)	10	3/14/2025		21			Unaccommodated Need	1.08	GC	CPD	20	25	21	Non-Vacant	1-story office building
003-280-017, 003-280-005	5437 Carpinteria Avenue	Rezoned Ordinance No. 790 (Prj 24-2279-ORD/LCPA)	11	3/14/2025		39			Unaccommodated Need	1.98	GC	CPD	20	25	39	Non-Vacant	Mixed-use commercial/residential and vacant
003-162-011, 003-162-012, 003-162-009	1145, 1155, 1160 Eugenia Place	Rezoned Ordinance No. 790 (Prj 24-2279-ORD/LCPA)	12	3/14/2025		92			Unaccommodated Need	4.66	GC	CPD	20	25	92	Non-Vacant	Four 2-story commercial office buildings with some tenant vacancies
003-870-CA1	1101 & 1135 Eugenia Place	Rezoned Ordinance No. 790 (Prj 24-2279-ORD/LCPA)	13	3/14/2025		16			Unaccommodated Need	0.8	GC	CPD	20	25	16	Non-Vacant	Two 2-story commercial condominium buildings
004-041-012, -011, -015, 003-860-CA1	1065, 1056, 1090, 1110 & 1140 Eugenia Place	Rezoned Ordinance No. 790 (Prj 24-2279-ORD/LCPA)	14	3/14/2025		19	16	2	Unaccommodated Need	1.88	GC	CPD	20	25	37	Non-Vacant	Mix of 1- & 2-story commercial office developments & two total residential units
004-039-002, 004-039-009, 004-039-010	4602, 4610, 4620 Carpinteria Avenue	Rezoned Ordinance No. 791 (Prj 24-2279-ORD/LCPA)	15	3/14/2025		40	8		Unaccommodated Need	2.45	GC	CPD	20	25	48	Non-Vacant	Commercial retail w/ nursery and dining
004-039-007, 003-151-017, 003-151-018	1095 Holly Avenue & 4760 Carpinteria Avenue	Rezoned Ordinance No. 791 (Prj 24-2279-ORD/LCPA)	18	3/14/2025		22	6	1	Unaccommodated Need	1.47	GC	CPD	20	25	29	Non-Vacant	Equipment retail yard and one SFD

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Carpinteria	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 1: Adequate Sites to Accommodate Regional Housing Needs	Provide adequate sites to accommodate the City's entire 2023-2031 RHNA allocation of 901 units including rezoning land to accommodate a shortfall of 292 lower-income units.	2/15/2024	6th Cycle	Completed	Carpinteria is entirely within the Coastal Zone, requiring a Local Coastal Program Amendment (LCPA) for all zoning changes. On 3/14/2025, the Coastal Commission conditionally certified the City's LCPA to rezone sites for the 2023-2031 housing element. The LCPA included: + Ordinance No. 788 (creating the Residential Mixed Use - RMU zone district) + Ordinance No. 789 (implementing Objective Design Standards for specified housing projects) + Ordinance No. 790 and 791 (rezoning certain parcels to RMU) The RMU zone implements the development standards required under this Program, including a min/max density of 20/25 units per acre. The Coastal Commission certified Ordinance Nos. 790 and 791 as presented, and certified Ordinance Nos. 788 and 789 with minor changes, requiring that the Carpinteria City Council re-adopt these two Ordinances as amended. Therefore, Ordinance Nos. 790 and 791 took effect March 14, 2025, and Ordinance Nos. 788 and 798 took effect May 14, 2025 following City Council re-adoption. Together, these ordinances rezoned land to accommodate 345 lower-income units and 30 moderate-income units. This accommodates the City's lower-income RHNA shortfall plus a 15% "buffer."	Units	292	Ordinance No. 788: https://carpinteriaca.gov/wp-content/uploads/2025/07/Ord-788_Final_Clean.pdf Ordinance No. 789: https://carpinteriaca.gov/wp-content/uploads/2025/07/Ord-789_Final_Clean.pdf Ordinance No. 790: https://carpinteriaca.gov/wp-content/uploads/2025/07/Ord-790_RezoneSites.pdf Ordinance No. 791: https://carpinteriaca.gov/wp-content/uploads/2025/07/Ord-791_RezoneSites.pdf All Ordinances and staff reports are available on the City's Housing Element webpage: https://carpinteriaca.gov/city-hall/community-development/planning/housing-element-update/
Program 2: Accessory Dwelling Units	Facilitate the construction of 112 ADUs constructed during planning period.	2/15/2031	6th Cycle	In Progress	In 2025, 13 ADU/JADU applications were received, 14 ADU/JADUs were approved, 15 ADU/JADU building permits were issued, and 11 ADU/JADU Certificates of Occupancy were issued. This year, ADUs continued to make up the largest number of applications for new residential units produced. Progress continued on the City's ADU Local Coastal Program (LCP) Amendment, which will bring the City's LCP up-to-date with current State ADU law, but limited staff capacity and increased workloads resulted in some delays. The City is working with staff from HCD and the Coastal Commission to complete this LCP Amendment in 2026.	Units	15	The City's ADU program can be viewed online at: https://carpinteriaca.gov/city-hall/community-development/planning/accessory-dwelling-unit-program/

Program 3: Energy Conservation	Adopt Building Code updates in 2025, 2028, and 2031.	2/15/2031	6th Cycle	Continuous	City Staff in Planning and Building & Safety continue to review all development applications for conformance with local and State building standards for energy efficiency. In late 2025, the City began preparing for the new Building Code to take effect in 2026. Updates to City Building Code requirements are underway in response to the adoption of the 2025 CBC. The City's Building & Safety webpage features instructions on how to use SolarApp+, an online portal for receiving a permit for a residential solar energy system. The quantified objective for this program is the three building code adoptions in 2025, 2028, and 2031.	Other		Carpinteria Building & Safety: https://carpinteriaca.gov/city-hall/community-development/building-and-safety/
Program 4: Section 8 Rental Assistance	Preserve 177 Section 8 vouchers during the planning period.	2/15/2031	6th Cycle	Continuous	In 2025, 208 Section 8 Certificates were issued by the Housing Authority of Santa Barbara County and the City of Santa Barbara Housing Authority within the City of Carpinteria. This is an increase from the 196 households that received rental assistance through Section 8 vouchers in 2024. The reason(s) for the increase, however, are unknown at this time.	Households	208	Housing Authority of the County of Santa Barbara: https://www.hasbarco.org/
Program 5: Affordable Rental Housing Development Assistance	Facilitate construction of 418 lower income rental units, including 143 ELI units, during the planning period, commensurate with the City's RHNA allocation.	2/15/2031	6th Cycle	In Progress	The City issued building permits to 3 ADUs in 2025 that are rented at a rate affordable to Low-income households. The City is currently processing projects that, if approved, would result in 39 ownership units affordable to lower-income households. Two additional housing development project applications that have been submitted to the City but not yet been determined to be complete would include 38 total units for low, moderate, and "workforce" (121% of area median income) households. The Community Development Department and City Manager's Office continue to cultivate relationships with local affordable housing providers, including People's Self Help Housing. City staff participated in ongoing housing coordination with other jurisdictions and community partners, including attending and speaking at the Coastal Housing Conference. Throughout the year, two members of the City Council participated in the County of Santa Barbara's Elected Leaders Forums to Address Homelessness, which provides a space for cross-jurisdictional collaboration and information sharing on housing and homelessness topics. The Mayor and Community Development Director also attended a County-led workshop on utilizing government-owned land for affordable housing. On December 8, 2025, the City Council moved to form the Standing Affordable Housing Committee, comprised of two City Councilmembers appointed to work with City staff and local housing organizations. The purpose of the committee is to identify housing initiatives tailored to Carpinteria that would result in increased housing units, affordability, and accessibility. The committee will begin meeting in 2026.	Units	13	n/a
Program 6: Inclusionary Housing	Facilitate construction of at least 8 inclusionary workforce housing units during the planning period.	2/15/2031	6th Cycle	In Progress	Staff will continue to identify opportunities for additional inclusionary housing and work with developers who might build multi-family housing projects. Updates to the City's Inclusionary Housing regulations were initiated in May 2023 through Resolution Nos. 6234 and 6235, and the City Attorney's office actively tracks the inclusionary policies of similarly-sized and nearby jurisdictions to identify and strategize on potential strategies for Carpinteria's regulations. There were no projects entitled in 2025 large enough to fall under the City's Inclusionary Housing regulations (projects with 5 or more for-sale units); however, several projects that could add 50 or more inclusionary units are currently working their way through the entitlement process.	Units		Resolution No. 6234: https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1244&meta_id=80882 Resolution No. 6235: https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1244&meta_id=80884

Program 7: Density Bonus	Adopt density bonus regulations by April 2024.	4/30/2024	6th Cycle	In Progress	In 2025, the City received an application for a density bonus project that, as proposed, would construct 96 total townhouse units, with 10% sold to moderate-income households and 2 units sold to above-moderate ("workforce") income households to satisfy the City's inclusionary housing requirements. The application is in completeness review. Progress continued on the City's Density Bonus Local Coastal Program (LCP) Amendment, which will bring the City's LCP up-to-date with current State Density Bonus law, but limited staff capacity and increased workloads resulted in delays to completing this work effort. The City is working with staff from the Coastal Commission to complete this LCP Amendment in 2026. The quantified outcome for this program is to adopt an updated density bonus ordinance.	Other		Proposed Density Bonus ordinance, as presented to the Carpinteria Planning Commission: https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1455&meta_id=92636
Program 8: Facilitate Lot Consolidation or Subdivision	Approve 5 residential or mixed-use projects involving lot consolidations.	2/15/2031	6th Cycle	In Progress	City staff began work on a Local Coastal Program (LCP) Amendment to implement SB 9 (urban lot splits and 2-unit ministerial developments) in Carpinteria. The project has not yet reached the public hearing stage. The City is currently processing several applications that involve subdivisions, ranging from 191 units to 3 units. The quantified outcome for this program is to approve 5 residential or mixed-use projects involving lot consolidations.	Other	3	None
Program 9: Regulatory Concessions and Incentives for Affordable Housing	Facilitate construction of at least 418 lower income units during the planning period commensurate with the City's RHNA allocation.	2/15/2031	6th Cycle	In Progress	The City continues to work with developers to explore and promote opportunities to provide affordable housing. The City strongly encourages pre-applications for larger projects, allowing City staff and the applicant to work through regulatory incentives for affordable units. Through the new Residential Mixed Use ("RMU") zone district, effective as of May 2025, residential or mixed-use projects providing at least 20% of units affordable to lower-income households are considered a by-right use in the RMU zone district and are eligible for ministerial review. All projects in the RMU zone district are subject to the City's Objective Design Standards, further streamlining the design review component of project review/approval. Throughout 2025, City staff met with property owners and developers who expressed interest in developing sites that were rezoned to RMU, particularly in the downtown core.	Units	13	CMC 14.19, providing streamlining opportunities for housing: https://library.municode.com/ca/carpinteria/codes/code_of_ordinances?nodeId=TIT14ZO_CHAPTER14.19RMREMIUS CMC 14.51, Objective Design Standards: https://library.municode.com/ca/carpinteria/codes/code_of_ordinances?nodeId=TIT14ZO_CH14.51OBDEST
Program 10: Fee mitigation	Facilitate construction of at least 418 lower income units during the planning period commensurate with the City's RHNA allocation.	2/15/2031	6th Cycle	In Progress	The City continues to reduce Development Impact Fees (DIFs) by 50% for 100% affordable housing projects, as well as for ADUs, as required by State law. The City strongly encourages pre-applications for larger projects, allowing City staff and the applicant to work through regulatory incentives for affordable units. Payment of residential DIFs may be deferred until Certificates of Occupancy are issued, which can help with project financing. Additionally, the City began preliminary discussions to join the Statewide Community Infrastructure Program (SCIP), which would provide private developers with a financing option to help pay DIFs. This work would continue into 2026.	Units	13	Resolution No. 5238, establishing a 50% reduction of DIFs for 100% affordable projects: https://carpinteriaca.gov/wp-content/uploads/2026/03/Reso-5238_DIF-Discount.pdf
Program 11: Special Needs Housing	Adopt all special needs-housing zoning code amendments by April 2024.	4/30/2024	6th Cycle	In Progress	An LCP Amendment to address the various zoning requirements related to special needs and supportive housing was initiated by City Council 5/8/2023 by Resolution No. 6234. City staff have prepared an administrative draft LCP Amendment, and it is expected to be brought to the City's Planning Commission in 2026. The City has not yet received applications for housing types to be addressed by this Amendment. The quantified outcome for this program is the adoption of an Ordinance to address Emergency Shelters, Low Barrier Navigation Centers, Transitional and Supportive Housing, SRO Housing, reasonable accommodations, and residential care facilities.	Other		Resolution No. 6234: https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1244&meta_id=80882

Program 12: Conservation of Mobile Home Parks and Rent Stabilization	Preserve 861 mobile home units throughout the planning period.	2/15/2031	6th Cycle	Continuous	No mobile home parks were closed or converted to other uses in 2025. The Mobile Home Rent Stabilization Board met twice in 2025 to discuss issues facing mobile home park (MHP) residents. Issues reported by MHP residents included evictions, rent increases potentially violating the City's MHP rent stabilization ordinance, and park management harassment. The Board provided the City Council with a recommendation for a future Municipal Code update to the City's MHP Rent Stabilization Disclosure Ordinance, that would reflect new State law and provide residents with additional clarity on the City's rent stabilization requirements. Long Range Planning staff have worked with MHP residents on an individual basis to provide information and resources regarding MHP rent stabilization. Staff frequently refer residents to HCD's Mobilehome Assistance Center for matters governed by State Mobilehome Residency Law.	Units	861	Mobile Home Rent Stabilization Board Agenda and materials, 3/25/25: https://carpinteria.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1605 Mobile Home Rent Stabilization Board Agenda and materials, 10/22/25: https://carpinteria.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1735
Program 13: Condominium Conversion Ordinance	0 units converted unless rental vacancy rate exceeds 5%.	2/15/2031	6th Cycle	Continuous	During the 2025 calendar year, no residential rental units were converted to condominiums. The City's Condominium Conversion Ordinance prohibits conversion to condominiums unless the rental vacancy rate exceeds 5%, which did not occur in 2025.	Units		Carpinteria Municipal Code Ch. 14.74 - Ownership conversions affecting apartments; Conversion permits: https://library.municode.com/ca/carpinteria/codes/code_of_ordinances?nodeId=TIT14ZO_CH14.74OWCOAFAPCOPE
Program 14: Housing Code Compliance	Complete two surveys during the planning period and contact property owners and landlords with nonconforming conditions following each survey.	2/15/2031	6th Cycle	In Progress	The Community Development Department's Building and Code Compliance divisions promptly respond to complaints, conduct site inspections, and enforce the housing and building and safety codes through compliance orders and administrative citations. Implemented in late 2023, the City's online GoGov service request portal has been instrumental in receiving, routing, and tracking complaints and potential violations. In 2025, Code Compliance conducted a couple site visits where suspected or reported garage conversions were occurring. In such cases, the City reaches out to property owners to clarify scope of work and provide a path forward for a permitted ADU, if desired. The City cited two property owners in 2025 for operating short term rentals without a license, as required by CMC 14.47. Unlawful vacation rentals further reduce the already-limited amount of long-term rental housing available to the Carpinteria community. One of these properties, a seven-unit apartment complex, has since returned to long-term rental housing. The quantified outcome for this program is to Complete two housing code compliance surveys during the planning period.	Other		Carpinteria GoGov portal: https://carpinteriaca.gov/service-request/ CMC 14.47, Vacation Rental Overlay District: https://library.municode.com/ca/carpinteria/codes/code_of_ordinances?nodeId=TIT14ZO_CH14.47VAREOVDI
Program 15: Single-Family Housing Rehabilitation	Facilitate rehabilitation of 5 units occupied by extremely-low income owner households and 5 units occupied by very-low income households during the planning period.	2/15/2031	6th Cycle	In Progress	The City will continue to encourage eligible extremely-low and very-low income homeowners to contact the USDA Rural Housing Repair and Rehabilitation Program for loans to help modernize and improve their homes to remove health and safety hazards. The City also promoted the Earthquake Brace and Bolt grant program through California Residential Mitigation Program, which City residents became eligible for in 2025.	Units	1	The City's affordable Housing webpage links to the USDA Rural Housing Repair and Rehabilitation Program: https://carpinteriaca.gov/city-hall/community-development/affordable-housing-program/ City e-newsletters on 2/28/25 and 8/29/25 highlighted the Brace and Bolt grant program: https://mailchi.mp/997a036a45a2/thecurrent_cityofcarpinteria

Program 16: Multi-Family Housing Rehabilitation and Preservation	Facilitate rehabilitation of 5 extremely-low income units, 5 very-low income units, and 10 low income units during the planning period.	2/15/2031	6th Cycle	In Progress	The City will continue to seek grant funds to assist property owners with the rehabilitation of multifamily housing in need of repair. The City's CDBG Committee reviews annual applications for funding from the City's allocated portion of Santa Barbara County CDBG funds. City staff worked with property owners in 2025 to process applications for rental housing remodel and refurbishment projects. Notably, in 2025 the Architectural Review Board reviewed applications for site improvements at Shepard Place Apartments (169 units) and Cypress Apartments (7 units) to improve living conditions in aging rental housing stock. Additionally, in an effort to protect low-income renters in multifamily housing, the City requires a Tenant Relocation Payment in event of a no-fault just-cause eviction, the amount equal to two month's rent or $6,500, whichever is greater (Resolution No. 6290, adopted 2024). Throughout 2025, City staff worked with both landlords and tenants who reached out with inquiries about the Relocation Payments. Throughout 2025, the City's Building and Safety Division processed permits and conducted final inspections for balcony and deck repairs pursuant to State law (SB 721 and AB 326). Such projects help maintain the safety and quality of the City's aging multiunit housing.	Units	1	City housing & tenant protection info is available here: https://carpinteriaca.gov/city-hall/community-development/housing/
Program 17: Affirmatively Furthering Fair Housing	Increase Housing Affordability & Access to Opportunity and Mobility; address homelessness; enhance fair housing education.	2/15/2031	6th Cycle	Continuous	Several "Meaningful Actions" identified as part of Fair Housing Priority 1, Housing Affordability & Access to Opportunity and Mobility, are currently in progress, identified above. The City has several programs in place to support Fair Housing Priority 2, Homelessness. In June 2025, the City executed a two-year agreement with the nonprofit organization New Beginnings to continue the Safe Parking Program. Started in 2022 as a pilot program, this program provides managed overnight parking and case management for individuals experiencing vehicular homelessness. In January 2025, the Council raised the number of Safe Parking spots from 6 to 12. Since the program began in Carpinteria, 45 individuals in 27 vehicles have participated, and 24 have exited to housing. City Code Compliance also participates in the Santa Barbara Continuum of Care, a collection of service providers, public sector employees, and community members working together to address homelessness. Each week, the City helps host a free lunch program, where service providers help people in need connect with a wide range of services. The City's Code Compliance Supervisor attended the 2025 CACEO Conference to receive updates on laws related to homelessness and encampments. Additionally, the City's required Rental Relocation Assistance Payments (the greater of $6,500 or 2 months' rent) aims to prevent homelessness by providing evicted tenants an amount to help cover moving costs and security deposit. The City also continued to support Priority 3, Fair Housing Education, in 2025. As noted above, City staff supported two Mobile Home Park Rent Stabilization Board meetings, at which staff explained the City's mobile home park rent stabilization regulations, and tenant and park manager responsibilities. The City partners with the City of Santa Barbara's Rental Housing Mediation Program to provide tenants, landlords, and interested parties with information and mediation services related to housing and rental disputes. In	Other	42	Resolution No. 6404, executing a two-year Agreement with New Beginnings to continue the Safe Parking Program: https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1645&meta_id=105407 Agenda and materials of March 25, 2025 Mobile Home Park Rent Stabilization Board meeting: https://carpinteria.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1605 Agenda and materials of October 22, 2025 Mobile Home Park Rent Stabilization Board meeting: https://carpinteria.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1735
Program 18: Workforce Homebuyer Down Payment Loans	Facilitate at least 2 loans for the local workforce per year.	2/15/2031	6th Cycle	In Progress	The remainder of the City's Affordable Housing Trust Fund was used in 2024 to fund two households' down payment loans (totaling $158,875). Upon repayment of existing loans, staff will continue to work with the Housing Trust Fund of Santa Barbara County to find interested buyers looking to use the deferred repayment loans to buy homes in Carpinteria.	Households		Workforce Homebuyer Down Payment Loan Program: https://carpinteriaca.gov/city-hall/community-development/workforce-homebuyer-down-payment-loan-program/

Jurisdiction	Carpinteria	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Carpinteria	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Carpinteria	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Carpinteria	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	02/15/2023 - 02/15/2031

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Carpinteria	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Carpinteria	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	Carpinteria	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Carpinteria	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L
Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	Carpinteria	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 65,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
ADU-JADU Program Tasks & Budget: 1) Coordination: $10,000 2) Hearing-Adoption Process: $15,000 3) Coastal Commission: $12,000 4) Legal Review: $15,000 5) Management: $3,000 6)Outreach and Training: $10,000	$65,000.00	$65,000.00	Completed	None	COMPLETE AND CLOSED OUT. 1) Inter-agency, Tribal Consultation, and Special District Coordination: Initial comments received from all districts, the CCC and HCD. Tribal consultation completed, 100% complete. 2) Local Hearing-Adoption Process: 100% complete. 3) Coastal Commission Coordination, Hearing Attendance, Certification Process: Coastal Commission approved 12/15/2022, 100% complete. 4) Legal Review of the ADU Program: Ongoing, but 100% complete for this project. 5) Program Public Management and Grant Administration: 100% complete. 6) Post-adoption Public Outreach and Staff Training: 100% complete. Ordinance is in effect. The request for close-out was submitted to HCD on 6/5/2023 and this grant was fully reimbursed with a payment of $65,000 to the City of Carpinteria on 8/31/2023.

Exhibit 2

City Council Meeting Minutes, 2025

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, January 13, 2025
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Vice Mayor Solórzano called the meeting to order at 5:32 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
Councilmembers absent:	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
Stephon Downes, Management Analyst II
Shay Darrington, Engineering Technician
Licette Maldonado, Administrative Services Director
Nick Bobroff, Community Development Director
Erin Maker, Environmental Program Manager
Jeanette Gant, Parks, Recreation & Community Services Director

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. A Proclamation Designating January 2025 as "Human Trafficking Awareness Month." *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Councilmember Nomura, seconded by Councilmember Clark, to approve the Proclamation Designating January 2025 as "Human Trafficking Awareness Month." Upon voice vote, the motion carried unanimously with Mayor Alarcon absent.

Vice Mayor Solórzano and the City Council presented the proclamation to Tiffany Carty, Victim Witness Program Supervisor with the Santa Barbara County District Attorney's Office who provided remarks.

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Vice Mayor Solórzano temporarily adjourned the meeting at 5:40 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Vice Mayor Solórzano reconvened the meeting at 5:50 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

There was no public comment.

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department provided a law enforcement report for the month of December.

CITY MANAGER'S REPORT

a. City Employee Updates

   City Manager Ramirez reported on City recruitments.

b. Updates on Capital Improvement Projects

   None.

c. Updates on Development Applications

None

d. Other City/Community Updates

City Manager Ramirez reported on the following:

- City Council Retreat on Saturday, January 18th from 8 am to 5 pm at Girls Inc. of Carpinteria located at 5315 Foothill Road. This is a public meeting where the Council will develop the City's two-year (Fiscal Years 2025/26 and 2026/27) Strategic Plan.
- AgeWell news.
- Community Pool Facilities Needs Assessment Request for Proposals is set to close January 26th.
- Fire Safety and Preparedness information.

He also reported on following new information which was not included in the posted City Manager's Report:

- City used security guards who patrolled Linden Avenue and the City beach during New Year's Eve from 4:30 pm to 12:30 am and no incidents occurred; will continue to use security guards for the July 4th holiday.
- Street sweeper has been out of service due to maintenance issues, it will resume regular service starting tomorrow.
- Due to the public safety power shutoffs, Southern California Edison had a community resource center this morning beginning at 8 am through 10 pm – where they are answering questions, connecting people to resources, and providing supply bags. He also noted an interactive outage map at www.sce.com/outagemap.

Speakers in-person: Susan Allen

Speakers via Zoom: Andy Patrick (Vice Mayor Solórzano referred Mr. Patrick to make his comments under Public Comment on Matters not on the Agenda); Davis Mersereau

PLANNING COMMISSION ACTIONS: NONE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Alan Koch, George Ramsay, Stephen Marcussen, Leslie Gascoigne, Xy VanAntwerp, Julie Sigwart, Fred Shaw, and Patrick O'Connor

Speakers via Zoom: Andy Patrick, Eilleen Marcussen, and Davis Mersereau

Emails distributed: Davis Mersereau

City Manager Ramriez responded to some of the public comments.

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 2 through 9. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, and Vice Mayor Solórzano
NOES:	None
ABSENT:	Mayor Alarcon
ABSTAIN:	None

The motion carried.

2. Approve the minutes of the regular meeting held December 9, 2024.

3. Receive and file the Expenditures for the period beginning December 2, 2024 and ending December 27, 2024.

4. Receive and file the Report of Contracts Executed by the City Manager for the Period of November 5, 2024 through December 2, 2024.

5. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for November 2024.

6. Authorize the City Manager to execute the First Amendment to the Agreement with Big Green Cleaning Company for janitor services. *(Requires a roll call vote.)*

7. Approve and authorize the Mayor to execute the Library Agreement between the County of Santa Barbara and the City of Carpinteria.

8. Approve the submission of a Letter of Support from the City of Carpinteria to the Santa Barbara County Board of Supervisors for proposed amendments to Chapter 50 and Chapter 35, Article II of the County Code related to cannabis odor abatement.

9. Approve and adopt Resolution No. 6353, clarifying that the City's required deposit for pre-application review (REF No. S-01410) applies to all types of pre-application reviews, including but not limited to SB 330 pre-applications.

ADMINISTRATIVE MATTERS:

10. Approval of the December 2025 Holiday Schedule, Closure of City Hall from December 24, 2025 through January 2, 2026, and Adoption of Resolution No. 6351, Amending the City's Recognized Holidays.

    Recommendation: Approve the December 2025 holiday schedule, authorize the closure of City Hall from December 24, 2025 through January 2, 2026, and adopt Resolution No. 6351, amending the City's recognized holidays.

City Clerk Barrett presented the staff report and PowerPoint presentation.

There was no public comment.

Motion by Councilmember Nomura, seconded by Councilmember Clark, to approve the December 2025 holiday schedule, authorize the closure of City Hall from December 24, 2025 through January 2, 2026, and adopt Resolution No. 6351, amending the City's recognized holidays. Upon voice vote, the motion carried unanimously with Mayor Alarcon absent.

11. Authorize the City Manager to Purchase an Electric Tractor from Monarch Tractor.

    Recommendation: (1) Authorize the City Manager to purchase an electric tractor from Monarch Tractor in an amount not-to-exceed $114,750 and (2) Authorize the City Manager to execute the Off-Road Equipment Replacement Program Voucher Agreement with the Santa Barbara County Air Pollution Control District. *(Requires a roll call vote.)*

Management Analyst II Downes provided the staff report and PowerPoint presentation.

There was no public comment.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to (1) Authorize the City Manager to purchase an electric tractor from Monarch Tractor in an amount not-to-exceed $114,750 and (2) Authorize the City Manager to execute the Off-Road Equipment Replacement Program Voucher Agreement with the Santa Barbara County Air Pollution Control District. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, and Vice Mayor Solórzano
NOES:	None
ABSENT:	Mayor Alarcon
ABSTAIN:	None

The motion carried.

12. Authorize the Chaney Avenue Emergency Repair and approval of a budget appropriation for the emergency repair costs.

    Recommendation: (1) Authorize the Chaney Avenue Emergency Repair and (2) Approve a not-to-exceed budget appropriation of $358,000 to the Capital Improvement Projects Fund from the General Reserve – Special Projects Fund and the associated transfer for the emergency repair costs of the Chaney Avenue Emergency Repair. *(Requires a roll call vote.)*

Engineering Technician Darrington presented the staff report and PowerPoint presentation.

There was no public comment.

Motion by Councilmember Nomura, seconded by Councilmember Mayer, to (1) Authorize the Chaney Avenue Emergency Repair and (2) Approve a not-to-exceed budget appropriation of $358,000 to the Capital Improvement Projects Fund from the Measure X Fund and the associated transfer for the emergency repair costs of the Chaney Avenue Emergency Repair. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, and Vice Mayor Solórzano
NOES:	None
ABSENT:	Mayor Alarcon
ABSTAIN:	None

The motion carried.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

13. A Report on Department Priorities for Consideration in Development of the City's Strategic Plan for Fiscal Years 2025-26 and 2026-27, Including City Council Goals and Priorities.

    Recommendation: Receive and file the report.

City Manager Ramirez introduced the item and the following Department Heads presented their respective PowerPoint slides: Assistant City Manager Kintz - General Government Department, Administrative Services Director Maldonado - Administrative Services Department, Community Development Director Bobroff - Community Development Department, Environmental Program Manager Maker - Public Works Department, and Parks, Recreation & Community Services Director Gant - Parks, Recreation & Community Services Department.

Speakers in-person: Susan Allen

Motion by Councilmember Nomura, seconded by Councilmember Clark, to receive and file the report. Upon voice vote, the motion carried unanimously with Mayor Alarcon absent.

Vice Mayor Solórzano recessed to a break at 8:24 pm and reconvened the meeting at 8:32 pm.

14. Adoption of Resolution No. 6352, concerning the formation of the Standing Public Engagement Committee, and appointment of two Councilmembers to the Committee.

    Recommendation: Adopt Resolution No. 6352 approving the formation of the Standing Public Engagement Committee and appoint two Councilmembers to serve on the Committee to assist staff in developing program recommendations for City Council consideration.

Assistant City Manager Kintz provided the staff report and PowerPoint presentation.

Speakers in-person: Fred Shaw

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to adopt Resolution No. 6352, as read by title only, approving the formation of the Standing Public Engagement Committee to include Councilmembers Mónica Solórzano and Wade Nomura. Upon voice vote, the motion carried unanimously with Mayor Alarcon absent.

15. Safe Parking Program Update and Potential Expansion.

    Recommendation: Receive and file the Safe Parking Program report, and provide direction to staff on potentially adding six additional parking spaces, increasing the total available parking spaces for the Safe Parking Program from 6 to 12.

Assistant City Manager introduced Kristine Schwartz, Executive Director of New Beginnings who presented the PowerPoint presentation.

Speakers in-person: Susan Allen

Speakers via Zoom: Lisa Guravitz and Ted Rhodes

Motion by Councilmember Nomura, seconded by Councilmember Clark, to receive and file the Safe Parking Program report and encourage staff to seek the additional six potential parking spaces, increasing the total available parking spaces for the Safe Parking Program from six to twelve. Upon voice vote, the motion carried unanimously with Mayor Alarcon absent.

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Alarcon reported on the following:

- BEACON met on December 19th and the Board bid farewell to Das Williams and Kyle Richards, one item for discussion coming up at next meeting is BEACON's proposed increase in membership dues.
- Sustainability Committee met on January 9th, included updates on the status of the building electrification ordinance, the City's fleet and equipment electrification plan, franchise agreements and fees, and potential partnership with the Santa Barbara County Trails Council.
- Ad Hoc Harbor Seal Committee had its final meeting on December 19th and its recommendations will be presented at the next City Council meeting.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers present are expected to be in attendance at the January 27, 2025 regular meeting.

ADJOURNMENT

Vice Mayor Solórzano adjourned the meeting at 9:29 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Meeting
Saturday, January 18, 2025
Girls Inc. of Carpinteria (5315 Foothill Road, Carpinteria, CA 93013)

In-Person

CALL TO ORDER

Mayor Alarcon called the meeting to order at 8:02 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Ryan Kintz, Assistant City Manager	
	John L. Ilasin, Public Works Director	
	Brian C. Barrett, City Clerk	

PUBLIC COMMENT WILL ONLY BE HEARD CONCERNING THE AGENDIZED ITEM BELOW

Emails distributed: Amrita Salm and Rosalyn Kohute

CITY COUNCIL RETREAT

City Council Norms, Values, and Principles of Governance; Development of a City Strategic Plan for Fiscal Years 2025-26 and 2026-27, including Review of Existing Goals for Fiscal Year 2024-25, Review of Data Collected Through Community Survey and Workshops, and Drafting of Fiscal Year 2025-26 and 2026-27 Goals, and Discussion of potential amendments to the existing City Vision and Mission, and creation of City Values.

Recommendation: Receive presentation and provide direction to staff as appropriate.

a. Welcome, Introductions & Background

City Manager Ramirez introduced Consultant Christine Martin with Tripepi Smith who provided the presentation.

b. Norms, Values & Principles of Governance

Speakers in-person: M. Sell, Patrick O'Connor, Jane Benefield, Amy Orozco, and Roz Kohute

The Council defined its Norms, Values & Principles of Governance as shown below. Council direction to Consultant is shown in italics inside parentheses.

NORMS:

Foster Balanced, Constructive and Solution-Oriented Discussions

- Ensure all viewpoints are heard and considered, creating a balanced discussion that reflects the collective interest.
- Maintain constructive dialogue and manage displays of frustration or dissatisfaction.
- Stay solution-focused.
- Come prepared to City Council meetings having completed research, pre-work, etc.

Practice Leadership

- Mayor is primarily responsible for keeping discussions productive, but any Councilmember may intervene to remind the group to remain constructive and focused.

Provide Direct Communication

- Communicate with clear, respectful directness.
  - *(Directness is kindness. Removes gray area.)*
- Explain reasoning behind decisions being made.

Maintain Professionalism

- Stick to policy, not personalities.
- Practice active listening, solution-oriented dialogue, and adherence to shared goals.

Cultivate Kindness and Respect

- Recognize kindness and politeness are important in fostering a collaborative work environment.

Prioritize Communication with the Community

- Actively engage with the community through transparent, consistent, and frequent communication.
- Being engaged in-person in the community.
- Keeping the community accountable to maintaining professional.

VALUES:

1. **Clear Communication**
2. **Fairness and Equity**
3. **Accessibility**
4. **Proactive Community Engagement**
5. **Accountability**
6. **Collaboration**
7. **Responsiveness**
8. **Forward-Thinking**
9. **Respect and Open-Mindedness**

PRINCIPLES OF GOVERNANCE:

Council Responsibility

- Partner with City staff as subject matter experts who provide valuable, good-faith information.
  - *(Question staff to ensure questions are answered.)*
  - *(Concerned with "trust City".)*
- Communicate the City's objectives and goals clearly to constituents and ensure community input reaches staff.
- Ensure decisions are made with all necessary facts; defer items if more information is needed.
- Be mindful of City resources and ensure decisions align with long-term plans and goals.
- Research, ask questions/explore other options and stay engaged through regular meetings with the City Manager.
  - *(Make "ask questions" stronger.)*
- Recognize and appreciate staff and community contributions.
- Make decisions based on what is best for the entire City while considering district-specific concerns to ensure inclusivity.

Staff Responsibility:

- Understand that Councilmembers may not have expertise on all issues and exercise patience while providing necessary context.
- Research and present unbiased information in alignment with the strategic plan/general plan, aligning recommendations with the City's budget, long-term goals and priorities.
- Provide clear, actionable options for Council decisions.
- Maintain professionalism and respect.
- Be available and follow up with questions.
- Be open-minded to considering Council ideas.
- Provide information to Council in a timely manner.

Council-Advisory Body Relations

- Advisory bodies should focus on providing clear, realistic recommendations that align with Council goals, the City budget, and long-term plans.
- Advisory bodies should provide Council with regular updates.
- Advisory bodies must operate respectfully, leave personal tastes aside, and focus on actionable recommendations.
- Advisory bodies should provide rationale behind their recommendations.

Community-Wide Governance

- Make decisions based on what is best for the entire City while considering district-specific concerns to ensure inclusivity.
- Maintain transparency and articulate the rationale behind decisions.
- Engage the community by actively seeking input and ensuring all voices are heard, not just the loudest voice.
    - *(Change the term "vocal minorities".)*
- Use data, financial information, and historical context to inform decisions and policies.
- Promote collaboration, clarity, and respect across all community interactions, emphasizing the long-term vision for the City.
- Have a robust understanding and practical understanding of the City's services, programs and resources.
- Receive regular updates from local agency partners.

c. Break

Mayor Alarcon recessed to a break at 9:35 am and reconvened the meeting at 9:55 am with all Councilmembers present.

d. Strategic Plan – Background, Existing FY 24-25 Goals, Public Input, FY 25-27 City Council Goals

Speakers in-person: David Allen, M. Sell, Luci Rogers, Gail Marshall, George Lehtinen, Alan Koch, and Jane Benefield

The Council defined its Fiscal Year 25/26 & 26/27 Goals as shown below. Council direction to Consultant is shown in italics inside parentheses.

FISCAL YEAR 25/26 & 26/27 GOALS FOR CONSIDERATION:

Goal 1 – Enhance Public Outreach, Education and Transparency

Priorities:

1. Improve outreach and communications with the Spanish-speaking community.

   a. Improve relations with organizations that are strongly connected to the Latino community.
   b. Continue investments in Spanish language resources.
2. Strengthen communication and engagement tools.
   a. Assess current communication tools and methodologies.
   b. Track and report on engagement efforts.
   c. Create capacity to take on outreach and engagement goals.
   d. Enhance emergency preparedness communication.
3. Increase transparency and public understanding.
   a. Speak to the community on budget, economics, and tradeoffs.
   b. Improve education and transparency related to development projects.
4. Support Council in outreach efforts to the community.
   a. Provide community events in different/all districts.
5. Strengthen community institution collaboration.
   a. Partnership with non-profits.
   b. School district.
   c. Special districts.
   d. Receive reports from community event grant receivers.

Goal 2 – Maintain a Small Beachside Town

Priorities:

1. Strengthen regional collaboration.
   a. Address County development visions impacting the City's sphere of influence.
2. Advance and sustain comprehensive long-range planning initiatives.
   a. Continue progress toward the adoption of a General Plan Update.
   b. Continue progress toward the completion of a Downtown Design Overlay.
   c. Complete the implementation of zoning to implement an adopted Housing Element.
3. Preserve neighborhood character and community livability, and address housing affordability.
   a. Prioritize affordable housing.
   b. Address vacant housing.
   c. Implement an anti-displacement legislation package to preserve and improve rental housing inventory, housing inventory, and neighborhood quality of life.
   d. Prioritize environmental sustainability and preservation in the context of small-town character and the City's niche tourism activity (Asset-Based Economic Development).
4. Provide essential support services.
   a. Consider including emergency services, street sweeping, trash services (beyond ongoing operations).
   b. Senior services.

c. Youth engagement.
5. Support local businesses.

Goal 3 – Enhance Quality of Life for Residents

Priorities:
1. Maintain and improve public infrastructure.
    a. Pool.
    b. Improve public restrooms.
2. Expand recreational and community opportunities.
    a. "Support" additional community events, rather than "provide."
    b. Youth opportunities (Youth in Government Day).
    c. Community needs assessment.
    d. Support outside recreational and community opportunities.
3. Enhance accessibility and mobility.
    a. Assess and enhance public transportation opportunities (bike and walking paths, shuttle, non-vehicular beach access).
        i. Explore feasibility of public transportation/shuttle.
4. Improve community standards and enforcement.
    a. Education first, THEN explore reinstating code enforcement.
        i. Enforcement after a certain amount of infractions.
        ii. Add strategic goal about prioritizing communication regarding code enforcement.
    b. Receive priority lists/reports regularly on infractions to discuss solutions.
        i. Have a more robust conversation following the (already-happening) quarterly reports.
    c. Explore new code compliance officer position.
5. Invest in City staff and organizational excellence.
    a. Invest in staff learning through conferences and other learning tools.
    b. Build a high-performance culture that both yields efficient results and increases staff retention.
    c. Sustain City Council's strong reputation for making Carpinteria a stable place to work and build community.
    d. Add software tools to increase staff capability and productivity.
    e. Improve customer service.

Goal 4 – Maintain the Fiscal Sustainability of the City

Priorities:
1. Transient Occupancy Tax, Measures, Taxes.
2. Options for public safety.
3. Revenue streams.
4. Business license tax.
5. Economic opportunity (moved from goal 2).

e. Lunch

Mayor Alarcon recessed the meeting to lunch at 12:20 pm and reconvened the meeting at 1:04 pm with all Councilmembers present.

f. Vision, Mission and Values

Speakers in-person: Susan Mailheau (Ms. Mailheau left meeting before public comment and City Clerk Barrett read aloud her statement), Patrick O'Connor, Amy Orozco, M. Sell, Fred Shaw, and Luci Rogers

The Council defined its Vision, Mission, and Values as shown below. Council direction to Consultant is shown in italics inside parentheses.

VISION:

Our community envisions a future that balances the needs of our residents, business owners and visitors while embracing the unique geography that frames our lives, from the rugged mountains to the pristine beaches. We are committed to preserving our natural resources open spaces, and public amenities, ensuring they remain accessible, safe, and protected for future generations. Rooted in strong community pride, an active lifestyle, and a shared spirit of volunteerism, we strive to maintain the charm and spirit that make our small beachside town truly special.

(Consultant to Follow-Up on the Following:

- *Include "rural" somehow, considering history and economic investment in agriculture.*
- *Provide options for replacing "pristine" beaches.*
- *Re-word first sentence*
    - *Add back in "family-oriented"*
    - *Include easy-going and diverse)*

MISSION:

Our mission is to preserve the essential character of our small beach town by fostering fiscal sustainability, protecting our multi-generational residential neighborhoods and safeguarding the unique natural and visual resources that define us. We aim to enhance cultural and recreational opportunities, support a thriving local economy, and create spaces and events that bring our community together. By honoring our past and embracing our future, we ensure our City remains a welcoming home for all.

VALUES TO PRESERVE OUR SMALL TOWN:

1. **Equity and Belonging** – We are committed to fairness and inclusivity. We nurture a sense of connection, ensuring everyone feels welcome and at home.
2. **Community Interest** – Every decision is guided by the best interest of our residents and the long-term well-being of our town.
3. **Cultural Diversity** – We celebrate and embrace the diverse backgrounds and traditions that enrich our town.
4. **Sustainability** – We actively protect our natural resources, prioritize eco-friendly practices, and plan for a resilient future.
5. **Partnerships** – *(consolidate with Family-Friendly Events, Arts and Culture, and Community of Doers – We create opportunities that bring families together and foster a strong sense of belonging.)*
    - *(Combine with Partnerships) Community of Doers – We embody a spirit of action, working together to make our vision a reality.*
    - *(Combine with Partnerships) Arts and Culture – We value and promote creativity, expression, and opportunities for cultural enrichment.*
6. **Safety**

(Consultant to Follow-Up on the Following:
- *Differentiate between operational values and the others.*
- *Review committee description of sustainability and update accordingly.*
- *Provide description for safety value.*
- *Consolidate partnerships value.)*

g. Wrap Up & Next Steps

Consultant Christine Martin with Tripepi Smith and City Manager Ramirez provided the next steps in completing the Strategic Plan.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 2:25 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, January 27, 2025
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:32 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Nick Bobroff, Community Development Director
Jeanette Gant, Parks, Recreation & Community Services Director
David Hernandez, Code Compliance Supervisor
John L. Ilasin, Public Works Director

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS:

Legal Counsel Acos noted that staff recommended modifying the agenda to postpone Agenda Item Nos. 10, 13, 14, 15, and 16 to a special Council meeting on February 3rd

due to City Hall currently (and all day long) not having internet and thus the City is unable to provide Zoom participation on the postponed items which staff anticipates will have much public comment.

There was no public comment on the agenda modifications.

Motion by Councilmember Solórzano, seconded by Councilmember Clark, to approve the agenda modifications to postpone Item Nos. 10, 13, 14, 15, and 16.

Mayor Alarcon asked if the motion included the scheduling of the special City Council meeting on Monday, February 3, 2025.

Councilmember Solórzano modified the motion to approve the agenda modifications to postpone Item Nos. 10, 13, 14, 15, and 16 to a special City Council meeting on Monday, February 3, 2025 at 5:30 pm. Councilmember Clark seconded the modified motion.

Upon voice vote, the modified motion carried unanimously.

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. A Proclamation Declaring February 2025 as "211 Community Day Celebration Month" in the City of Carpinteria and Honoring CommUnify for Its Much-Appreciated Contributions to the Carpinteria Community. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

Speakers in-person: Patricia Keelean, CEO for CommUnify

Motion by Councilmember Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Declaring February 2025 as "211 Community Day Celebration Month" in the City of Carpinteria and Honoring CommUnify for its Much-Appreciated Contributions to the Carpinteria Community. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the proclamation to Patricia Keelean, CEO for CommUnify and Kemba Lawrence, Director of Community Services for CommUnify.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

First District Supervisor Roy Lee provided the following updates:

- Board of Supervisors directed staff to return in late February or early March to amend the cannabis ordinance to mandate carbon scrubbers for odor control.
- Dark Skies Ordinance in February.

First District Supervisor Lee noted he was on the following boards: Adult & Aging Network, BEACON, CommUnify, Library, and LAFCO.

There was no public comment.

CITY MANAGER'S REPORT

a. City Employee Updates

City Manager Ramirez reported on City recruitments.

b. Updates on Capital Improvement Projects

City Manager Ramirez reported on the status of the 2022 Pavement Rehabilitation Project and the Via Real Stormwater Project.

c. Updates on Development Applications

Community Development Director Bobroff noted:

- Community Development Department released a Request for Proposals to assist staff in the preparation of an Environmental Impact Report for the Surfliner Inn Project.
- City's response to AB 413 – "Daylighting" Law

d. Other City/Community Updates

City Manager Ramirez reported on the following:

- City's Strategic Planning Retreat held on January 18, 2025 and next steps.
- Submission of a Letter of Support from the City Council to the Santa Barbara County Board of Supervisors for proposed amendments to the County Code as it relates to cannabis odor control.
- Update on the Diversity, Equity, and Inclusion Efforts.

Parks, Recreation & Community Services Director Gant noted:

- Upcoming AgeWell Lecture Series: Estate Planning.
- Saturday AgeWell Excursion to the Carpinteria Historical Museum.
- Santa Barbara City College Continuing Education Returns with Nutrition for Longevity.
- Preparations for the summer recruitment of Aquatics staff.

Speakers in-person: Rogelio Delgado and Susan Allen

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Michael Baker, Stephen Marcussen, Rogelio Delgado, and Susan Allen

Emails distributed: Davis Mersereau and Anonymous

In response to Mr. Delgado's comments, Mayor Alarcon asked staff to speak about sanctuary cities. Legal Counsel Acos responded that staff could bring back a presentation on sanctuary cities at a future Council meeting which the Council was in agreement to direct staff to do.

CONSENT CALENDAR:

Councilmember Solórzano requested Consent Calendar Item No. 7 be pulled for presentation at a future Council meeting.

7. Authorize the City Manager to execute the Agreement for Joint Use of Carpinteria Unified School District Athletic Facilities and find that execution of the Agreement for Joint Use of Carpinteria Unified School District Athletic Facilities is exempt from CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the CEQA Guidelines.

There was no public comment on the pulling of Consent Calendar Item No. 7.

Motion by Councilmember Solórzano, seconded by Councilmember Clark, to remove Item No. 7 from the Consent Calendar and bring it back at a later Council meeting for staff presentation. Upon voice vote, the motion carried unanimously.

There was no public comment on the approval of the remaining Consent Calendar items.

Motion by Councilmember Nomura, seconded by Councilmember Solórzano, to approve the Consent Calendar Item Nos. 2 through 6 and 8 through 9. Upon voice vote, the motion carried unanimously.

2. Approve the minutes of the regular meeting held January 13, 2025.

3. Receive and file the Expenditures for the period beginning December 30, 2024 and ending January 10, 2025.

4. Receive and file the Report of Contracts Executed by the City Manager for the Period of December 3, 2024 through January 6, 2025.

5. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for December 2024.

6. Receive and file the Quarterly Review of the Pension Stabilization Trust.

8. Approve the Agreement for Joint Use of the Carpinteria Community Pool and Beach and Provision of Related Services between the City of Carpinteria and the Carpinteria Unified School District and find that approval of the Agreement for Joint Use of the Carpinteria Community Pool and Beach and Provision of Related Services between the City of Carpinteria and the Carpinteria Unified School District is exempt from CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the CEQA Guidelines.

9. Authorize the City Manager to approve the First Amendment to Agreement No. 2022-048 with New Beginnings for the Safe Parking Program, adding $1,500 to the contract for a new total not-to-exceed amount of $95,500 to cover expenses related to expanding the program from 6 to 12 parking spaces and approve and adopt Resolution No. 6365 expanding the Safe Parking Program from 6 to 12 parking spaces. *(This motion requires a roll call vote.)*

ADMINISTRATIVE MATTERS:

10. Consideration of Making Appointments to the Planning Commission, Architectural Review Board, Mobile Home Rent Stabilization Board, Carpinteria Open Space Management Advisory Board, Tree Advisory Board, Downtown "T" Business Advisory Board, Integrated Pest Management Committee, Environmental Review Committee, Community Development Block Grant Committee, and Appoint Representatives to the Santa Barbara Mosquito and Vector Management District, Community Media Access Center and County Library Advisory Committee.

    Recommendation: Adopt Resolution Nos. 6355 through 6364, approving public member appointments to certain City Council Advisory Groups and appoint Carpinteria public member representatives to the Santa Barbara Mosquito and Vector Management District, Community Media Access Center, and the County Library Advisory Committee, respectively, as discussed.

The Council postponed this item to a special City Council meeting on February 3, 2025.

11. Code Compliance Quarterly Report Q4, 2024.

    Recommendation: Receive and file the Q4 Code Compliance Quarterly Report.

Code Compliance Supervisor Hernandez presented the staff report and PowerPoint presentation.

Speakers in-person: Stephen Marcussen, Susan Allen, Eileen Marcussen, Marilyn Jenkins, and Rogelio Delgado

Emails distributed: Eileen and Stephen Marcussen

Motion by Councilmember Solórzano, seconded by Councilmember Nomura, to receive and file the Q4 Code Compliance Quarterly Report.

Councilmember Nomura requested the motion be amended to include directing staff to research and provide data for a third Code Compliance Officer position.

Councilmember Solórzano amended the motion to receive and file the Q4 Code Compliance Quarterly Report and direct staff to research and provide data for a third Code Compliance Officer position. Councilmember Nomura seconded the amended motion.

Upon voice vote, the amended motion carried.

12. Closeout of Former Venoco Oil Pipeline #0470 Abandonment Project.

    Recommendation: (1) Authorize the Mayor to sign the Closeout Agreement and Release of Claims with Beacon West Energy Group, LLC/Pacific Petroleum California, Inc. for the Former Venoco Oil Pipeline #0470 Abandonment Project and (2) Authorize the City Manager to release the construction contract bonds after one year of acceptance of the work by the City in accordance with the warranty required by the construction contract. *(This motion requires a roll call vote.)*

Public Works Director Ilasin provided the staff report.

Speakers in-person: Susan Allen

Motion by Councilmember Solórzano, seconded by Councilmember Nomura, to (1) Authorize the Mayor to sign the Closeout Agreement and Release of Claims with Beacon West Energy Group, LLC/Pacific Petroleum California, Inc. for the Former Venoco Oil Pipeline #0470 Abandonment Project and (2) Authorize the City Manager to release the construction contract bonds after one year of acceptance of the work by the City in accordance with the warranty required by the construction contract.

The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

13. Annual Comprehensive Financial Report (ACFR) for the Fiscal Year (FY) Ended June 30, 2024.

    Recommendation: Receive and file the ACFR for the fiscal year ended June 30, 2024.

The Council postponed this item to a special City Council meeting on February 3, 2025.

14. Ad Hoc Harbor Seal Advisory Committee Recommendations.

    Recommendation: Receive and file this report.

The Council postponed this item to a special City Council meeting on February 3, 2025.

15. Discussion and Potential Action to Adopt Resolution No. 6354, Granting Consent to the County of Santa Barbara to Establish the Santa Barbara County Wine Improvement District and Include the City of Carpinteria in the Established Wine Improvement District.

    Recommendation: Adopt Resolution No. 6354, granting consent to the County of Santa Barbara to establish the Santa Barbara County Wine Improvement District and include the City of Carpinteria in the established Wine Improvement District.

The Council postponed this item to a special City Council meeting on February 3, 2025.

16. Receive an update on the City's Live Entertainment Licensing program and provide direction to staff.

    Recommendation: Receive and file an update on the status of the City's Live Entertainment Licensing program.

The Council postponed this item to a special City Council meeting on February 3, 2025.

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported that the Santa Barbara Metropolitan Transit District Board met on January 21st and provided a project update on Terminal 2 in Goleta, elected board officers for next year, went over the social media management policy, discussed FY 25/26 work plan, and she announced that the Santa Barbara Metropolitan Transit District would host a town hall meeting in the Community Meeting Room at the Library to discuss proposed fare increases on Wednesday, February 5th at 6 pm.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the special City Council meeting on February 3, 2025.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 7:25 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Meeting
Monday, February 3, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:34 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Ryan Kintz, Assistant City Manager	
	Brian C. Barrett, City Clerk	
	Licette Maldonado, Administrative Services Director	
	Jeanette Gant, Parks, Recreation & Community Services Director	
	Nick Bobroff, Community Development Director	
	David Hernandez, Code Compliance Supervisor	

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

PUBLIC COMMENT WILL ONLY BE HEARD CONCERNING THE AGENDIZED ITEMS BELOW

ADMINISTRATIVE MATTERS:

1. Discussion and Potential Action to Adopt Resolution No. 6354, Granting Consent to the County of Santa Barbara to Establish the Santa Barbara County Wine

Improvement District and Include the City of Carpinteria in the established Wine Improvement District.

Recommendation: Adopt Resolution No. 6354, granting consent to the County of Santa Barbara to establish the Santa Barbara County Wine Improvement District and include the City of Carpinteria in the established Wine Improvement District.

Assistant City Manager Kintz introduced Alison Laslett, CEO of Santa Barbara Vintners Association who presented the staff report.

There were no verbal public comments.

Emails distributed: Jill Siple representing Rincon Mountain Winery & Smoke Mountain Brewery

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution No. 6354, as read by title only. Upon voice vote, the motion carried unanimously.

2. Consideration of Making Appointments to the Planning Commission, Architectural Review Board, Mobile Home Rent Stabilization Board, Carpinteria Open Space Management Advisory Board, Tree Advisory Board, Downtown "T" Business Advisory Board, Integrated Pest Management Committee, Environmental Review Committee, Community Development Block Grant Committee, and Appoint Representatives to the Santa Barbara Mosquito and Vector Management District, Community Media Access Center and County Library Advisory Committee.

   Recommendation: Adopt Resolution Nos. 6355 through 6364, approving public member appointments to certain City Council Advisory Groups and appoint Carpinteria public member representatives to the Santa Barbara Mosquito and Vector Management District, Community Media Access Center, and the County Library Advisory Committee, respectively, as discussed.

City Clerk Barrett provided the staff report and PowerPoint presentation.

Library Advisory Commission Appointments:

Speakers in-person: Glynn Birdwell, Danielle Manriquez-Osborn, Aja Forner, James Smart, Fred Shaw, and Katrina Barraza

Emails distributed: Hazel Dugre

Due to there being more applicants than positions available on the Library Advisory Commission, the Council ranked the applicants and City Clerk Barrett announced the top

five applicants were Glynn Birdwell, Danielle Manriquez-Osborn, Aja Forner, Fred Shaw, and Katrina Barraza.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to appoint Glynn Birdwell, Danielle Manriquez-Osborn, Aja Forner, Fred Shaw, and Katrina Barraza to the Library Advisory Commission. Upon voice vote, the motion carried unanimously.

Mayor Alarcon noted the Council would next consider appointment of the Youth Position on the Library Advisory Commission.

Speakers in-person: Klayton Bryan

Due to there being more applicants than Youth Positions on the Library Advisory Commission, the Council ranked the applicants and City Clerk Barrett announced the top applicant was Hazel Dugre.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to appoint Hazel Dugre as the Youth Position on the Library Advisory Commission.

Planning Commission Appointments:

Speakers in-person: Katherine Salant, Jane Benefield, John Moyer, Alexandra VanAntwerp, David Allen, and Patrick O'Connor

Due to there being more applicants than positions available on the Planning Commission, the Council ranked the applicants and City Clerk Barrett announced the top five applicants were Jane Benefield, Glenn LaFevers, Alexandra VanAntwerp, David Allen, and John Moyer.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to appoint Jane Benefield, Glenn LaFevers, Alexandra VanAntwerp, David Allen, and John Moyer to the Planning Commission. Upon voice vote, the motion carried unanimously.

Carpinteria Open Space Management Advisory Board Appointments:

Speakers in-person: Jonathan Lewis, David Allen, Kimberly Cory, Evan Hobson, and Scout Vernon

Speakers via Zoom: Patrick Crooks and Michael Wilding

Due to there being more applicants than positions available on the Carpinteria Open Space Management Advisory Board, the Council ranked the applicants and City Clerk Barrett announced the top seven applicants were Patrick Crooks, Jonathan Lewis, Evan Hobson, David Allen, Ted Rhodes, James McElvain, and Scout Vernon.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to appoint Patrick Crooks, Jonathan Lewis, Evan Hobson, David Allen, Ted Rhodes, James McElvain, and Scout Vernon to the Carpinteria Open Space Management Advisory Board. Upon voice vote the motion carried unanimously.

Mobile Home Park Rent Stabilization Board Appointments:

Speakers in-person: Kathleen Mattes and Danel Trevor

Since the number of applicants matched the number of available positions on the Mobile Home Park Rent Stabilization Board, the Council did not rank applicants and proceeded to vote on the appointments.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to appoint Kathleen Mattes, Danel Trevor, Bob Franco, Bart Dickens, and Kathy Quigley to the Mobile Home Park Rent Stabilization Board. Upon voice vote, the motion carried unanimously.

Architectural Review Board Appointments:

Speakers in-person: Richard Johnson and Patrick O'Connor

Speakers via Zoom: Amy Blakemore and Lisa Woolf

Due to there being more applicants than positions available on the Architectural Review Board, the Council ranked the applicants and City Clerk Barrett announced the top five applicants were Patrick O'Connor, Amy Blakemore, Richard Johnson, Richard Little, and Lisa Woolf.

Motion by Councilmember Nomura, seconded by Councilmember Clark, to appoint Patrick O'Connor, Amy Blakemore, Richard Johnson, Richard Little, and Lisa Woolf to the Architectural Review Board. Upon voice vote, the motion carried unanimously.

Tree Advisory Board Appointments:

Speakers in-person: Susan Mailheau, Dale Olivas, and Susan Everett

Speakers via Zoom: Patrick Crooks

Due to there being more applicants than positions available on the Tree Advisory Board, the Council ranked the applicants and City Clerk Barrett announced the top five applicants were Patrick Crooks, Diane Ledbetter, Susan Everett, Dale Olivas, and Susan Mailheau.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to appoint Patrick Crooks, Diane Ledbetter, Susan Everett, Dale Olivas, and Susan Mailheau to the Tree Advisory Board. Upon voice vote, the motion carried unanimously.

Downtown "T" Business Advisory Board Appointments:

Speakers in-person: Kristina Calkins, André Jackson, and Michelle Carlen

Speakers via Zoom: Lorraine McIntire

Since the number of applicants was less than the number of available Assessment-Paying Member positions on the Downtown "T" Business Advisory Board, the Council did not rank applicants and proceeded to vote on the appointments.

Motion by Vice Mayor Solórzano, seconded by Councilmember Clark, to appoint Mary Beth Radley, Kristina Calkins, and André Jackson as Assessment-Paying Members on the Downtown "T" Business Advisory Board. Upon voice vote, the motion carried unanimously.

Due to there being more applicants than At-Large Member positions on the Downtown "T" Business Advisory Board, the Council ranked the applicants and City Clerk Barrett announced the top three applicants were Lorraine McIntire, Michelle Carlen, and Kathy Quigley.

Motion by Councilmember Mayer, seconded by Vice Mayor Solórzano, to appoint Lorraine McIntire, Michelle Carlen, and Kathy Quigley as At-Large Members on the Downtown "T" Business Advisory Board. Upon voice vote, the motion carried unanimously.

Integrated Pest Management Committee Appointments:

Speakers via Zoom: Patrick Crooks

Since the number of applicants was at or less than the number of available positions on the Integrated Pest Management Committee, the Council did not rank applicants and proceeded to vote on the appointments.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to appoint Patrick Crooks as the Carpinteria Open Space Management Advisory Board Representative on the Integrated Pest Management Committee and Will Carleton as the public member on the Integrated Pest Management Committee. Upon voice vote, the motion carried unanimously.

Environmental Review Committee Appointments:

There was no public comment.

Due to there being more applicants than available positions on the Environmental Review Committee, the Council ranked the applicants and City Clerk Barrett announced the top applicant was Jenny Slaughter.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to appoint Jenny Slaughter as the public member on the Environmental Review Committee. Upon voice vote, the motion carried unanimously.

Community Development Block Grant Committee Appointments:

There was no public comment.

Since the number of applicants was at or less than the number of available positions on the Community Development Block Grant Committee, the Council did not rank applicants and proceeded to vote on the appointments.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to appoint Glenn LaFevers as the Planning Commission Representative on the Community Development Block Grant Committee and Jessica Petrillo as the public member on the Community Development Block Grant Committee. Upon voice vote, the motion carried unanimously.

Appointed Representatives to Area Boards & Committees:

Speakers in-person: Glynn Birdwell

City Clerk Barrett stated the City received no applications to serve on the Community Media Access Center (TV Santa Barbara) Board of Directors.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura to appoint Joe Franken as the City's Representative on the Santa Barbara Mosquito and Vector Management District Board of Directors and appoint Glynn Birdwell as the City's Representative on the County Library Advisory Committee. Upon voice vote, the motion carried unanimously.

Motion by Councilmember Nomura seconded by Councilmember Clark, to adopt Resolution Nos. 6355 through 6364, as ready by title only, approving public member appointments to certain City Council Advisory Groups and appoint Carpinteria public member positions to the Santa Barbara Mosquito and Vector Management District and County Library Advisory Committee. Upon voice vote, the motion carried unanimously.

Mayor Alarcon recessed to a break at 7:53 pm and reconvened the meeting at 8:02 pm.

OTHER BUSINESS:

3. Annual Comprehensive Financial Report (ACFR) for the Fiscal Year (FY) Ended June 30, 2024.

   Recommendation: Receive and file the ACFR for the fiscal year ended June 30, 2024.

Administrative Services Director Maldonado introduced Evelyn Morentin-Barcena with Rogers, Anderson, Malody & Scott, LLP who presented the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the Annual Comprehensive Financial Report. Upon voice vote, the motion carried unanimously.

4. Ad Hoc Harbor Seal Advisory Committee Recommendations.

   Recommendation: Receive and file this report.

Parks, Recreation & Community Services Director Gant provided the staff report and PowerPoint presentation.

Speakers in-person: Mike Wondolowski representing Carpinteria Valley Association, Susan Mailheau, Chris Elder representing Carpinteria Seal Watch, Patricia French, Susan Allen, Becki Norton, Roxanne Bacchilega, Kate Stewart, David Allen, Julie Tumamait-Stenslie (did not speak), Valerie Bentz, and Randy Moon,

Speakers via Zoom: Julie Tumamait-Stenslie, Denise Drachenberg, and Kim Akeman

Emails distributed: Santa Barbara County First District Supervisor Roy Lee, Susan Endow, Renee (no last name provided), Patty Schwartzkopf, Kathleen Stewart, Kathleen Curtis, Susan Mailheau, Randall Moon, Kim & Thom Akeman, Nancy Baron, KC Rodriguez, Michael McKeon, Mike Wondolowski, Roxanne Liles, Anonymous, Mara Weiss, Patricia French, Tom Beland, Sally Gundlach (Jones), Kim Wysocki, Rod Maknouni, Al Clark, Sue Wilson, and Greg Stewart

Motion by Councilmember Nomura, seconded by Vice Mayor Solórzano, to receive and file the final Ad Hoc Harbor Seal Advisory Committee Recommendations and direct staff to present an estimate for what the cost would be for a consultant to assist with the coastal permit along with a potential for a three-year closure of the beach. Upon voice vote, the motion carried unanimously.

Mayor Alarcon recessed to a break at 9:53 pm and reconvened the meeting at 10:00 pm.

5. Receive an update on the City's Live Entertainment Licensing program and provide direction to staff.

   Recommendation: Receive and file an update on the status of the City's Live Entertainment Licensing program.

Community Development Director Bobroff presented the staff report and PowerPoint presentation.

Speakers in-person: Marilyn Jenkins, André Jackson representing Cork Tree Cellars, Carrie Smith, Cheryl Wright representing Island Brewing Company, Paul Wright representing Island Brewing Company, Paula Lund, Stephen Marcussen, Eileen Marcussen, and Jan Harrington (did not speak)

Speakers via Zoom: Jan Harrington and Robert Schroll

Emails distributed: Anonymous and Stephen and Eileen Marcussen

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file an update on the status of the City's Live Entertainment Licensing Program. Upon voice vote, the motion carried unanimously.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 11:04 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, February 10, 2025
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:31 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager (present via Zoom)
Brian C. Barrett, City Clerk
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
John L. Ilasin, Public Works Director
Jeanette Gant, Parks, Recreation & Community Services Director
Stephon Downes, Management Analyst II
Tiffany Smith, Parks and Facilities Maintenance Supervisor
Licette Maldonado, Administrative Services Director
Nick Bobroff, Community Development Director

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. A Proclamation Proclaiming February 2025 as Black History Month in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Proclaiming February 2025 as Black History Month in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the proclamation to Dianne Travis-Teague on behalf of The Black History Celebration Committee.

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Mayor Alarcon temporarily adjourned the meeting at 5:37 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the meeting at 5:57 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department provided a law enforcement report for the month of January.

Speakers in-person: Rogelio Delgado

CITY MANAGER'S REPORT

a. City Employee Updates

   City Manager Ramirez reported on City recruitments.

b. Updates on Capital Improvement Projects

   City Manager Ramirez provided an update on the Carpinteria Avenue Bridge Replacement Project – Clearing and Grubbing.

c. Updates on Development Applications

Community Development Director Bobroff reported that the Architectural Review Board will hold a final review of the proposed renovations to the Palms Restaurant building on February 13th.

d. Other City/Community Updates

City Manager Ramirez reported on the upcoming AgeWell Chocolate Tasting Party.

Community Development Director Bobroff reported that the City's 2023-2031 Housing Element has been certified and found to be substantially compliant with state Housing Element law.

Assistant City Manager Kintz (present via Zoom) provided an update on the upcoming rain storm later this week which was not included in the written City Manager's Report.

There was no public comment.

PLANNING COMMISSION ACTIONS: NONE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Debbie Nomura representing The Alcazar Theater, Joe Franken representing Cycling Without Age, Betty Songer, Amrita Salm representing HopeNet of Carpinteria, Kristina Calkins representing the Lynda Fairly Carpinteria Arts Center, Rogelio Delgado, and Jay Hotchner representing Carpinteria Unified School District Employee Union

Emails distributed: Amie Rodriguez, Greg Stewart, Melissa Cunningham, Susan Mailheau, Kristina Calkins, and Betty Songer

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 2 through 3. Upon voice vote, the motion carried unanimously.

2. Approve the minutes of the special meeting held January 18, 2025 and the regular meeting held January 27, 2025.

3. Receive and file the Expenditures for the period beginning January 13, 2025 and ending January 31, 2025.

ADMINISTRATIVE MATTERS:

4. Closeout of Carpinteria Avenue Bridge Replacement Project – Clearing and Grubbing.

Recommendation: (1) Authorize the Mayor to sign the Closeout Agreement and Release of Claims for the Carpinteria Avenue Bridge Replacement Project – Clearing and Grubbing with Mark Crane's Tree, Inc. and (2) Authorize the City Manager to release the construction contract bonds after one year of acceptance of the work by the City in accordance with the warranty required by the construction contract. *(Requires a roll call vote.)*

Public Works Director Ilasin presented the staff report.

There was no public comment.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to (1) Authorize the Mayor to sign the Closeout Agreement and Release of Claims for the Carpinteria Avenue Bridge Replacement Project – Clearing and Grubbing with Mark Crane's Tree, Inc. and (2) Authorize the City Manager to release the construction contract bonds after one year of acceptance of the work by the City in accordance with the warranty required by the construction contract. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

5. Agreement for Joint Use of Carpinteria Unified School District Athletic Facilities.

Recommendation: (1) Authorize the City Manager to execute the Agreement for Joint Use of Carpinteria Unified School District Athletic Facilities and (2) Find that execution of the Agreement for Joint Use of Carpinteria Unified School District Athletic Facilities is exempt from CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the CEQA Guidelines.

Parks, Recreation & Community Services Director Gant presented the staff report and PowerPoint presentation.

Speakers in-person: Patrick O'Connor

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to (1) Authorize the City Manager to execute the Agreement for Joint Use of Carpinteria Unified School District Athletic Facilities and (2) Find that the execution of the Agreement for Joint Use of Carpinteria Unified School District Athletic Facilities is exempt from CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the CEQA Guidelines. Upon voice vote, the motion carried unanimously.

PUBLIC HEARING:

6. Adopt Resolution No. 6366, Approving the Measure A Five-Year Local Program of Projects for Fiscal Years 2025-26 through 2029-30.

   Recommendation: (1) Adopt Resolution No. 6366, approving the Measure A Five-Year Local Program of Projects for Fiscal Years 2025-26 through 2029-30 and (2) Authorize the Public Works Director to submit the Measure A Five-Year Local Program of Projects to the Santa Barbara County Association of Governments.

Management Analyst II Downes provided the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to (1) Adopt Resolution No. 6366, as read by title only and (2) Authorize the Public Works Director to submit the Measure A Five-Year Local Program of Projects to the Santa Barbara County Association of Governments. Upon voice vote, the motion carried unanimously.

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

7. 2024 Annual Integrated Pest Management Report.

   Recommendation: Receive and file the 2024 Annual Integrated Pest Management Report.

Parks and Facilities Maintenance Supervisor Smith presented the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the 2024 Annual Integrated Pest Management Report. Upon voice vote, the motion carried unanimously.

Mayor Alarcon recessed to a break at 7:49 pm and reconvened the meeting at 7:57 pm.

8. Second Quarter Department Reports for the Fiscal Year 2024/25 Budget.

   Recommendation: Receive and file Second Quarter Department Reports for Fiscal Year 2024/25 Budget.

City Manager Ramirez introduced the item and went over the General Government Department PowerPoint slides along with City Clerk Barrett, Administrative Services Director Maldonado covered the Administrative Services Department slides, Community Development Director Bobroff covered the Community Development Department slides, Public Works Director Ilasin and Environmental Program Manager Maker covered the Public Works Department slides, and Parks, Recreation & Community Services Director Gant covered the Parks, Recreation & Community Services Department slides.

Speakers in-person: Rogelio Delgado

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the Second Quarter Department Reports for the Fiscal Year 2024/25 Budget. Upon voice vote, the motion carried unanimously.

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Councilmember Nomura requested staff look at the emergency ingress/egress of the beach neighborhood due to the potential high tides that may effect the neighborhood.

Vice Mayor Solórzano reported on the Santa Barbara Metropolitan Transit District community meeting held at the library to discuss the proposed fare increase and noted that the District would hold a special board meeting for a closed session on real property negotiations.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the special joint City Council, Planning Commission, and Architectural Review Board meeting on February 18th.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 9:27 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Meeting
Friday, February 14, 2025
6555 Carpinteria Avenue, Carpinteria, CA 93013

In-Person

CALL TO ORDER

Mayor Alarcon called the meeting to order at 10:05 am.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Ryan Kintz, Assistant City Manager	
	Jeanette Gant, Parks, Recreation & Community Services Director	

PUBLIC COMMENT WILL ONLY BE HEARD CONCERNING THE AGENDIZED ITEM BELOW

Conservation Announcement at Rincon Bluffs

The entire City Council was present for a press conference hosted by the Land Trust of Santa Barbara County, First District County Supervisor Roy Lee, and Citizens for the Bluffs where a significant announcement was made regarding the southern end of the Rincon Bluffs. This event highlighted ongoing efforts to protect local open space and ensure long-term public benefits for the Carpinteria Bluffs.

There was no public comment.

The Council took no formal action.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 10:38 am.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Joint City Council, Planning Commission, & Architectural Review Board Meeting
Tuesday, February 18, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:30 pm.

ROLL CALL

City Councilmembers present:	Councilmember Al Clark Councilmember Julia Mayer Councilmember Wade T. Nomura Vice Mayor Mónica J. Solórzano Mayor Natalia Alarcon
Planning Commissioners present:	Commissioner Jane Benefield Commissioner John Moyer Commissioner Alexandra VanAntwerp Vice Chair David Allen Chair Glenn LaFevers
Architectural Review Board Members present:	Member Richard Johnson Member Richard Little Vice Chair Patrick O'Connor Chair Amy Blakemore
Architectural Review Board Members absent:	Lisa Woolf
Staff members present:	Michael Ramirez, City Manager Mack Carlson, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria Cody Sargeant, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria Nick Bobroff, Community Development Director Brian C. Barrett, City Clerk

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

CITY COUNCIL BUSINESS:

The City Council met to consider the following item:

1. Update on new state housing laws taking effect in 2025.

   Recommendation: Receive and file report on new state housing laws taking effect in 2025.

Legal Counsel Carlson and Sargeant provided the staff report and PowerPoint presentation and responded to questions along with Community Development Director Bobroff from the City Council, Planning Commission, and Architectural Review Board

PUBLIC COMMENT WILL ONLY BE HEARD CONCERNING THE AGENDIZED ITEM BELOW

There was no public comment.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to receive and file the report on new state housing laws taking effect in 2025. Upon voice vote, the motion carried unanimously.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 6:24 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, February 24, 2025
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:32 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Tiffany Smith, Parks and Facilities Maintenance Supervisor
John L. Ilasin, Public Works Director
Nick Bobroff, Community Development Director
Jeanette Gant, Parks, Recreation & Community Services Director
Megan Araghi, Management Assistant
Juliza Briones, Program Manager in General Government
Darrell Brown, Parks and Facilities Attendant
Mitch Perkins, Chief Building Inspector/Plans Examiner
Torrie Cutbirth, Program Manager in Parks, Recreation and Community Services

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. A Proclamation Designating the Month of March 2025 as "Women's History Month" in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

Speakers in-person: Lisa Guravitz representing Santa Barbara Women's Political Committee

Motion by Councilmember Nomura, seconded by Councilmember Clark, to approve the Proclamation Designating the Month of March 2025 as "Women's History Month" in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the proclamation to Beth Cox and members of the Carpinteria Woman's Club.

2. A Proclamation Designating Sunday, March 9, 2025 as California Arbor Day in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Councilmember Nomura, seconded by Councilmember Mayer, to approve the Proclamation Designating Sunday, March 9, 2025 as California Arbor Day in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the proclamation to Tiffany Smith, Parks and Facilities Maintenance Supervisor.

3. Introduction of New Employees: Megan Araghi, Management Assistant; Juliza Briones, Program Manager in General Government; Mitch Perkins, Chief Building Inspector/Plans Examiner; Vittoria Cutbirth, Program Manager in Parks, Recreation & Community Services; Darrell Brown, Parks and Facilities Attendant; and Stephanie Colburn, Literacy Coordinator.

Assistant City Manager Kintz introduced Megan Araghi, Management Assistant and Juliza Briones, Program Manager in General Government.

Parks & Facilities Maintenance Supervisor Smith introduced Darrell Brown, Parks & Facilities Attendant.

Community Development Director Bobroff introduced Mitch Perkins, Chief Building Inspector/Plans Examiner.

Parks, Recreation and Community Services Director Gant introduced Vittoria "Torrie" Cutbirth, Program Manager in Parks, Recreation and Community Services.

City Manager Ramirez noted that Stephanie Colburn, Literacy Coordinator would be introduced at an upcoming Library Board of Trustees meeting.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

First District Supervisor Roy Lee provided the following updates:

- Tomorrow the Board of Supervisors will discuss the title transfer between Exxon Mobil and Sable Corporation.
- On March 18th the Board of Supervisors will discuss changes to the Cannabis Ordinance regarding carbon scrubbers.

There was no public comment.

CITY MANAGER'S REPORT

a. City Employee Updates

   Assistant City Manager Kintz reported on City recruitments.

b. Updates on Capital Improvement Projects

   None.

c. Updates on Development Applications

   Community Development Director Bobroff reported on the 6380 Via Real Multifamily Residential Project Concept Submittal.

d. Other City/Community Updates

   City Manager Ramirez reported on his and Councilmember Mayer's attendance at the League of California Cities Mayors and Councilmembers Academy and his and Assistant City Manager Kintz' attendance at the League of California Cities City Manager's Conference.

Community Development Director Bobroff reported on the Earthquake Brace & Bolt Grants that are now available to Carpinteria homeowners.

Parks, Recreation and Community Services Director Gant reported on a new AgeWell Tai Chi class, the 50s Sock Hop Dance, and the Carpinteria Head Start Parent Meeting Outreach.

There was no public comment.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Michael Baker representing United Boys & Girls Clubs, Monique Fairgood, representing United Boys & Girls Clubs, Bob Franco, Carol Kernahan representing Carpinteria Indivisible, and Rogelio Delgado

Councilmember Clark requested more information about Mr. Franco's comments regarding the permitting of repairs of mobile homes at the local level and Mayor Alarcon agreed with Councilmember Clark's request. Legal Counsel Acos noted that staff could bring back additional information in the City Manager's Report at the next meeting.

CONSENT CALENDAR

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 4 through 7. Upon voice vote, the motion carried unanimously.

4. Approve the minutes of the special meeting held February 3, 2025, the regular meeting held February 10, 2025, the special meeting held February 14, 2025, and the special joint meeting held February 18, 2025.

5. Receive and file the Expenditures for the period beginning February 3, 2025 and ending February 14, 2025.

6. Receive and file the Report of Contracts Executed by the City Manager for the Period of January 7, 2025 through February 3, 2025.

7. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for January 2025.

ADMINISTRATIVE MATTERS:

8. Adoption of Resolution No. 6367, Approving an Appointment to the Downtown "T" Business Advisory Board.

Recommendation: Adopt Resolution No. 6367, approving an appointment to the Downtown "T" Business Advisory Board.

City Clerk Barrett presented the staff report.

There was no public comment.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to adopt Resolution No. 6367, as read by title only, approving the appointment of Kevin Murphy as an assessment-paying member to the Downtown "T" Business Advisory Board. Upon voice vote, the motion carried unanimously.

9. Appoint a City Representative to the Community Media Access Center (TV Santa Barbara) Board of Directors.

   Recommendation: Appoint a City Representative to the Community Media Access Center (TV Santa Barbara) Board of Directors.

City Clerk Barrett provided the staff report.

Speakers in-person: Gary Dobbins

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to appoint Gary Dobbins as the City Representative on the Community Media Access Center (TV Santa Barbara) Board of Directors. Upon voice vote, the motion carried unanimously.

10. Adopt Resolution No. 6368 updating the operational hours of the Skate Park.

    Recommendation: Adopt Resolution No. 6368 updating the operational hours of the Skate Park and rescind Resolution No. 6256.

Parks, Recreation & Community Services Director Gant presented the staff report.

Speakers in-person: Peter Bonning representing Carpinteria Skate Foundation

Motion by Councilmember Nomura, seconded by Councilmember Mayer, to adopt Resolution No. 6368 as read by title only. Upon voice vote, the motion carried unanimously.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS: NONE

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Councilmember Mayer reported on the following:

- Her attendance at the Public Policy Committee put on by the South Coast Chamber of Commerce, which focused on fire preparedness.
- This Thursday the California Insurance Commissioner will be at the Goleta Community Center at 6 pm to take questions about fire, fire insurance, and homeowners insurance.
- Currently in talks with District 1 Supervisor to have a townhall in Carpinteria working with our firefighters.

Vice Mayor Solórzano reported on her attendance at the Santa Barbara Metropolitan Transit District Board meeting last week where the Board discussed the Isla Vista Mobility Plan, the second quarter financial update, and ways to attract more MTD drivers.

Councilmember Clark reported on his attendance at an SBCAG Board meeting where it was announced that the 101 Project is $137 million short.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the special Council meeting on March 4th.

CLOSED SESSION MATTER

11. CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2) and (3) (as applicable): 1

Legal Counsel Acos read aloud the title of the Closed Session into the record.

PUBLIC COMMENT ON CLOSED SESSION MATTER

There was no public comment.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned the meeting to Closed Session at 6:39 pm.

RECONVENE IN OPEN SESSION

Mayor Alarcon reconvened the meeting in Open Session at 7:57 pm with all Councilmembers, City Manager Ramirez, Legal Counsel Acos, Assistant City Manager Kintz, and City Clerk Barrett present.

CLOSED SESSION REPORT

Legal Counsel Acos announced that there was no reportable action from the Closed Session.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 7:57 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Meeting
Tuesday, March 4, 2025
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:31 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark (District No. 5) Councilmember Julia Mayer (District No. 3) Councilmember Wade T. Nomura (District No. 4) Vice Mayor Mónica J. Solórzano (District No. 1) Mayor Natalia Alarcon (District No. 2)
Staff members present:	Michael Ramirez, City Manager Ryan Kintz, Assistant City Manager Jeanette Gant, Parks, Recreation & Community Services Director John L. Ilasin, Public Works Director Juliza Briones, Program Manager David Hernandez, Code Compliance Supervisor Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department Brian C. Barrett, City Clerk
Others present:	Heather Deutsch, Executive Director of MOVE Santa Barbara County Martina Sexton, Education & Encouragement Coordinator, MOVE Santa Barbara County Diana Rigby, Superintendent of Carpinteria Unified School District Jamie Persoon, Middle School Principal, Carpinteria Unified School District Dave Wilson, Superintendent with California State Parks Dena Bellman, District Superintendent with California State Parks Gunnar Langenhuizen, Representative of

Assemblymember Gregg Hart
Ted Rhodes, Carpinteria Open Space Management
Advisory Board Member

E-bike Safety and Explore Potential Strategies

Representatives from State, County, and Local Agencies met to (1) identify key challenges in addressing E-bike safety, (2) review current efforts to promote safety and compliance, (3) explore opportunities for collaboration with stakeholders and external partners, and (4) identify additional areas of concern or potential action items. No formal action was required.

Mayor Alarcon introduced MOVE Santa Barbara County Executive Director Deutsch who facilitated the discussion.

Concerns presented included the following:

- Bicyclists not wearing helmets
- Multiple people on one bike
- Wheelies
- E-bikes dangerous for youth
- Surron bikes (electric motorcycles)
- People riding in the wrong direction / middle of the road / on the sidewalk
- Unsafe equipment (batteries)
- Infrastructure related to safety or lack of visibility
- E-bikes in inappropriate places (e.g., the Salt Marsh)
- Failure of right-of-way / not stopping at stop signs
- Darting in traffic
- Reckless driving
- Speeding

The group went over e-bike classifications and discussed possible actions to the above concerns which included the following:

- Adding signage and reasoning in multiple languages at the Salt Marsh of why e-bikes aren't allowed in the Salt Marsh and other sensitive habitats
- Get biking professionals to wear helmets
- Using videos of bike accidents as a deterrent to discourage risky bike behavior
- Making helmets desirable (perhaps schools can provide a helmet personalization program)
- Education of bike safety and rules of the road (rules for bikes and cars don't necessarily connect to e-bikes)
- Junior Lifeguards being role models for the community
- Safety campaign with prizes (e.g., use of punch cards) rewarding good biking behavior followed by enforcement

- E-Bike Safety Month – Collaboration between City, School District, and community stakeholders focused on safety through education, events, enforcement, and social media (both in English and Spanish)
- Combination of education, enforcement, and engineering
- Education not just for bikers, but for car drivers as well
- E-bike safety presentation within the schools

There was no public comment.

There was consensus of the group to create a subgroup containing one representative from each agency present as well as a representative from the Coastal View News to take the above ideas and formulate a plan of action and bring back to the entire group and ultimately to the City Council for review and direction.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 6:50 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, March 10, 2025
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:31 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Paige Samblanet, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
John L. Ilasin, Public Works Director
Marysol Smith, Associate Planner
Nick Bobroff, Community Development Director
Syndi Souter, Senior Planner
Megan Musolf, Assistant Planner
Licette Maldonado, Administrative Services Director

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. A Proclamation Designating the Month of April 2025 as "Carpinteria Beautiful Month" in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Designating the Month of April 2025 as "Carpinteria Beautiful Month" in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Carpinteria Beautiful Members Clyde Freeman, Donna Jordan, and Bryan Mootz provided remarks and Mayor Alarcon and the Council presented the proclamation to members of Carpinteria Beautiful.

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Mayor Alarcon temporarily adjourned the meeting at 5:38 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the meeting at 5:58 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department provided a law enforcement report for the month of February.

There was no public comment.

CITY MANAGER'S REPORT

a. City Employee Updates

   City Manager Ramirez reported on City recruitments including the City Librarian position which was not included on the City Manager's Report.

b. Updates on Capital Improvement Projects

City Manager Ramirez related that the City received state-aid grant funds in the amount of $342,000 for the construction phase of the Carpinteria High School Area Crosswalk Safety Improvements Project.

c. Updates on Development Applications

None.

d. Other City/Community Updates

City Manager Ramirez reported on AgeWell's 50s Sock Hop Dance and mentioned that at tomorrow's Santa Barbara County Board of Supervisors meeting the Boad of Supervisors would consider setting a special meeting (a community forum regarding cannabis odor abatement) in the Council Chambers this Friday, March 14th from 12 pm to 1:30 pm. He said the Board of Supervisors meeting was not listed in the City Manager's Report.

Legal Counsel Acos introduced Justin Bogda, a new addition to the City's legal team.

In response to Mayor Alarcon, City Manager Ramirez summarized the special Council meeting about e-bike safety held on March 4th.

Public Works Director Ilasin responded to Vice Mayor Solórzano's question regarding the next steps for the Carpinteria High School Area Crosswalk Safety Improvements Project.

Speakers via Zoom: Lorraine McIntire

PLANNING COMMISSION ACTIONS: NONE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Mike Damron and Rich Medel both representing Carpinteria Cultural Foundation, Debbie Nomura representing The Alcazar Theater, Bob Franco, Crystal Echeverria and Sydney Vargas both representing Future Leaders of America, and Rogelio Delgado

Emails distributed: Susan Mailheau and Randall Moon, and Anonymous

In response to public comment, Councilmember Nomura requested the Council consider Mike Damron's and Rich Medel's mural project as a future agenda item. The Council discussed and recommended that a policy regarding art in public spaces be developed first. Legal Counsel Acos noted that staff could resurrect the art in public spaces policy and bring back to Council at a future Council meeting or workplan. Councilmember Nomura recommended that the art in public spaces policy also include art on private property that is visible in public spaces. City Manager Ramirez summarized that staff would discuss and

bring back the art in public spaces policy as a goal with objectives for the Council Strategic Plan for the next two years. The Council was in agreement.

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 2 through 6. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

2. Approve the minutes of the regular meeting held February 24, 2025.

3. Receive and file the Expenditures for the period beginning February 17, 2025 and ending February 28, 2025.

4. Adopt Resolution No. 6369, authorizing the filing of the Transportation Development Act Claim for Fiscal Year 2025/26.

5. Issue a Public Convenience or Necessity letter to ABC finding the proposed Channel Islands Surfboards Type 20 off-sale beer and wine license would serve the public convenience or necessity.

6. Authorize the City Manager to execute the Fourth Amendment to the Service Agreement with Granicus, LLC for public meeting streaming and online agenda management services in an amount not-to-exceed $38,879.73 and extend the term through March 31, 2028. *(Requires a roll call vote.)*

ADMINISTRATIVE MATTERS:

7. Community Development Block Grant Committee recommendations concerning the 2025-2026 and 2026-2027 Public Services Grant Applications and allocation of program funds.

   Recommendation: Allocate the CDBG Public Services Grant Funding pursuant to the recommendations of the City's CDBG Committee to equally share the funds between Peoples' Self-Help Housing's "Camino Scholars and College Club" program and the United Boys & Girls Club's Carpinteria Unit. *(Requires a roll call vote.)*

Councilmember Nomura disclosed that he is the president of the Carpinteria Boys and Girls Club Foundation, as the landholder and owner of the property and site itself, but he is not involved with any of the programming. He stated that he spoke with legal counsel and confirmed that he did not have a conflict of interest on this item.

Community Development Director Bobroff introduced Associate Planner Smith who presented the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to allocate the 2025-2026 CDBG Public Services Grant funding equally between the Peoples' Self-Help Housing's "Camino Scholars and College Club" program and the United Boys & Girls Club's Carpinteria Unit, as recommended by the CDBG Committee, and with the option to renew for the 2026-2027 grant period. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

8. 2024 Housing Element Annual Progress Report: Implementation Status of Housing Element Goals, Policies, and Objectives for Submission to the California Department of Housing and Community Development.

   Recommendation: Receive the 2024 Housing Element Annual Progress Report and direct that it be submitted to HCD.

Community Development Director Bobroff introduced Senior Planner Souter and Assistant Planner Musolf who provided the staff report and PowerPoint presentation.

Speakers in-person: Patrick O'Connor, Rogelio Delgado, and Jim Taylor

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to accept the 2024 Housing Element Annual Progress Report and direct the Community Development Director to submit the report to HCD. Upon voice vote, the motion carried unanimously.

9. Code of Conduct to Ensure the Orderly Functioning of City Council meetings and other public meetings.

   Recommendation: Adopt Resolution No. 6370, establishing a Code of Conduct to ensure the orderly functioning of City Council meetings and other public meetings.

City Clerk Barrett presented the staff report and PowerPoint presentation.

The Council discussed having a visual reminder (e.g., a post, fence, stanchion, a sergeant-at-arms present, or line on the floor) to indicate to the public not to come up to the dais during the Council meeting or during recesses of the Council meeting. Mayor Alarcon recommended the City Clerk make an announcement at the beginning of the meeting and the presiding officer could announce as a reminder before recessing to a break or placing additional signage to that effect in the Council Chambers.

Councilmember Clark inquired about a Council policy addressing Councilmembers returning phone calls or email. Legal Counsel Acos expressed concern that requiring Councilmembers to respond to every outreach by constituents, particularly in certain situations, as such contacts could result in ex parte communication and would need to be stated on the record prior to the hearing and lead to bias, allegations, etc. She stated her hesitancy to draft a policy requiring to put Councilmembers in those types of situations. City Manager Ramirez suggested one potential solution would be to create an automated response on Council's City email and could include a note that not all emails will be responded to, but comments are appreciated. The Council was in agreement.

Speakers in-person: Rogelio Delgado

Councilmember Nomura noted that Robert's Rules of Order was supposed to have been removed from the Municipal Code when Resolution No. 5391 was adopted in 2012. Legal Counsel Acos responded that since the change was made by resolution; in order to amend the Municipal Code, a new ordinance would need to be adopted which staff would do in the near future once the Code of Conduct was approved.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution No. 6370, as read by title only. Upon voice vote, the motion carried unanimously.

Mayor Alarcon recessed to a break at 7:59 pm and reconvened the meeting at 8:07 pm.

10. Resolution Opposing Oil Transportation By Pipeline.

    Recommendation: Adopt Resolution No. 6373, opposing oil transportation by pipeline and direct staff to transmit the resolution to the Santa Barbara County Board of Supervisors and the California Coastal Commission.

Legal Counsel Acos provided the staff report.

Speakers in-person: Jim Taylor representing Carpinteria Valley Association, Susan Allen, and Gail Marshall

Speakers via Zoom: Molly Troup

Emails distributed: John Brooks, Jim Taylor, and Susan Mailheau

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to adopt Resolution No. 6373, as read by title only, and to transmit the resolution to the Santa Barbara County Board of Supervisors and the California Coastal Commission. Upon voice vote, the motion carried unanimously.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

11. Mid-Year Budget Report Review Appropriation Adjustments.

    Recommendation: Accept the Mid-Year Budget Report and approve adjustments to the budget as summarized in Attachment B. *(Requires a roll call vote.)*

City Manager Ramirez and Administrative Services Director Maldonado presented the staff report and PowerPoint presentation.

Speakers in-person: Patrick O'Connor

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to accept the Mid-Year Budget Report and approve amendments to the adopted budget as provided for in Attachment B. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

12. A resolution confirming the City's continued compliance with the California Values Act (SB 54; Gov. Code § 7284 et seq.)

    Recommendation: Adopt Resolution No. 6372, reaffirming the City's Commitment to Compliance with the California Values Act (SB 54) Requirements.

Legal Counsel Acos introduced Paige Samblanet from the legal team who provided the staff report.

Speakers in-person: Rogelio Delgado and Fred Shaw

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution No. 6372, as read by title only, reaffirming the City's commitment to compliance with the California Values Act (SB 54) requirements. Upon voice vote, the motion carried unanimously.

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported on the following:

- Santa Barbara Metropolitan Transit District Board met last week and discussed draft budget and fare structure adjustments and equity analysis.
- League of CA Cities Channel Counties Division Dinner in Goleta on March 14th.
- Requested a meeting of the Public Engagement Committee in light of the recent Council meeting on e-bikes.

Assistant City Manager Kintz replied that staff would be setting up a Public Engagement Committee meeting soon.

Councilmember Nomura commented about adding a reference to Spanish translation during the meeting to the Council agenda. Staff responded to Councilmember Nomura's comment.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the March 24th regular meeting.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 9:11 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, March 24, 2025
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:31 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Mack Carlson, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Ryan Kintz, Assistant City Manager	
	Brian C. Barrett, City Clerk	
	Nick Bobroff, Community Development Director	
	Jeanette Gant, Parks, Recreation & Community Services Director	
	John L. Ilasin, Public Works Director	
	Erin Maker, Environmental Program Manager	
	Megan Musolf, Assistant Planner	

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. A Proclamation Designating April 2025 as "DMV/Donate Life Month" in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

Speakers in-person: Rogelio Delgado

Motion by Councilmember Nomura, seconded by Vice Mayor Solórzano, to approve the Proclamation Designating April 2025 as "DMV/Donate Life Month" in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Scott Burns with Donate Life California and Annika Morris with One Legacy provided remarks and Mayor Alarcon and the Council presented the proclamation to them.

2. A Proclamation Designating April 2025 as "Carpinteria Business Month" in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Councilmember Nomura, seconded by Councilmember Mayer, to approve the Proclamation Designating April 2025 as "Carpinteria Business Month" in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Kristen Miller and Dustin Hoiseth with the Santa Barbara South Coast Chamber of Commerce provided remarks and Mayor Alarcon and the Council presented the proclamation to them.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

First District Supervisor Roy Lee provided the following updates:

- Cannabis Ordinance Update
- Upcoming Beach Nourishment
- Tsunami Preparedness Week
- Sable Pipeline
- Library Update

Speakers in-person: Rogelio Delgado

CITY MANAGER'S REPORT

City Manager Ramirez noted the Household Hazardous Waste Day would occur on April 12th from 9 am to 1 pm. He noted that this was not included in the written City Manager report.

a. City Employee Updates

Assistant City Manager Kintz provided updates on City recruitments and the update to the Injury and Illness Prevention Program.

b. Updates on Capital Improvement Projects

See City Manager's Report.

c. Updates on Development Applications

Community Development Director Bobroff reported on the 6380 Via Real Multifamily Residential Project Conceptual Review before a joint meeting of the City Council, Planning Commission, and Architectural Review Board on March 31, 2025 at 5:30 pm.

d. Other City/Community Updates

Parks, Recreation & Community Services Director Gant reported on Carpinteria's One Community, One Book Program – Carp Reads; Abuelos con Cariño Partnership; and the Fraud Prevention Lecture presented by the Sheriff's Department.

There was no public comment.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Rogelio Delgado

Emails distributed: Cheri (no last name provided), William Breman, and Cher Spencer

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 3 through 11. Upon voice vote, the motion carried unanimously.

3. Approve the minutes of the special meeting held March 4, 2025 and the regular meeting held March 10, 2025.

4. Receive and file the Expenditures for the period beginning March 3, 2025 and ending March 14, 2025.

5. Receive and file the Report of Contracts Executed by the City Manager for the Period of February 4, 2025 through March 3, 2025.

6. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for February 2025.

7. Adopt Resolution No. 6375, as read by title only, directing the City Manager to prepare a report for the consideration of continuing the ad valorem tax Street Lighting District No. 1 for the Fiscal Year 2025-26.

8. Adopt Resolution No. 6376, as read by title only, ordering the preparation of a report describing the financial status of the District and recommending assessments for Fiscal Year 2025-26 for Carpinteria Lighting, Landscaping and Right of Way Improvement District No. 3.

9. Adopt Resolution No. 6377, ordering a report by the Downtown "T" Business Advisory Board for the purpose of continuing assessments for the Carpinteria Parking and Business Improvement Area Assessment District No. 4 for Fiscal Year 2025-26.

10. Adopt Resolution No. 6378, as read by title only, ordering the preparation of a report describing the Winter Protection Berm Program and associated assessment and continue the Winter Protection Berm Assessment District No. 5 for Fiscal Year 2025-26.

11. Authorize the City Manager to recruit for the Public Works Manager position.

ADMINISTRATIVE MATTERS:

12. Selection of the 2024 City of Carpinteria Volunteer of the Year.

    Recommendation: (1) Commend Carpinteria Volunteer of the Year nominees for their service in 2024 and select a Volunteer of the Year recipient; (2) Direct City staff to submit the Volunteer of the Year recipient to the Carpinteria Community Association's Community Awards; and (3) Direct staff to prepare a Resolution for the Volunteer of the Year awardee to be adopted at a future City Council meeting.

Assistant City Manager Kintz provided the staff report.

Speakers via Zoom/phone: Susan Allen

Motion by Councilmember Nomura, seconded by Vice Mayor Solórzano, to (1) commend Carpinteria Volunteer of the Year nominees for their service in 2024, as well as select and submit Ted Rhodes as the Volunteer of the Year recipient to the Carpinteria

Community Association on behalf of the City of Carpinteria, (2) direct City staff to prepare a Resolution for Volunteer of the Year to be adopted during a future Council meeting and (3) recognize the Volunteer of the Year nominees, post information on the website, and have a special event for all volunteers and direct staff to look at the whole process for next year including having staff or the community select the next Volunteer of the Year.

Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the City Council presented certificates to Volunteer of the Year nominees Gaby Edwards, Jenny McCurry, and Rosalyn Kohute. Volunteer of the Year Ted Rhodes and nominee Alexandra Baer-Peralta were unable to attend.

13. Closeout of the 2022 Pavement Rehabilitation Project.

Recommendation: (1) Authorize the Mayor to sign the Closeout Agreement and Release of Claims for the 2022 Pavement Rehabilitation Project with Toro Enterprises, Inc.; (2) Authorize the City Manager to release the construction contract bonds after one year of acceptance of the work by the City in accordance with the warranty required by the construction contract; and (3) Approve a budget appropriation in the amount of $250,000 to the Capital Improvements Fund. *(Requires a roll call vote.)*

Public Works Director Ilasin presented the staff report and PowerPoint slides.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to (1) authorize the Mayor to sign the Closeout Agreement and Release of Claims for the 2022 Pavement Rehabilitation Project with Toro Enterprises, Inc., (2) authorize the City Manager to release the construction contract bonds after one year of acceptance of the work by the City in accordance with the warranty required by the construction contract, and (3) approve a budget appropriation in the amount of $250,000 to the Capital Improvements Fund.

Councilmember Nomura recommended amending the motion to include the reason for the $250,000 budget appropriation.

Vice Mayor Solórzano amended the motion to (1) authorize the Mayor to sign the Closeout Agreement and Release of Claims for the 2022 Pavement Rehabilitation Project with Toro Enterprises, Inc., (2) authorize the City Manager to release the construction contract bonds after one year of acceptance of the work by the City in accordance with the warranty required by the construction contract, (3) approve a budget appropriation in the amount of $250,000 to the Capital Improvements Fund and (4) include the reason for the project's currently approved scope of work being reduced was due to a federal grant that was anticipated to be approved and for the public to be aware of and not due to an

accounting error on staff's part or the Council approving a budget that was not realistic and overspending public funds non responsibly. Councilmember Nomura seconded the amended motion.

The roll call vote on the amended motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The amended motion carried unanimously.

14. Approval of the Amended Agreement between the City of Carpinteria and South Coast Community Media Access Center (dba TV Santa Barbara).

    Recommendation: Authorize the City Manager to Approve the Amended Agreement between the City of Carpinteria and South Coast Community Media Access Center. *(Requires a roll call vote.)*

City Manager Ramirez provided the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the City Manager to sign the Amended Agreement between the City of Carpinteria and South Coast Community Media Access Center. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

15. Adoption of an Electronic Signature Policy.

    Recommendation: Adopt Resolution No. 6374, establishing an Electronic Signature Policy.

City Clerk Barrett provided the staff report.

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to adopt Resolution No. 6374, as read by title only. Upon voice vote, the motion carried unanimously.

PUBLIC HEARING:

16. Proposition 218 Protest Hearing for Proposed 5% Increase to City of Carpinteria's ("City") Solid Waste AB 939 Program ("Solid Waste Program") fee ("AB 939 Fee")

    Recommendation: (1) Conduct a public hearing to accept both written and verbal protests submitted in response to the City's proposed 5% increase to its AB 939 Fee, track the number of protests, and, if the number of written protests received does not constitute a majority, make a finding that there is not a majority protest and that the Council can approve the proposed increase and (2) Approve and adopt Resolution No. 6371 titled "Increasing the AB 939 Fee and Amending and Restating the Amended and Restated Franchise Agreement for Solid Waste Handling Services Between the City of Carpinteria and E.J. Harrison & Sons, Inc. to Reflect This Change." *(Requires a 4/5th roll call vote.)*

Assistant City Manager Kintz introduced the item and Environmental Program Manager Maker presented the staff report and PowerPoint presentation.

Mayor Alarcon stated that this is a duly noticed public hearing and opened the public hearing at 7:14 pm.

Speakers in-person: Patrick O'Connor

Mayor Alarcon closed the public hearing at 7:16 pm.

The City Council received no written or oral protests.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve Resolution No. 6371, as read by title only. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

Mayor Alarcon recessed to a break at 7:17 pm and reconvened the meeting at 7:26 pm.

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

17. Annual Progress Report on General Plan Implementation.

    Recommendation: Accept the 2024 General Plan Annual Progress Report and direct the Community Development Director to submit the Report to the Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development.

Community Development Director Bobroff introduced Assistant Planner Musolf who provided the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to accept the 2024 General Plan Annual Progress Report and to direct the Community Development Director to submit the Report to the Governor's Office of Land Use and Climate Innovation and the Department of Housing and Community Development. Upon voice vote, the motion carried unanimously.

18. Adoption of City Council Goals and Priorities for Fiscal Years 2025-26 and 2026-27; and Strategic Plan Final Report, including City Mission, Vision, and Value Statements (Working Drafts); and City Council-developed Norms, Values, and Principles of Governance (Final Draft).

    Recommendation: Receive presentation; adopt City Council Goals and Priorities for Fiscal Years 2025-26 and 2026-27 and consider adoption of City Council-developed Norms, Values, and Principles of Governance; and direct staff as appropriate.

City Manager Ramirez presented the staff report and PowerPoint presentation in conjunction with Consultant Christine Martin with Tripepi Smith.

Speakers in-person: Rogelio Delgado

The City Council defined its FY 2025/26 & 2026/27 Goals and Priorities as shown below:

FISCAL YEAR 2025/26 & 2026/27 GOALS AND PRIORITIES:

Goal – Enhance Public Outreach, Education and Transparency

Priorities:

- Strengthen communication and engagement tools, with an emphasis on reaching youth, seniors and the Spanish-speaking community
- Provide staff support and resources for City Council-led community outreach initiatives
- Enhance partnerships with community organizations

Goal – Maintain a Small Beachside Town

Priorities:

- Strengthen regional collaboration with the County and other regional agencies on planning and policy affecting the Carpinteria Valley and greater South Coast
- Advance and sustain comprehensive long-range planning initiatives
- Preserve neighborhood character and community livability and address housing affordability

Goal – Enhance Quality of Life for Residents

Priorities:

- Maintain and improve high-priority public infrastructure
- Enhance existing and explore new recreational and community engagement opportunities
- Improve pedestrian, bicycle & ADA accessibility while enhancing mobility options for all residents
- Uphold community standards through proactive education and compliance efforts
- Invest in City staff and organizational excellence
- Strengthen community institution collaboration
- Support a balanced economy through a broad range of employment opportunities, business support strategies and housing options for all income levels

Goal – Maintain the Fiscal Sustainability of the City

Priorities:

- Explore ways to enhance and diversify revenue streams
- Ensure efficient operations of the City
- Drive cost recovery through targeted initiatives

The City Council defined its Norms, Values & Principles of Governance as shown below.

NORMS:

Foster Balanced, Constructive, and Solution-Oriented Discussions

- Ensure all viewpoints are heard and considered, creating a balanced discussion that reflects the collective interest
- Maintain constructive dialogue and manage displays of frustration or dissatisfaction
- Stay solution-focused
- Come to meetings fully prepared, having reviewed agenda materials, conducted necessary research, and sought clarification on complex issues in advance

Practice Leadership/Mutual Accountability

- The mayor is primarily responsible for keeping discussions productive, but any council member may intervene to remind the group to remain constructive and focused

Provide Direct Communication

- Communicate with clear, respectful directness
- Clearly articulate the reasoning behind decisions, ensuring the community and fellow council members understand the rationale, considerations, and intended outcomes

Maintain Professionalism

- Adhere to established policies and procedures rather than individual preferences or personal dynamics
- Practice active listening, solution-oriented dialogue, and adherence to shared and adopted goals

Cultivate Kindness and Respect

- Recognize kindness and politeness are important in fostering a collaborative work environment

Prioritize Communication with the Community

- Actively engage with the community through transparent, consistent, and frequent communication
- Be present and accessible in the community by attending local events, engaging with residents, and actively listening to diverse perspectives

VALUES:

- Clear Communication
- Fairness and Equity
- Accessibility
- Proactive Community Engagement

- Accountability
- Collaboration
- Responsiveness
- Respect and Open-Mindedness
- Forward-Thinking

PRINCIPLES:

Council Responsibility

- Partner with City staff as trusted subject-matter experts, valuing their expertise while engaging in thoughtful inquiry to ensure well-informed and balanced decision-making
- Clearly communicate the City's goals and objectives to constituents and share community feedback with staff
- Ensure decisions are made with all necessary facts; defer items if more information is needed
- Be mindful of City resources and ensure decisions align with long-term plans and goals
- Research, ask questions, explore options, and stay engaged through regular meetings with the City Manager
- Recognize and appreciate staff and community contributions
- Prioritize citywide well-being in decision-making while thoughtfully considering district-specific concerns to ensure inclusiveness

Staff Responsibility

- Understand that Council members, and the public they strive to serve and engage, may not have expertise on all issues. Exercise patience, speak plainly, and use visuals when appropriate. Provide pertinent context when presenting information for City Council consideration, such as assumptions, constraints, and other key considerations.
- Research and present unbiased information, aligning recommendations with the City's budget, General Plan, and Strategic Plan
- Deliver accurate and timely information to the City Council and public, and provide clear, actionable options for City Council decisions
- Maintain professionalism and respect
- Be available and follow up on questions through the City Manager

Council-Advisory Body Relations

- Advisory bodies should focus on providing clear, realistic recommendations that align with council goals, the City budget, and long-term plans

- Advisory bodies should provide the City Council with regular updates
- Advisory bodies should operate respectfully, leave personal opinions aside, and focus on actionable recommendations
- Advisory bodies should provide the rationale behind their recommendations

Community-Wide Governance

- Prioritize citywide well-being in decision-making while thoughtfully considering district-specific concerns to ensure inclusiveness
- Maintain transparency and articulate the rationale behind decisions
- Engage the community by actively seeking input and ensuring all voices are heard, not only an outspoken few
- Use data, financial information, and historical context to inform decisions and policies
- Promote collaboration, clarity, and respect across all community interactions, emphasizing the long-term vision for the City
- Attain and uphold a thorough and practical understanding of the City's services, programs, and resources.
- Receive regular updates from local agency partners

Motion by Councilmember Nomura, seconded by Councilmember Clark, to receive the presentation; adopt the City Council Goals and Priorities for Fiscal Years 2025-26 and 2026-27 and City Council-developed Norms, Values, and Principles of Governance; and direct staff as appropriate.

Councilmember Nomura modified the motion to receive the presentation; adopt the City Council Goals and Priorities for Fiscal Years 2025-26 and 2026-27 and City Council-developed Norms, Values, and Principles of Governance; direct staff as appropriate; and add in the word "public" to other sections of the City Council-developed Norms, Values and Principles of Governance for consistency. Councilmember Clark seconded the modified motion.

Upon voice vote, the modified motion carried unanimously.

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported on the following:

- Santa Barbara Metropolitan Transit District Board met on March 18th and discussed 50-year work anniversaries for three of their drivers, implement free fare days for Santa Barbara Earth Day Festival on April 26th and 27th.

- Cal Cities Forum for Coastal and Bay Area Cities for legislative update on March 19th.
- Channel Cities Division Dinner in Goleta on March 14th.

Councilmember Mayer reported on her attendance at a BEACON meeting where they voted to put forth a 15% member fee increase.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the special City Council meeting on March 25th.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 8:26 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Meeting
Tuesday, March 25, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:31 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Brian C. Barrett, City Clerk	
	John L. Ilasin, Public Works Director	
	Stephon Downes, Management Analyst II	
	Erin Maker, Environmental Program Manager (present via Zoom)	
	Jeanette Gant, Parks, Recreation & Community Services Director	

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

CITY COUNCIL BUSINESS:

The City Council met to consider the following item:

1. Approval of Capital Improvement Program Prioritization Criteria.

   Recommendation: Approve Capital Improvement Program prioritization criteria and direct staff to apply criteria to all programable Capital Improvement Program projects.

City Manager Ramirez introduced the item and Public Works Director Ilasin and Management Analyst II Downes provided the staff report and PowerPoint presentation.

Staff responded to questions from the Council.

Councilmember Clark left the Council Chambers at 6:25 pm and returned to the dais at 6:30 pm.

Speakers in-person: Patrick O'Connor

Motion by Councilmember Clark, seconded by Councilmember Nomura, to approve the proposed Capital Improvement Program prioritization criteria and direct staff to apply the criteria to all programmable Capital Improvement Program projects. Upon voice vote, the motion carried unanimously.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 7:03 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
Special Joint City Council, Planning Commission, & Architectural Review Board Meeting Minutes
Monday, March 31, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:32 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Planning Commissioners present:	Commissioner John Moyer	
	Commissioner Alexandra VanAntwerp	
	Chair Glenn LaFevers	
Planning Commissioners absent:	Commissioner Jane Benefield	
	Vice Chair David Allen	
Architectural Review Board-members present:	Boardmember Richard Johnson	
	Boardmember Richard Little	
	Boardmember Lisa Woolf	
	Vice Chair Patrick O'Connor	
	Chair Amy Blakemore	
Staff members present:	Michael Ramirez, City Manager	
	Brian C. Barrett, City Clerk	
	Nick Bobroff, Community Development Director	
	Syndi Souter, Senior Planner	

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

CITY COUNCIL BUSINESS:

The City Council met to consider the following item:

1. Conceptual review of a proposal to construct 93 new townhome-style residences and associated amenities on an 8.64-acre parcel located at 6380 Via Real (APN 001-190-097), proposed by Nick Patterson, Director of Development for City Ventures Homebuilding, LLC.

   Recommendation: Receive public comment, and provide individual comments on the residential development proposal.

Community Development Director Bobroff introduced the item and asked the City Council, Planning Commission, and Architectural Review Board to report any ex parte disclosures.

Planning Commissioner VanAntwerp reported that she attended the Cal Cities Planning Commissioner's Academy in Santa Rosa in March. During the Academy she attended a panel discussion (not a private discussion) in the general session which was led by Ryan Aeh, Executive Vice President of City Ventures where he mentioned a project in the Santa Barbara South Coast and taught the group about the housing element. She noted one other disclosure was that she had met with two folks from City Ventures back in August/September when public outreach for this project was being done at one of the coffee shops in Carpinteria.

Senior Planner Souter provided the staff PowerPoint presentation. Staff responded to questions from the Architectural Review Board, Planning Commission, and City Council.

Nick Patterson, Director of Development for City Ventura Homebuilding, LLC provided the applicant PowerPoint presentation. The applicant responded to questions from the Architectural Review Board, Planning Commission, and City Council.

Speakers in-person: Mary Wiederkehr, Sue Skenderian, Bryan Gindoff, Donald Bensen, and Robert Schwalje

Emails distributed: Dustin Hosieth and Kristen Miller with the Santa Barbara South Coast Chamber of Commerce, Art and Heather Tiddens, Leslie Gascoigne, Andrew and Linda Lisiecki, Amrita Salm, Donald Bensen, Rebecca Romano, and William Anderson

Mayor Alarcon opened up comment from the Architectural Review Board.

Vice Chair O'Connor noted that the developer should be mindful of the notion of SB 330 which could drive the density to an uncomfortable or perhaps unsafe level. He also mentioned that including those unbuildable areas in square footage for density, lot coverage, landscaping, etc. invites density where it doesn't help the situation. He encouraged the Lagunitas homeowners and the developer to resolve the CC&R's and noted that the height limit needed to be dealt with.

Chair Blakemore agreed with Member O'Connor's comments about density and development statistics including non-buildable areas; however, she noted that the project is presented under the guidelines currently in place. She commented that the individual buildings are broken up and well defined and the general look and feel of the buildings is headed in the right direction with the exception of the pitched roofs which needs discussion. She concurred with other comments about sticking to height limitations and agreed that the parking situation and amount of parking spaces being provided are dictated by the State. She encouraged furthering the idea of a park for kids. She suggested not having dead-end lanes, not planting any Tipuana Tipus on the drives, and incorporating trees larger than 24-inch box for several tree species.

Boardmember Woolf commented that many people and dogs may live in this development and having outdoor space is incredibly important. She noted that with that many people, cars would fill up the interior roadways. She did not like the height of the three-story units and only 27 guest parking spots.

Boardmember Little recommended the developer consider underground parking possibly with the three-story units to create more landscape area instead of having roads. He noted that the 9-foot plate heights could be lowered to reduce height as well as the roof pitch which could be lowered extensively. He thought moving the three-story units to the Lomita Lane side of the property was a good idea and taking some of the groups of the four-units and add underground parking would reduce the size and give additional green space.

Boardmember Johnson suggested that the developer create site sections to cut through the property to understand the massing of the buildings relative to the site size. He expressed concern about the rigid grid driveway system and would like to see more of a diagonal country lane feel to the site if possible. He observed that the 8 to 12 roof pitch was a unique feature, but did not prefer it all the time or throughout the project and recommended lowering the top floor roof plates to 7 feet to mitigate the height and get more animation in the massing. He also suggested adding some more cross gables to the long roof planes that are on the ends of the buildings in the elevations. He mentioned that grading changes would add/lower some height to get variation in the project. He noted that the developer should create street elevations to show the buildings from the street particularly along Lomita Lane and to lower the top plate to 5 feet (which is legal) to get the roof to come down really low to hide the upper floor under the roof. He recommend changing the variety of the roof pitches.

Mayor Alarcon opened up comment from the Planning Commission.

Commissioner VanAntwerp said she would like to see if the applicant is open to a revised affordability mix although rezoning might need to occur and she would also like to see how the public benefit improvements get incorporated. She stated that massing is an issue for the neighborhood and suggested the developer look for opportunities to work with public transportation. She expressed concern about public views and the project height and recommended that the three-story buildings be moved along Lomita Lane.

Chair LaFevers observed that it was an interesting project, the location for residential development is appropriate, and there is plenty of flexibility to work with any of the options to come up with a good project for this site. He noted that the project location between the existing research park and residential is appropriate for a little higher density than the current Lagunitas residential development. He mentioned that there is a struggle with consistency and neighborhood compatibility and compatibility with the character of Carpinteria and that most of his concerns are driven by the mass, size and scale of the project. He commented that the number of buildings and their general layout was fine; however, he suggested lowering the building heights by fill or lack of fill, at-grade parking, and roof pitch. He noted that the three-story development may be possible with some creativity with cut and fill on the side, parking below, and other such things. He remarked that he didn't particularly care for the architectural style and asked the developer to identify an existing development that City Ventures previously designed. He noted that all utilities should be undergrounded. He appreciated the current proposal of ten moderately affordable units for work force housing, but he did recommend the developer look for more options and opportunities for affordability perhaps replacing some of the existing larger units with smaller size units.

Commissioner Moyer observed that the project has potential. He suggested that the project have underground parking to provide more open space and resolve the parking issue. He remarked that there are not many 8 to 12 pitch roofs in Carpinteria, but would leave it up to the architect. He noted that as pointed out in Mr. Bensen's written public comment, Lomita Lane is a potential health and safety issue because in the event of an evacuation the residents would clog up Lomita Lane and prevent the Lomita Lane residents from getting out and he recommended the Carpinteria-Summerland Fire Protection District take a look at it. He observed that the project should have an adequate amount of amenities so as not rely on a City park. He appreciated the use of three- and four-bedroom units because they would denote home rather than an investment.

Mayor Alarcon opened up comment from the City Council.

Councilmember Mayer observed that this project was the most inline with what would work in Carpinteria. She noted there was opportunity for there to be more variation in height and size which would bring character and charm. She was hesitant in pushing the height limit and didn't see that the City was getting enough concessions with affordability to consider going beyond the height limit. She expressed that affordability and parking are the biggest issues. She noted potential traffic impacts on Bailard Avenue bridge and the nearby on- and off-ramps that would put stress on City resources. She suggested the developer incorporate recreation space into the design.

Vice Mayor Solórzano noted that the site is great for residential development; however, she preferred residential development that serves more of Carpinteria than what is proposed. She observed that the twelve units of moderate and above-rate housing is not enough when building 93 units. She recommended that the project have more density and more affordable units so people can stay and work in Carpinteria.

Councilmember Clark recognized the need for more affordable housing and suggested having smaller units with less bedrooms or affordability by design. He noted that the compatibility with the existing Lagunitas residential needs to be addressed in terms of height and massing. He recommended that the project have underground parking and reduce the plate heights and the slope of the roof and keep the height at 30 feet. He stated that public views from both directions are really important.

Councilmember Nomura liked the idea of minimizing the building height and talked about parking and traffic as issues especially if the County housing project at the end of Bailard Avenue goes in. He recommended placing the three-story units in a more centralized area on the site or along Lomita Lane and adding turn-abouts. He noted that along Lomita Lane, the buildings are built parallel to Lomita Lane and on the other side where the creek is, the buildings are perpendicular. He said that if those buildings were turned sideways, there would be an existing buffer which could potentially be used as a driveway that could be accessed from the backside. In that case, there would be no turn-arounds in the central road, they would all be on the backside and there would be a buffer to the existing houses that are there along with the park area previously talked about. He said this will have an impact on what's going to happen at Bailard Avenue and the other potential building sites from the County.

Mayor Alarcon expressed concern for neighborhood compatibility in terms of the number of units being proposed and that the building height needs to be decreased. She would like to see more recreation on the proposed site and liked the idea of a City park; however, that is not in the foreseeable future, and perhaps the developer could develop and build it out. She noted that parking is not enough for this part of Carpinteria and the neighborhood. She felt that the parking problem would end up with the City and the surrounding neighborhoods and observed that the City needs affordable housing, both very low and low-income housing which is very important.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 7:41 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, April 14, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:30 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
Nick Bobroff, Community Development Director
Stephon Downes, Management Analyst II
John L. Ilasin, Public Works Director
Mindy Fogg, Principal Planner
Licette Maldonado, Administrative Services Director
Juliza Briones, Program Manager
Jeanette Gant, Parks, Recreation & Community Services Director
Ryan Benson, Management Analyst I

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. A Proclamation Designating April 2025 as "Fair Housing Month" in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

Speakers in-person: Rogelio Delgado

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Designating April 2025 as "Fair Housing Month" in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Andrea Bifano, Rental Housing Mediation Supervisor with the City of Santa Barbara provided remarks and Mayor Alarcon and the Council presented her with the proclamation.

2. A Proclamation Designating the Week of April 21-28, 2025 as "International Dark Sky Week" in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Proclamation Designating the Week of April 21-28, 2025 as "International Dark Sky Week" in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mike Wondolowski, representing the Carpinteria Valley Association provided remarks and Mayor Alarcon and the Council presented the proclamation to members of the Carpinteria Valley Association.

3. A Proclamation Celebrating the 66th Anniversary of the Carpinteria Community Awards Banquet. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Celebrating the 66th Anniversary of the Carpinteria Community Awards Banquet. Upon voice vote, the motion carried unanimously.

Karen Graf, representing the Carpinteria Community Association provided remarks and Mayor Alarcon and the Council presented the proclamation to members of the Carpinteria Community Association.

4. Santa Barbara Metropolitan Transit District Update Presentation by Jerry Estrada, General Manager of Santa Barbara Metropolitan Transit District.

Jerry Estrada, General Manager of the Santa Barbara Metropolitan Transit District provided the presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the presentation from the Santa Barbara Metropolitan Transit District. Upon voice vote, the motion carried unanimously.

5. Introduction of New Employee: Pam Greer, Finance Manager.

Administrative Services Director Maldonado introduced Pam Greer, Finance Manager who provided remarks.

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Mayor Alarcon temporarily adjourned the meeting at 6:15 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the meeting at 6:29 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department provided a law enforcement report for the month of March.

Speakers in-person: Rogelio Delgado

CITY MANAGER'S REPORT

City Manager Ramirez reported on the following which were not included in the written City Manager's Report:

- The Mayor and City Manager participated in the State of the City event held last Friday by the Santa Barbara South Coast Chamber of Commerce.
- The City is looking at holding a local State of the City event.
- Annual Household Hazardous Waste Event was held last Saturday.

Also not mentioned in the written City Manager's Report, Community Development Director Bobroff reported that the County's Division of Housing and Community Development released the following two documents last Friday for a 30-day public review: (1) Draft 2025-2029 Consolidated Plan and (2) Draft Pro-Housing Designation Application. He noted that both documents would go before the Board of Supervisors on May 13th.

a. City Employee Updates

   Assistant City Manager Kintz provided updates on City recruitments and staff trainings in which staff participated.

b. Updates on Capital Improvement Projects

   City Manager Ramirez reported on the recent Capital Improvement Plan (CIP) Study Session held as a special City Council meeting on March 25, 2025.

c. Updates on Development Applications

   Community Development Director Bobroff noted that the Chevron Oil and Gas Processing Facility Decommissioning Project is tentatively scheduled for the May 5th Planning Commission meeting.

d. Other City/Community Updates

   City Manager Ramirez reported that the Community Emergency Response Team (CERT) will be returning to Carpinteria this Spring.

Speakers in-person: Rogelio Delgado

PLANNING COMMISSION ACTIONS

Community Development Director Bobroff reported on the Planning Commission Actions from its meeting of April 7, 2025.

There was no public comment.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Michael Baker, representing United Boys & Girls Clubs, Fred Shaw, Alan Koch, and Gail Marshall

In response to Mr. Koch's comment, City Manager Ramirez announced another item not mentioned in the written City Manger's Report was that the Surfliner Inn Frequently Asked Questions (FAQ) is posted on the City's website under Hot Topics.

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 6 through 10. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

6. Approve the minutes of the regular meeting held March 24, 2025 and the special meetings held March 25, 2025 and March 31, 2025.

7. Receive and file the Expenditures for the period beginning March 17, 2025 and ending April 4, 2025.

8. Authorize the Public Works Director to advertise the Notice Inviting Bids for the Carpinteria High School Area Crosswalk Safety Improvements Project (Project No. 15125).

9. Ratify the City Manager's execution of Amendment No. 4 (Attachment A) to the Agreement for Consultant Services between the City of Carpinteria and WSP USA Environment & Infrastructure Inc. (formerly Amec Foster Wheeler Environment & Infrastructure, Inc. and Wood Environment & Infrastructure Solutions, Inc.) to extend the term of the Agreement to December 31, 2026 for continued planning and environmental services in support of the City's Coastal Land Use Plan and General Plan (CLUP/GP) Update. *(Requires a roll call vote.)*

10. Approve and adopt Resolution No. 6386, updating the City's Master Fee Schedule.

ADMINISTRATIVE MATTERS:

11. Resolution No. 6383, Approving the Road Maintenance and Rehabilitation Account Fiscal Year 2025-26 Project List.

    Recommendation: Adopt Resolution No. 6383, approving the Road Maintenance and Rehabilitation Account Fiscal Year 2025-26 Project List.

Management Analyst II Downes presented the staff report and Public Works Director Ilasin responded to questions from the Council.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution No. 6383, as read by title only. Upon voice vote, the motion carried unanimously.

PUBLIC HEARING:

12. Public Hearing at the request of the City of Carpinteria to:

(1) Adopt modified Ordinance Nos. 788 and 789 on a revised second reading, making changes to Carpinteria Municipal Code, Title 14- Zoning, adding clarifying language to Chapter 14.04- General Provisions, Section 14.04.030 (Applicability), adding Chapter 14.19- RMU Residential/Mixed Use, and adding Chapter 14.51- Objective Design Standards;

(2) Adopt Resolution No. 6379, acknowledging receipt of, and accepting, the California Coastal Commission's conditional certification of LCP Amendment LCP-4-CPN-24-0066-1 with suggested modifications (Chapter 14.04- General Provisions, Section 14.04.030 (Applicability), Chapter 14.19- RMU Residential/Mixed Use, and Chapter 14.51- Objective Design Standards), and directing the City Manager to transmit this Resolution to the Coastal Commission Executive Director; and

(3) Determine that none of the conditions have occurred or exist as set forth in California Environmental Quality Act ("CEQA") Guidelines section 15162 to require the preparation of a supplemental or subsequent Environmental Impact Report ("EIR") for the subject zoning amendments, and that the Addendum to the certified 2003 Program EIR satisfies the environmental review requirements of CEQA. The City Council also finds that the Coastal Commission adopted a certified regulatory program containing the necessary environmental review for the Project (Public Resources Code Section 21080.5). Finally, the City Council finds that, notwithstanding the foregoing, the approval and adoption of Ordinance Nos. 788 and 789 are exempt from review under CEQA pursuant to Public Resources Code Section 21080.9, and CEQA Guidelines Section 15265.

Recommendation: (1) Adopt modified Ordinance Nos. 788 and 789, as read by titles only; (2) Adopt Resolution No. 6379; and (3) Determine that none of the conditions have occurred or exist as set forth in CEQA Guidelines section 15162 to require the preparation of a supplemental or subsequent EIR for the subject zoning amendments, and that the Addendum to the certified 2003 Program EIR satisfies the environmental review requirements of CEQA. The City Council also finds that the Coastal Commission adopted a certified regulatory program containing the necessary environmental review for the Project (Public Resources Code Section 21080.5). Finally, the City Council finds that, notwithstanding the foregoing, the

approval and adoption of Ordinance Nos. 788 and 789 are exempt from review under CEQA pursuant to Public Resources Code Section 21080.9, and CEQA Guidelines Section 15265.

Principal Planner Fogg provided the staff report and PowerPoint presentation.

Mayor Alarcon opened the public hearing at 7:35 pm and being there was no public comment, closed the public hearing at 7:36 pm.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt modified Ordinance Nos. 788 and 789, as read by titles only, adopt Resolution No. 6379, as read by title only, and find that none of the conditions have occurred or exist as set forth in CEQA Guidelines section 15162 to require the preparation of a supplemental or subsequent EIR for the subject zoning amendments, and that the Addendum to the certified 2003 Program EIR satisfies the environmental review requirements of CEQA. The City Council also finds that the Coastal Commission adopted a certified regulatory program containing the necessary environmental review for the Project (Public Resources Code Section 21080.5). Finally, the City Council finds that, notwithstanding the foregoing, the approval and adoption of Ordinance Nos. 788 and 789 are exempt from review under CEQA pursuant to Public Resources Code Section 21080.9, and CEQA Guidelines Section 15265. Upon voice vote, the motion carried unanimously.

Mayor Alarcon recessed to a break at 7:37 pm and reconvened the meeting at 7:45 pm.

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

13. Update Budget and Fiscal Policy to include a 2-Year Budget.

    Recommendation: Approve and adopt Resolution No. 6387, updating the Budget and Fiscal Policy.

Administrative Services Director Maldonado presented the staff report.

Speakers in-person: Patrick O'Connor

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to adopt Resolution No. 6387, approving the Budget and Fiscal Policy. Upon voice vote, the motion carried unanimously.

14. Adoption of Resolution No. 6385, concerning the formation of the Ad Hoc E-Conveyance Committee, and appointment of up to two Council members to the Committee.

    Recommendation: Receive nominations and appoint two Council members to serve on Ad Hoc E-Conveyance Committee to assist staff with developing program recommendations for City Council consideration.

Program Manager Briones provided the staff report.

There was no public comment.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to adopt Resolution No. 6385, as read by title only, approving the formation of the Ad Hoc E-Conveyance Committee to include Councilmembers Julia Mayer and Natalia Alarcon. Upon voice vote, the motion carried unanimously.

15. Approve and adopt Resolution No. 6384, updating the City's Parks, Recreation and Community Services Department Program & Facility Fee Schedule.

    Recommendation: (1) Receive and file the Parks, Recreation and Community Services Fee Study and (2) Approve and adopt Resolution No. 6384, updating the Parks, Recreation and Community Services Department Program & Facility Fee Schedule as set forth in Exhibit 1.

Parks, Recreation & Community Services Director Gant and Management Analyst I Benson presented the staff report and PowerPoint presentation.

Speakers via Zoom: Lisa Guravitz

Motion by Councilmember Nomura, seconded by Vice Mayor Solórzano, to (1) receive and file the Parks, Recreation and Community Services Fee Study and (2) approve and adopt Resolution No. 6384, updating the Parks, Recreation and Community Services Department Program & Facility Fee Schedule as set forth in Exhibit 1. Upon voice vote, the motion carried unanimously.

16. Consultant Services Agreement between the City of Carpinteria and Environmental Science Associates (ESA) to oversee and prepare environmental review documents for the Surfliner Inn Project for an amount not-to-exceed $258,890.

    Recommendation: Authorize the City Manager to execute an Agreement for Consultant Services with Environmental Science Associates to oversee and prepare environmental review documents for the Surfliner Inn Project for an amount not-to-exceed $258,890. *(Requires a roll call vote.)*

Principal Planner Fogg provided the staff report.

Speakers in-person: Alan Koch and Patrick O'Connor

Speakers via Zoom: Amrita Salm

Emails distributed: Alan Koch

Councilmember Nomura asked the Council if the Surfliner Inn Applicant could provide a statement. Mayor Alarcon allowed Whitt Hollis, Surfliner Inn Applicant to provide comments.

Motion by Councilmember Nomura, seconded by Vice Mayor Solórzano, to authorize the City Manager to execute an Agreement for Consultant Services with Environmental Science Associates to oversee and prepare environmental review documents for the Surfliner Inn Project for an amount not-to-exceed $258,890. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

LEGISLATIVE UPDATE

Legal Counsel Acos presented on the following State legislation:

- Assembly Bill 306

  There was no public comment.

  Motion by Councilmember Clark, seconded by Councilmember Nomura, to submit an opposition letter regarding AB 306. Upon voice vote, the motion carried unanimously.

- Senate Bill 79

  There was no public comment.

  Motion by Vice Mayor Solórzano, seconded by Councilmember Mayer, to submit an opposition letter regarding SB 79. Upon voice vote, the motion carried unanimously.

- Senate Bill 346

  There was no public comment.

  Motion by Councilmember Clark, seconded by Councilmember Nomura, to submit a support letter regarding SB 346. Upon voice vote, the motion carried unanimously.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported on the South Coast Youth Safety Partnership met this morning and discussed having a community conversation in Carpinteria in the Fall. She also announced that the first Public Engagement Committee meeting would be on April 21st at 4 pm.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the regular Council meeting on April 28th.

CLOSED SESSION MATTER

17. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Government Code Section 54957(b)(1); Title: City Manager Michael Ramirez

Legal Counsel Acos read aloud the title of the Closed Session into the record.

PUBLIC COMMENT ON CLOSED SESSION MATTER

There was no public comment.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned the meeting to Closed Session at 9:30 pm.

RECONVENE IN OPEN SESSION

Mayor Alarcon reconvened the meeting in Open Session at 9:40 pm with all Councilmembers, City Manager Ramirez, Legal Counsel Acos, Assistant City Manager Kintz, and City Clerk Barrett present.

CLOSED SESSION REPORT

Assistant City Manager Kintz announced that there was no reportable action from the Closed Session.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 9:40 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, April 28, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:31 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Ryan Kintz, Assistant City Manager	
	Brian C. Barrett, City Clerk	
	Erin Maker, Environmental Program Manager	
	Robert Howard, Public Works Supervisor	
	Ryan Benson, Management Analyst I	
	John L. Ilasin, Public Works Director	
	Stephon Downes, Management Analyst II	
	David Hernandez, Code Compliance Supervisor	

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. Presentation of Carpinteria Valley Association's Climate Change Essay Contest Winners – Evelyn Calkins (First Place), Anna Morrison (Second Place), and Luke Donahue (Third Place).

There was no public comment.

Mike Wondolowski representing the Carpinteria Valley Association introduced the winners of the Carpinteria Valley Association's Climate Change Essay Contest – Evelyn Calkins (First Place), Anna Morrison (Second Place), and Luke Donahue (Third Place).

Mayor Alarcon and the Council presented Mayoral Recognition Certificates to each winner.

2. A Proclamation Designating April 2025 as "Healthy People Healthy Trails Month" in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Designating April 2025 as "Healthy People Healthy Trails Month" in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mark Wilkinson representing the Santa Barbara County Trails Council provided remarks and Mayor Alarcon and the Council presented the proclamation to him.

3. 15-Year Service Award to Erin Maker, Environmental Program Manager.

There was no public comment.

Mayor Alarcon and the Council presented the 15-Year Service Award to Environmental Program Manager Maker who provided remarks. The Council congratulated Ms. Maker on her 15-Year Service Award and on her new position as the Clean Water Project Manager for the County of Santa Barbara and wished her well.

4. Retirement Recognition for Robert Howard, Public Works Supervisor.

There was no public comment.

Mayor Alarcon and the Council presented the Retirement Recognition to Public Works Supervisor Howard who provided remarks. The Council congratulated Mr. Howard on his retirement and wished him well.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

First District Supervisor Roy Lee provided the following updates:

- Townhall meeting on Wednesday, May 21st from 5:00 pm to 6:30 pm at the Veterans Memorial Building where Sheriff's Department, Fire District, and City staff are invited to participate.
- County's status-quo budget set at $1.69 billion.

There was no public comment.

CITY MANAGER'S REPORT

a. City Employee Updates

Assistant City Manager Kintz provided an update on City recruitments.

City Manager Ramirez provided remarks on outgoing employees Environmental Program Manager Maker and Public Works Supervisor Howard.

b. Updates on Capital Improvement Projects

City Manager Ramirez reported that the Via Real Stormwater Project and Chaney Avenue Emergency Repairs Project were both substantially complete.

c. Updates on Development Applications

See City Manager's Report.

d. Other City/Community Updates

City Manager Ramirez reported on upcoming Public Works, Library, and AgeWell events.

There was no public comment.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Mike Damron, representing Carpinteria Cemetery District

Emails distributed: Victor Garza

CONSENT CALENDAR:

Vice Mayor Solórzano requested pulling Item No. 13 from the Consent Calendar for discussion and questions.

There was no public comment regarding the pulling of Item No. 13 from the Consent Calendar.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to pull Item No. 13 from the Consent Calendar.

Councilmember Nomura requested the motion be modified to include when this pulled item would be heard.

Vice Mayor Solórzano modified the motion to pull Item No. 13 from the Consent Calendar and place it under the Consideration of Any Items Removed from Consent Calendar and/or Other Agenda Items Requested To Be Advanced Section heard later in the agenda. Councilmember Nomura seconded the modified motion. Upon voice vote, the modified motion carried unanimously.

There was no public comment regarding the approval of the remaining items on the Consent Calendar (Item Nos. 5 through 12 and 14).

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the remaining Consent Calendar Item Nos. 5 through 12 and 14.

City Clerk Barrett read aloud the title of Ordinance No. 792 into the record.

The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

5. Approve the minutes of the regular meeting held April 14, 2025.

6. Receive and file the Expenditures for the period beginning April 7, 2025 and ending April 18, 2025.

7. Receive and file the Report of Contracts Executed by the City Manager for the Period of March 4, 2025 through April 7, 2025.

8. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for March 2025.

9. Receive and file the Quarterly Review of the Pension Stabilization Trust.

10. Approve Ordinance No. 792, updating Carpinteria Municipal Code Chapter 2.04 to Remove Reference to Robert's Rules of Order for the Conduct of City Council Meetings. *(Requires reading of ordinance title and a roll call vote.)*

11. Adopt Resolution No. 6395, authorizing signers on City bank accounts.

12. Adopt Resolution No. 6396, as read by title only, authorizing certain officers to order the deposit or withdrawal of monies in the Local Agency Investment Fund (LAIF).

14. Adopt Resolution Nos. 6380, 6381, and 6382, congratulating the Carpinterian of the Year for 2024, the Junior Carpinterian of the Year for 2024, and the Volunteer of the Year for 2024, respectively.

ADMINISTRATIVE MATTERS:

15. Scope of Work Modification for The Alcazar Theatre's FY 2024/25 Community Services Support Grant Award.

    Recommendation: Authorize The Alcazar Theatre to apply its unused FY 2024/25 Community Services Support Grant funds toward the "I Am Carpinteria" Forum, a community event held in collaboration with the Carpinteria Community Library on May 15, 2025.

Councilmember Nomura recused himself from this item due to potential public perception and left the Council Chambers at 6:12 pm. Legal Counsel Acos noted that Councilmember Nomura recused himself because his wife works for The Alcazar Theatre.

Management Analyst I Benson provided the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Mayer, to authorize The Alcazar Theatre to apply its unused FY 2024/25 Community Services Support Grant funds toward the "I Am Carpinteria" Forum, a community event held in collaboration with the Carpinteria Community Library on May 15, 2025 and to direct staff to edit the Community Services Support Grants Program to allow for grantees to request modifications and for staff to be able to review and approve of those modifications during the course of the grant life. Upon voice vote, the motion carried unanimously with Councilmember Nomura absent due to his recusal.

Councilmember Nomura returned to the dais at 6:22 pm.

City Clerk Barrett requested that Item No. 16 be moved to the Consideration of Any Items Removed from Consent Calendar and/or Other Agenda Items Requested To Be Advanced Section later in the agenda due to Carpinteria Valley Water District General Manager Bob McDonald being delayed.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to move Item No. 16 to the Consideration of Any Items Removed from Consent Calendar and/or Other Agenda Items Requested To Be Advanced Section later in the agenda. Upon voice vote, the motion carried unanimously.

17. Report on Street Lighting District No. 1 for Fiscal Year 2025-2026.

    Recommendation: Adopt Resolution Nos. 6388 and 6389, acting to accept and file the mandatory Annual Report and set the matter of the continuation of Street Lighting District No. 1 for Fiscal Year 2025-26 for public hearing at the regular City Council meeting of May 27, 2025.

Management Analyst II Downes presented the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution Nos. 6388 and 6389, as read by title only. Upon voice vote, the motion carried unanimously.

18. Report on Lighting, Landscaping and Right-of-Way Improvement District No. 3 for Fiscal Year 2025-26.

    Recommendation: Adopt Resolution Nos. 6390 and 6391, acting to accept and file the mandatory Annual Report of the City Engineer and set the matter of the continuation of Lighting, Landscaping and Right-of-Way Improvement District No. 3 for Fiscal Year 2025-26 for public hearing at the regular City Council meeting of May 27, 2025.

Management Analyst II Downes provided the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution Nos. 6390 and 6391, as read by title only. Upon voice vote, the motion carried unanimously.

19. Report on Parking and Business Improvement Area Assessment District No. 4 for Fiscal Year 2025-26.

Recommendation: Adopt Resolution Nos. 6392 and 6393, acting to accept the mandatory Annual Report and Budget and set the matter of the continuation of Parking and Business Improvement Area District No. 4 for Fiscal Year 2025-26 for public hearing at the regular City Council meeting of May 27, 2025.

Management Analyst II Downes provided the staff report and noted an error in Section 7 of Resolution No. 6393 which misstated that the time for hearing protests was Monday, May 26, 2025 when it should be stated as Tuesday, May 27, 2025.

Vice Mayor Solórzano requested a presentation from the Downtown "T" Business Advisory Board.

Councilmember Nomura requested an audit or report back on how Parking and Business Improvement Area District No. 4 funds are spent.

Speakers via Zoom: Lorraine McIntire

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution Nos. 6392 and 6393, as read by title only and correct the time for hearing protests to be Tuesday, May 27, 2025 in Section 7 of Resolution No. 6393. Upon voice vote, the motion carried unanimously.

20. Report on Winter Protection Berm Assessment District No. 5 for Fiscal Year 2025-26.

Recommendation: Adopt Resolution No. 6394 to accept the mandatory Annual Report and Budget and to schedule a public hearing on the continuation of Assessment District No. 5 for Fiscal Year 2025-26 at the regular City Council meeting on May 27, 2025.

Management Analyst II Downes presented the staff report.

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to adopt Resolution No. 6394 to accept the mandatory Annual Report and Budget and to schedule a public hearing on the continuation of Assessment District No. 5 for Fiscal Year 2025-26 at the regular City Council meeting on May 27, 2025. Upon voice vote, the motion carried unanimously.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED

The Council moved and heard Item Nos. 13 and 16 under this section of the agenda.

13. Authorize the City Manager to execute a Professional Services Agreement with California Consulting, Inc. for grant writing and grant administration services in an amount not-to-exceed $50,000.

City Manager Ramirez presented the staff report.

Speakers in-person: Patrick O'Connor

Motion by Vice Mayor Solórzano, seconded by Councilmember Clark, to authorize the City Manager to execute a Professional Services Agreement with California Consulting, Inc. for grant writing and grant administration services in an amount not-to-exceed $50,000. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

16. Development Permit Application Authorization concerning the Carpinteria Advanced Purification Project.

    Recommendation: Authorize the City Manager to sign City Permit Application No. 24-2313-CUP/CDP on behalf of the City of Carpinteria as property owner for the Carpinteria Advanced Purification Project. *(Requires a roll call vote.)*

Public Works Director Ilasin provided the staff report and Bob McDonald, Carpinteria Valley Water District General Manager responded to questions of the Council.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the City Manager to sign City Permit Application No. 24-2313-CUP/CDP on behalf of the City of Carpinteria as property owner for the Carpinteria Advanced Purification Project. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

Mayor Alarcon recessed to a break at 7:41 pm and reconvened the meeting at 7:52 pm.

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

21. Code Compliance First Quarter Report for 2025.

    Recommendation: Receive and file the First Quarter of 2025 Code Compliance Report.

Code Compliance Supervisor Hernandez presented the staff report and PowerPoint presentation.

Speakers in-person: Susan Allen

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the First Quarter of 2025 Code Compliance Quarterly Report. Upon voice vote, the motion carried unanimously.

22. Potential Local State of the City Event.

    Recommendation: Direct staff to plan and execute, or assist with planning and execution of, a local State of the City event; accept staff recommendations; and provide direction where requested.

City Manager Ramirez and Assistant City Manager Kintz provided the staff report.

Speakers in-person: Fred Shaw

The Council provided feedback on the local State of the City Event and City Manager Ramriez noted staff would bring back an event proposal to receive further input from the Council and he summarized the Council's current feedback on the event:

- Take more time to prepare for the event which will be held on a weekday evening and consider all the pros and cons with holding the event at the Veterans Memorial Building or at City Hall.
- The event will be sponsored by the City.
- Look at low cost options for food, activities for youth, and Spanish translation services.
- Hear presentations from the Mayor and City Manager, show the City video, hold a question and answer panel with department heads and Council with questions

submitted by the public in advance and get feedback from the public on what they'd like to see for the next local State of the City event.

LEGISLATIVE UPDATE

Legal Counsel Acos reported on the following bills:

- Assembly Bill 650 which CalCities and the City Attorney's Office recommend the Council send a letter of support for this bill.
- Senate Bill 634 which CalCities and the City Attorney's Office recommend the Council send a letter of opposition regarding this bill.
- Senate Bill 79 which was presented at the last City Council meeting and the Council voted to send an opposition letter regarding this bill.
- Federal Bill proposed by Congressman Salud Carbajal called the California Clean Coast Act which would not allow offshore drilling off the coast of California in the future.

There was no public comment.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to direct staff to draft letters as recommended and bring back a summary of Congressman Carbajal's bill. Upon voice vote, the motion carried unanimously.

Legal Counsel Acos noted that the summary of Congressman Carbajal's bill would be heard at the next Council meeting.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported on the Santa Barbara Metropolitan Transit District's community meeting at the Carpinteria Library last week where updates on fares and routes were discussed. She also reported that the Public Engagement Committee met for the first time on April 21st and discussed plans for Spanish language outreach from the City and options for the possible local State of the City event.

Councilmember Mayer reported on the Economic Vitality Committee meeting where the group established goals and plans for the Committee and will be meeting monthly.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the regular Council meeting on May 12th.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 8:47 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, May 12, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:30 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Ryan Benson, Management Analyst I
John L. Ilasin, Public Works Director
Nick Bobroff, Community Development Director
Bret McNulty, Principal Planner
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
Jeanette Gant, Parks, Recreation & Community Services Director
Licette Maldonado, Administrative Services Director

The Council agreed to hear the Closed Session matter at the end of the agenda.

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

2. A Proclamation Designating May 2025 as "Asian American & Pacific Islander Heritage Month" in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Designating May 2025 as "Asian American & Pacific Islander Heritage Month" in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Vin Bennett with Santa Barbara Asian American & Pacific Islander Solidarity Network provided remarks and Mayor Alarcon and the Council presented members of the Santa Barbara Asian American & Pacific Islander Solidarity Network with the proclamation. Councilmember Nomura provided remarks.

3. A Proclamation Designating May 18 through 24, 2025, as National Public Works Week in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Clark, to approve the Proclamation Designating May 18 through 24, 2025, as National Public Works Week in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Public Works Director Ilasin provided remarks and Mayor Alarcon and the Council presented the proclamation to Public Works staff.

4. Fiscal Year 2024-25 Community Services Support Grants Recipients Reports by Girls Inc. of Carpinteria, Boys and Girls Club of Carpinteria Valley, and Carpinteria Children's Project.

Councilmember Nomura recused himself from this item since he is the President of the Carpinteria Boys & Girls Club Foundation and left the Council Chambers at 5:45 pm.

Management Analyst I Benson introduced Jaime Collins, Executive Director of Girls Inc. of Carpinteria; Taylor Swan, Chief Development Officer of United Boys and Girls Clubs of Santa Barbara County, and Teresa Alavarez, Executive Director of Carpinteria Children's Project and Guadalupe Perez, Director of Early Learning with Carpinteria Children's Project and all provided presentations of their respective services.

Speakers in-person: Rogelio Delgado

Councilmember Nomura returned to the dais at 6:11 pm.

5. Introduction of New Employee: Bret McNulty, Principal Planner.

Community Development Director Bobroff introduced new employee Bret McNulty, Principal Planner.

There was no public comment.

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Mayor Alarcon temporarily adjourned the meeting at 6:13 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the meeting at 6:33 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department provided a law enforcement report for the month of April.

There was no verbal public comment.

Emails distributed: Stephen Marcussen

CITY MANAGER'S REPORT

a. City Employee Updates

   Assistant City Manager Kintz provided updates on City recruitments.

b. Updates on Capital Improvement Projects

   None.

c. Updates on Development Applications

   Community Development Director Bobroff reported on the Notice of Preparation and Scoping Meeting for the Surfliner Inn Project and the official state income limits for 2025 released by the California Department of Housing and Community Development.

d. Other City/Community Updates

City Manager Ramirez reported on the Fix-It-Fair and AgeWell activities.

PLANNING COMMISSION ACTIONS

Community Development Director Bobroff reported on the Planning Commission Actions from its meeting of May 5, 2025.

Speakers in-person: Mark Korte-Nahabedian representing Chevron

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

There was no verbal public comment.

Emails distributed: Jon Spendlove, Ryan Gilmore, and Anonymous

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 6 through 8. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

6. Approve the minutes of the regular meeting held April 28, 2025.

7. Receive and file the Expenditures for the period beginning April 21, 2025 and ending May 2, 2025.

8. Adopt Ordinance No. 792, (second reading) updating Carpinteria Municipal Code Chapter 2.04 to Remove Reference to Robert's Rules of Order for the Conduct of City Council Meetings. *(Requires a roll call vote.)*

ADMINISTRATIVE MATTERS:

9. Ordinance No. 793, an Ordinance of the City Council of the City of Carpinteria, California, amending Chapter 2.37 of Title 2 (Administration and Personnel) of the

Carpinteria Municipal Code To Modify The Provisions Relating To The Appointment And Service Of Youth Representatives On The Library Advisory Commission.

Recommendation: Approve Ordinance No. 793, as read by title only (first reading). *(Requires reading of ordinance title and a roll call vote.)*

Parks, Recreation & Community Services Director Gant presented the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve Ordinance No. 793 on first reading, by title only, and to continue the second reading and adoption to the City Council meeting of May 27, 2025 and incorporate additional ordinance language to allow Youth Representatives more flexibility to miss Library Advisory Commission meetings as needed due to their academic/sports schedules.

City Clerk Barrett read aloud the title of Ordinance No. 793 into the record.

The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

Councilmember Nomura requested seeing the goals/objectives and the outcomes for youth participation on the Library Advisory Commission.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

10. City of Carpinteria Equity Plan Update.

    Recommendation: Receive and file report from Equity Praxis on the progress and status of the City of Carpinteria's Equity Plan.

City Manager Ramirez introduced Jarrod Schwartz, Founder & Principal and René Castro, Senior Consultant both with Equity Praxis Group who provided the PowerPoint presentation. Messrs. Schwartz and Castro were present via Zoom.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the report from Equity Praxis on the progress and status of the City of Carpinteria's Equity Plan. Upon voice vote, the motion carried unanimously.

11. Development of Policy for Councilmember Attendance at Events.

Recommendation: Receive presentation from staff and provide direction regarding development of policy for Councilmember attendance at events where Brown Act limitations may apply.

Legal Counsel Acos presented the staff report.

Speakers in-person: Rogelio Delgado

Speakers via Zoom: Alexandra VanAntwerp

There was consensus of the Council to direct staff to proceed with the development of a policy for Councilmember attendance at events where Brown Act limitations may apply and the Council provided the following feedback:

- Include a tip section in the policy should Councilmembers find themselves with a quorum of the Council at an event.
- For public perception, language that Councilmembers could use to explain why they are not able to attend an event that they are being requested to attend.
- Of the options presented by staff, do not include "First Come, First Serve"; however, include "Mayor/Vice Mayor Priority" as well as "Attendance Based on Subject Matter", depending on the event; "Rolling List" is a good idea, but it is a lot more work for staff.
- There are events that may not fall into the presented categories so create a policy that is flexible.
- Create a prioritized list or flow chart for staff and Council to follow.
- "Mayor/Vice Mayor" is important, but realize that the Vice Mayor usually becomes the Mayor; it should be the "Mayor/Councilmember" because the Vice Mayor will have their chance to attend events when they are Mayor.
- For events with long lead times, the Council could discuss which Councilmembers will attend the event at a Council meeting.
- Be as inclusive as possible to allow the Council to attend events.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to receive the staff presentation regarding development of a policy for Councilmember attendance at events

where Brown Act limitations may apply based on the direction and comments provided by Councilmembers. Upon voice vote, the motion carried unanimously.

Mayor Alarcon recessed to a break at 8:07 pm and reconvened the meeting at 8:17 pm.

12. Third Quarter Department Reports for the Fiscal Year 2024/25 Budget.

Recommendation: Receive and File Third Quarter Department Reports for Fiscal Year 2024/25 Budget.

City Manager Ramirez introduced the item and went over the General Government Department PowerPoint slides along with Assistant City Manager Kintz, Administrative Services Director Maldonado covered the Administrative Services Department slides, Community Development Director Bobroff covered the Community Development Department slides, Public Works Director Ilasin covered the Public Works Department slides, and Parks, Recreation & Community Services Director Gant covered the Parks, Recreation & Community Services Department slides.

Speakers in-person: Rogelio Delgado

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the Third Quarter Department Reports for the Fiscal Year 2024/25 Budget. Upon voice vote, the motion carried unanimously.

LEGISLATIVE UPDATE

Legal Counsel Acos reported on the federal bill introduced by Congressman Carbajal to permanently prohibit oil and gas leasing off of the coast of California. She provided a status of the bill which was introduced in the House and referred to the House Committee on Natural Resources on April 10th and it is still being reviewed in this Committee. She noted that this bill is partnering with a pair of bills introduced in the Senate that aim to permanently block oil and gas drilling in the Atlantic and the Pacific Oceans. She said that the City Attorney's Office would continue to track the progress of this bill.

There was no public comment.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported that the Santa Barbara Metropolitan Transit District Board met on May 6th and talked about the service plan for FY 25/26, received a financial update and third quarter review of FY 24/25 and presented updates to their staff employee handbook, among other items.

Mayor Alarcon reported on that the E-Conveyance Committee will have its first meeting in June and the First District Supervisor Committee will meet on May 16th at 8 am.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the May 27, 2025 Council meeting.

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
   Significant exposure to litigation pursuant to paragraph (3) of subdivision (d) of Section 54956.9: One case

Legal Counsel Acos read aloud the title of the Closed Session into the record.

PUBLIC COMMENT ON CLOSED SESSION MATTER

There was no public comment.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned the meeting to Closed Session at 9:31 pm.

RECONVENE IN OPEN SESSION

Mayor Alarcon reconvened the meeting in Open Session at 10:43 pm with all Councilmembers, City Manager Ramirez, Legal Counsel Acos, and City Clerk Barrett present.

CLOSED SESSION REPORT

Legal Counsel Acos announced that there was no reportable action from the Closed Session.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 10:44 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Tuesday, May 27, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:33 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Jody Thomas, City Librarian
Nick Bobroff, Community Development Director
Stephon Downes, Management Analyst II
Jeanette Gant, Parks, Recreation & Community Services Director

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. Mayoral Recognition to Diana Ornelas, Carpinteria Club Director of the United Boys & Girls Clubs of Santa Barbara County for receiving the 2025 Pacific Trainer of the Year Award by the Boys & Girls Clubs of America.

Speakers in-person: Michael Baker, representing United Boys & Girls Clubs of Santa Barbara County

Ms. Ornelas provided remarks and Mayor Alarcon and the Council presented her with a Mayoral Recognition and congratulated her.

2. Retirement Recognition for Jody Thomas, City Librarian.

Speakers in-person: Fred Shaw and Gabby Edwards, representing Friends of the Library

City Librarian Thomas provided remarks and Mayor Alarcon and the Council presented her with a Mayoral Recognition and congratulated her on her retirement and wished her well.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

First District Supervisor Roy Lee provided the following updates:

- City Librarian Thomas will be recognized by the Board of Supervisors at their meeting next Tuesday
- Local resident Teresa Martinez was sworn in as a Santa Barbara Superior Court Judge
- Update on County Onshore Oil and Gas Phaseout
- Update on Pro-Housing Designation
- May 21st Carpinteria Town Hall Follow-Up
- Upcoming June 3rd Board of Supervisors Meeting regarding Cannabis:
    - Cannabis Business License Fee Ordinance Amendment
    - Chapter 50 Cannabis Licensing Ordinance Amendment
    - Cannabis Tax Revenue and Uses Budget Direction

There was no public comment.

CITY MANAGER'S REPORT

a. City Employee Updates

City Manager Ramirez reported on City recruitments, staff training/development, and City staff participation in community events.

b. Updates on Capital Improvement Projects

None.

c. Updates on Development Applications

Community Development Director Bobroff reported on the Notice of Preparation and Scoping Meeting for the Surfliner Inn Project and the City's Coastal Land Use Plan/General Plan Update Release.

d. Other City/Community Updates

City Manager Ramirez reported on the HOST Program 2025 Summer Season Kick-Off, CERT Training, Library Advisory Commission Youth Position, and AgeWell activities.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Matt Organista

Emails distributed: Davis Mersereau

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Vice Mayor Solórzano, to approve the Consent Calendar Item Nos. 3 through 8. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura (Item Nos. 4 through 8), Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	Councilmember Nomura (Item No. 3)

The motion carried.

3. Approve the minutes of the regular meeting held May 12, 2025.

4. Receive and file the Expenditures for the period beginning May 5, 2025 and ending May 16, 2025.

5. Receive and file the Report of Contracts Executed by the City Manager for the Period of April 8, 2025 through May 6, 2025.

6. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for April 2025.

7. Adopt Ordinance No. 793 (second reading), amending Chapter 2.37 of Title 2 (Administration and Personnel) of the Carpinteria Municipal Code to modify the provisions relating to the appointment and service of Youth Representatives on the Library Advisory Commission. *(Requires a roll call vote.)*

8. Adopt Resolution No. 6402, approving an amendment to the City's Investment Policy to change the investment reporting frequency from quarterly to monthly.

ADMINISTRATIVE MATTERS:

9. Approval of the First Amendment to the Agreement with Two Trumpets Communications, LLC, Extending the Contract Term Through June 30, 2029, and Increasing the Total Contract Amount to $427,500 for Public Outreach and Communications Support Services.

   Recommendation: Approve the First Amendment to the Agreement for Consultant Services with Two Trumpets Communications, LLC, extending the term of the agreement through June 30, 2029, and increasing the not-to-exceed contract amount by $342,000, for a total amended amount of $427,500, for continued public outreach and communications support services. (Requires a roll call vote.)

Assistant City Manager Kintz provided the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the City Manager to execute the First Amendment to the Agreement for Consultant Services with Two Trumpets Communications, LLC, extending the agreement through June 30, 2029, and increasing the total not-to-exceed contract amount to $427,500 for continued public outreach and communications support services. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

10. Amendment No. 2 to the Maintenance Agreement with Showscapes Inc. (dba Treescapes) for a One-Year Term Extension and Associated Costs to Provide Landscape Maintenance Services.

Recommendation: Authorize the City Manager to execute Amendment No. 2 to the Maintenance Agreement with Showscapes Inc. (dba Treescapes) for a one-year term extension to provide landscape maintenance services in an amount not-to-exceed $267,600 for a total amended agreement amount of $1,229,010. *(Requires a roll call vote.)*

Management Analyst II Downes presented the staff report.

Speakers via Zoom: Susan Allen

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the City Manager to execute Amendment No. 2 to the Maintenance Agreement with Showscapes Inc. (dba Treescapes) for a one-year term extension to provide landscape maintenance services in an amount not-to-exceed $267,600 for a total amended agreement amount of $1,229,010 and with the understanding that any feedback provided by the Council to the Public Works Director be communicated to Showscapes and integrated into their services. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

PUBLIC HEARING:

11. Resolution No. 6398, concerning the continuation of Street Lighting District No. 1 for Fiscal Year 2025-26.

    Recommendation: Adopt Resolution No. 6398, concerning the continuation of Street Lighting District No. 1 for Fiscal Year 2025-26.

Management Analyst II Downes provided the staff report.

Mayor Alarcon opened the public hearing at 6:57 pm and being there was no public comment, closed the public hearing at 6:57 pm.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to adopt Resolution No. 6398, as read by title only. Upon voice vote, the motion carried unanimously.

12. Resolution No. 6399, concerning the continuation of Lighting, Landscaping and Right-of-Way Improvement District No. 3 for Fiscal Year 2025-26.

Recommendation: Adopt Resolution No. 6399, concerning the continuation of Lighting, Landscaping and Right-of-Way Improvement District No. 3 for Fiscal Year 2025-26.

Management Analyst II Downes presented the staff report.

Mayor Alarcon opened the public hearing at 6:58 pm and being there was no public comment, closed the public hearing at 6:59 pm.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to adopt Resolution No. 6399, as read by title only. Upon voice vote, the motion carried unanimously.

13. Resolution No. 6400, concerning the continuation of Parking and Business Improvement Area Assessment District No. 4 for Fiscal Year 2025-26.

    Recommendation: Adopt Resolution No. 6400, concerning the continuation of the Parking and Business Improvement Area Assessment District No. 4 including establishing the annual general business assessment amount of $126.45 for Fiscal Year 2025-26.

Management Analyst II Downes provided the staff report.

Mayor Alarcon opened the public hearing at 7:01 pm and being there was no public comment, closed the public hearing at 7:01 pm.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to adopt Resolution No. 6400, as read by title only. Upon voice vote, the motion carried unanimously.

14. Resolution No. 6401, concerning the continuation of Assessment District No. 5 for Fiscal Year 2025-26.

    Recommendation: Adopt Resolution No. 6401, concerning the continuation of Assessment District No. 5 for Fiscal Year 2025-26.

Management Analyst II Downes presented the staff report.

Mayor Alarcon opened the public hearing at 7:02 pm and being there was no public comment, closed the public hearing at 7:02 pm.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to adopt Resolution No. 6401, as read by title only. Upon voice vote, the motion carried unanimously.

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

15. Community Pool Facility Needs Assessment.

    Recommendation: Receive and file the Community Pool Facility Needs Assessment and direct staff as appropriate.

Parks, Recreation & Community Services Director Gant introduced the item and Consultant Bo Ilgenfritz with Counsilman-Hunsaker provided the PowerPoint presentation.

There was no public comment.

Motion by Councilmember Nomura, seconded by Vice Mayor Solórzano, to receive and file the Community Pool Facility Condition Assessment. Upon voice vote, the motion carried unanimously.

LEGISLATIVE UPDATE

Legal Counsel Acos reported on the following bills:

- Senate Bill 496
- Senate Bill 569
- Assembly Bill 1
- Assembly Bill 476
- Assembly Bill 650
- Assembly Bill 846
- Assembly Bill 888
- Assembly Bill 1383
- Assembly Bill 1022
- Senate Bill 79

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to accept the Legislative Update and direct the City Attorney to draft an opposition letter to SB 79 and a support letter for AB 650 on behalf of the City.

Legal Counsel Acos noted that the City may have previously submitted a letter regarding SB 79 and/or AB 650 and asked if the Council could give the City Attorney's Office discretion in determining if it would be useful to send a letter again.

Vice Mayor Solorzano modified the motion to accept the Legislative Update and direct the City Attorney to draft an opposition letter to SB 79 and a support letter for AB 650 on behalf of the City and give the City Attorney's Office discretion to determine if it would be useful to send another letter if one has already been sent. Councilmember Nomura seconded the modified motion.

Upon voice vote, the modified motion carried unanimously.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Councilmember Mayer reported on a BEACON meeting where discussion centered on the 2025 Sand Summit (an update on the regional dredging and sediment management) and she reported on the City Council/First District Supervisor Committee meeting which topics First District Supervisor Roy Lee brought up earlier in the Council meeting.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the June 9, 2025 Council meeting.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 8:02 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, June 9, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:35 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
Nick Bobroff, Community Development Director
Juliza Briones, Program Manager
John L. Ilasin, Public Works Director
Stephon Downes, Management Analyst II
Jeanette Gant, Parks, Recreation & Community Services Director

PLEDGE OF ALLEGIANCE

Vice Mayor Solórzano read from a prepared statement announcing her abstention from participating in the flag salute due to the Federal government's actions in Los Angeles and across the country.

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. A Proclamation Recognizing June as Pride Month in the City of Carpinteria and Celebrating Pacific Pride Foundation's 50th Anniversary. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Recognizing June as Pride Month in the City of Carpinteria and Celebrating Pacific Pride Foundation's 50th Anniversary. Upon voice vote, the motion carried unanimously.

Julio Ramon representing Pacific Pride Foundation provided remarks and Mayor Alarcon and the Council presented the proclamation to him.

2. A Proclamation Honoring June 19, 2025, "Juneteenth Independence Day" in Recognition of June 19, 1865, When Enslaved Africans Learned of Their Freedom in the Southwestern States. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Proclamation Honoring June 19, 2025, "Juneteenth Independence Day" in Recognition of June 19, 1865, When Enslaved Africans Learned of Their Freedom in the Southwestern States. Upon voice vote, the motion carried unanimously.

Jordan Killebrew representing Juneteenth Santa Barbara provided remarks and Mayor Alarcon and the Council presented the proclamation to him.

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Mayor Alarcon temporarily adjourned the meeting at 5:49 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the meeting at 6:09 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department provided a law enforcement report for the month of May.

There was no public comment.

CITY MANAGER'S REPORT

a. City Employee Updates

Assistant City Manager Kintz provided an update on City recruitments.

b. Updates on Capital Improvement Projects

None.

c. Updates on Development Applications

Community Development Director Bobroff reported on the Surfliner Inn Project Notice of Preparation and the Public Scoping Meeting on June 16th at 5:30 pm in the Council Chambers. He also noted that the full draft of the City's Coastal Land Use Plan/General Plan will be released on June 10th and a public workshop will be held on July 8th to receive public feedback. Lastly, he mentioned an update to the City's Animal Control webpage to provide expanded resources to help connect individuals with lost pets.

d. Other City/Community Updates

City Manager Ramirez spoke on CycleMANIA, Public Information Officer Juliza Briones attending a Spanish-Language Media Roundtable, the recent Fix-it-Fair, and announced that City Hall, the Community Pool, Carpinteria Library and AgeWell programs will be closed on Thursday, June 19th in observance of the Juneteenth holiday.

There was no public comment.

PLANNING COMMISSION ACTIONS: NONE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers via Zoom: Davis Mersereau

Emails distributed: Mike Modugno, Lorraine McIntire, Shirley Strickler, Amy Gish, Nancy Corradini, Kelly O'Donnell, Tracey Garet, Katie Hamdy, Josef Blum, Susan Mailheau, Davis Mersereau, Jessica Petrillo, and Jack Mohr

In response to Mr. Mersereau's comment regarding the Carpinteria Unified School District's proposed removal of some classes from the Carpinteria Family School, Mayor Alarcon asked how the Council could respond.

Legal Counsel Acos noted the following ways the Council could respond:

- Councilmembers as individuals could attend the School District Board meeting to speak as individual residents of the City, but Councilmembers must make sure at the beginning of their public comment to state that they are there as a private individual, unless they had authorization from the Council to make statements on behalf of the Council.
- Council could take action and write a letter of support/opposition to a specific matter on an agenda or non-agenda matter that is within the purview of the School District; however, such a Council action is not agendized on tonight's meeting and could not be discussed, but it could be placed for action on a future agenda.

There was consensus of the Council to direct staff to schedule a meeting of the Joint and Standing City Council/School Board Committee to discuss this issue and other issues such as e-bikes, new crosswalks, etc.

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 3 through 8. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

3. Approve the minutes of the regular meeting held May 27, 2025.

4. Receive and file the Expenditures for the period beginning May 19, 2025 and ending May 30, 2025.

5. Authorize the City Manager, pending City Council approval of the Fiscal Year 2025/26 – 2026/27 Two-Year Budget, to execute a two-year Agreement with New Beginnings to continue the Safe Parking Program in an amount not-to-exceed amount of $88,374, and adopt Resolution No. 6404 amending Resolution No. 6365 to remove the "pilot" designation from the Safe Parking Program Policy. *(Requires a roll call vote.)*

6. Authorize the Mayor to sign the Closeout Agreement and Release of Claims for the Via Real Stormwater Project with Toro Enterprises, Inc. and Authorize the City Manager to release the construction contract bonds after one year of acceptance of the work by the City in accordance with the warranty required by the construction contract. *(Requires a roll call vote.)*

7. Authorize the City Manager to execute Amendment No. 3 to the Agreement with RRM Design Group for the Franklin Creek Trail Improvement Project in an amount not-to-exceed $54,809 for a total amended agreement amount of $426,999. *(Requires a roll call vote.)*

8. Adopt Resolution No. 6403, approving the Stand-Alone Credit Card Usage Policy referenced in Section "O" of the Procurement Policy.

ADMINISTRATIVE MATTERS: NONE

PUBLIC HEARING:

9. Public Hearing on City Workforce Vacancies and Recruitment/Retention Efforts Pursuant to Government Code Section 3502.3 (AB 2561 Compliance).

   Recommendation: Conduct a public hearing pursuant to Government Code Section 3502.3 to receive a presentation on the City's current workforce vacancies, recruitment and retention efforts, and any identified obstacles to hiring, as required by Assembly Bill 2561. *(Requires a roll call vote.)*

Mayor Alarcon opened the public hearing at 6:53 pm.

Assistant City Manager Kintz presented the staff report and noted an error in that the Community Garden Coordinator position was inadvertently included in the staff report even though it is a part-time position and not subject to the AB 2561 reporting requirements.

Being that there was no public comment, Mayor Alarcon closed the public hearing at 7:00 pm.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the presentation on City workforce vacancies and recruitment and retention efforts, in compliance with Government Code Section 3502.3 (AB 2561). The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

10. Capital Improvement Plan Projects and Departmental Goals, Objectives, and Performance Measures for Fiscal Years 2025/26 and 2026/27.

    Recommendation: Receive and file report and presentation, and direct staff as appropriate.

City Manager Ramirez provided the staff report and PowerPoint presentation and responded to Council questions along with Public Works Director Ilasin, Management Analyst II Downes, and Parks, Recreation & Community Services Director Gant.

There was no public comment.

There was consensus of the Council for staff to:

- Establish and track baseline data for performance measures.
- Bring back information regarding the percentage of people that respond on the voter survey.
- Bring back the creation of a housing committee.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the report and presentation. Upon voice vote, the motion carried unanimously.

Mayor Alarcon recessed to a break at 8:27 pm and reconvened the meeting at 8:33 pm.

11. Authorize the execution of a Memorandum of Agreement (MOA) between the City of Carpinteria and the Santa Barbara County Office of Emergency Management regarding the activation of the ReadySBC alerts system, as well as the City's access to and use of Genasys, Emergency Zone Mapping Solution.

    Recommendation: Authorize the City Manager to execute the Memorandum of Agreement between the City of Carpinteria and the Santa Barbara County Office of Emergency Management concerning the activation of the Ready SBC alerts system and the Genasys EVAC, emergency zone mapping solution. *(Requires a roll call vote.)*

Program Manager Briones presented the staff report and PowerPoint presentation in conjunction with Yaneris Muñiz, Emergency Manager with the Santa Barbara County Office of Emergency Management.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the City Manager to execute the Memorandum of Agreement between the City of Carpinteria and the Santa Barbara County Office of Emergency Management concerning the activation of the ReadySBC alerts system and the Genasys EVAC, Emergency Zone Mapping Solution. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

There were no committee reports, inquiries nor other matters presented by Councilmembers.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the June 23rd Council meeting.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 8:57 pm.

Natalia Alarcon

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, June 23, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:31 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:
Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Stephon Downes, Management Analyst II
Syndi Souter, Senior Planner
Nick Bobroff, Community Development Director
Licette Maldonado, Administrative Services Director
John L. Ilasin, Public Works Director
Jeanette Gant, Parks, Recreation & Community Services Director
Teresa Ilasin, Management Analyst II

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. Employee Service Awards.

There was no public comment.

Assistant City Manager Kintz introduced the item.

Mayor Alarcon and the City Council presented Senior Planner Syndi Souter with a 5-Year Service Award and Community Development Director Nick Bobroff with a 20-Year Service Award.

Senior Planner Souter, Community Development Director Bobroff, and the Council all provided remarks.

2. Carpinteria-Summerland Fire Protection District Presentation regarding its services, mutual aid assistance, and interaction with the City of Carpinteria by Fire Chief Robert Kovach and Fire Marshall Mike LoMonaco & Santa Barbara County Fire Safe Council Presentation on its mission/vision, programs, resources, and current/future involvement with the City of Carpinteria by Kate Furlong, Community Resilience Domain Lead.

Fire Chief Kovach and Fire Marshall LoMonaco provided the PowerPoint presentation.

Community Resilience Domain Lead Furlong presented the PowerPoint presentation.

There was no public comment.

Motion by Councilmember Nomura, seconded by Vice Mayor Solórzano, to receive and file the presentations from the Carpinteria-Summerland Fire Protection District and the Santa Barbara County Fire Safe Council. Upon voice vote, the motion carried unanimously.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

First District Supervisor Roy Lee provided an update on the County budget, the Community Resource Deputy, and the Santa Barbara County Office of Arts & Culture awarded grants to The Alcazar Theater and the Carpinteria Skate Foundation.

There was no public comment.

CITY MANAGER'S REPORT

City Manager Ramirez noted that while not mentioned in the City Manager's Report, the City will have security out at each of the beach ends letting people know that fireworks

are not allowed on the beach, taking pictures/videos, calling the Sheriff and citing folks for not following the rules. He added that security will be there throughout the night on July 4th and 5th.

a. City Employee Updates

Assistant City Manager Kintz provided an update on City recruitments.

b. Updates on Capital Improvement Projects

See City Manager's Report.

c. Updates on Development Applications

Community Development Director Bobroff reported that the Planning Commission will review the Franklin Creek Trail Project at its meeting on July 7th at 5:30 pm in the Council Chambers. He also noted that the public comment period is currently open for the Draft Coastal Land Use Plan / General Plan (CLUP/GP) Update and Community Development Department staff will hold a public workshop on July 8th at 6:00 pm at the Carpinteria Community Library to provide an overview of the CLUP/GP and to receive public feedback. Lastly, he spoke about the City's adopted prohibition on smoking in multifamily residential properties which will take effect on July 1st.

d. Other City/Community Updates

City Manager Ramirez spoke on AgeWell, Library, and other community events.

Speakers in-person: Rogelio Delgado

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Mike Wondolowski representing Carpinteria Valley Association, Allen Braithwaite representing Carpinteria Valley Republican Club, Delcie Feller representing Carpinteria Valley Republican Club, Teresa Alvarez representing Carpinteria Children's Project, Jessica Ramirez representing Carpinteria Children's Project, Susan Mailheau, Rogelio Delgado, and Fred Shaw

Speakers via Zoom: Lorraine McIntire

Emails distributed: Sandra Ravis, Marguax Foley, Gina Marchand, Lynn Volz, Allan Breitmayer, Davis Mersereau, Russell Ruiz, and Susan Mailheau (sent email, but no comment included)

In response to Ms. Ramirez' comments, Vice Mayor Solórzano requested staff look into a resolution affirming the City's commitment to diversity, inclusion, and the protection of all residents, regardless of immigration status. Councilmember Clark was in favor as well.

Legal Counsel Acos added that the Council in March did consider and pass a resolution pledging to continue compliance with the California Values Act (Senate Bill 54) and provided in April guidance to all staff on this matter. She added that the Sheriff's Department complies with SB 54 as well.

There was consensus of the Council to direct staff to return with a resolution affirming the City's commitment to diversity, inclusion, and the protection of all residents, regardless of immigration status at a future Council meeting.

CONSENT CALENDAR:

There was no public comment. A late Zoom comment was received from Alexandra VanAntwerp regarding Item No. 5 and this comment was heard under Item No. 8.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 3 through 6. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

3. Approve the minutes of the regular meeting held June 9, 2025.

4. Receive and file the Expenditures for the period beginning June 2, 2025 and ending June 13, 2025.

5. Receive and file the Report of Contracts Executed by the City Manager for the Period of May 7, 2025 through June 2, 2025.

6. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping an Investment of Public Funds for May 2025.

ADMINISTRATIVE MATTERS:

7. Cancellation of the regular City Council meeting of August 11, 2025.

Recommendation: Authorize the cancellation of the August 11, 2025 City Council meeting.

Assistant City Manager Kintz presented the staff report.

There was no public comment.

Motion by Councilmember Mayer, seconded by Vice Mayor Solórzano, to authorize the cancellation of the August 11, 2025 City Council meeting. Upon voice vote, the motion carried unanimously.

Councilmember Nomura requested in the future staff include the summer meeting cancellation when the holiday closure item is brought forward to the Council in January of each year.

PUBLIC HEARING:

8. Adoption of the Fiscal Year 2025/26 – 2026/27 Two-Year Budget, setting related Appropriations Limits as required by State law, making year-end amendments to the Fiscal Year 2024/25 Budget, updating Budget and Fiscal Policies, and adopting Salary Schedules for Fiscal Year 2025/26.

   Recommendation: Receive the staff report and public comments, close the public hearing, provide staff with direction concerning any changes to the proposed budget and take the following actions: (1) Approve and adopt by Resolution No. 6405, the Municipal Budget for Two Fiscal Years 2025/26 and 2026/27, including authorization of year-end amendments for Fiscal Year 2024/25, and updating the Budget and Fiscal Policies; and (2) Establish the appropriation limit for the City of Carpinteria for the Fiscal Year 2025/26 through adoption of Resolution No. 6406; and (3) Establish the appropriation limit for the Street Lighting District No. 1 for the Fiscal Year 2025/26 through adoption of Resolution No. 6407; and (4) Approve and adopt Fiscal Year 2025/26 Salaries for SEIU-represented Employees, Miscellaneous and Management Employees, and Part-Time, Temporary, and Seasonal Employees by Resolution Nos. 6408, 6409, and 6410, respectively. *(Requires a roll call vote.)*

City Manager Ramirez requested a brief break.

Mayor Alarcon recessed to a break at 7:01 pm and reconvened the meeting at 7:10 pm.

City Manager Ramirez began the PowerPoint presentation by going over the key budget considerations.

Assistant City Manager Kintz presented where the budget document is available, the budget document organization, its key terms, and description of City funds.

Administrative Services Director Maldonado covered the budget summary for the General and Measure X Funds and their respective revenues.

City Manager Ramirez talked about General and Measure X Fund expenditures, operating subsidies, policy reserves, total revenues, expenditures, and available fund balances.

Administrative Services Director Maldonado mentioned the budget summary for the City's special revenue funds.

Assistant City Manager Kintz discussed the Capital Improvement Fund summary.

Administrative Services Director Maldonado presented the budget summary for all funds.

Assistant City Manager Kintz covered the General Government Department budget highlights.

Vice Mayor Solórzano requested the City partner with Carpinteria Unified School District to share the cost of Sheriff's Department overtime for developing and implementing an e-conveyance enforcement strategy.

There was consensus of the Council to direct staff to reach out to Carpinteria Unified School District to discuss partnering/cost-sharing of the Sheriff's Department overtime for developing/implementing an e-conveyance enforcement strategy and to reach out to Avocado Festival organizers to request their balance sheets so the City can see how the City's contribution is used for the event.

City Manager Ramirez asked if the Council wanted the Avocado Festival Agreement and Carpinteria Unified School District partnership handled at the staff level or to come back to the Council. There was Council consensus for staff to bring back to Council the Avocado Festival Agreement in terms of the City's contribution and for staff to discuss a cost-share/partnership with Carpinteria Unified School District regarding the cost of the Sheriff's Department overtime for developing/implementing an e-conveyance enforcement strategy.

Administrative Services Director Maldonado went over the Administrative Services Department budget highlights.

City Manager Ramirez discussed the Community Development Department budget highlights.

Assistant City Manager Kintz presented the Public Works Department budget highlights.

City Manager Ramirez talked about the Parks, Recreation & Community Services Department budget highlights.

Mayor Alarcon opened the public hearing at 9:01 pm.

Speakers in-person: Annie Sly and Patrick O'Connor

Speakers via Zoom: Amrita Salm and Alexandra VanAntwerp

Mayor Alarcon closed the public hearing at 9:08 pm.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution Nos. 6405, 6406, 6407, 6408, 6409, and 6410 as read by title only, approving the Municipal Budget for FY's 2025-27, year-end amendments for FY 2024/25, setting related Appropriations Limits, making year-end amendments to the FY 2025/26 Budget, and adopting salary schedules for FY 2025/26 and direct staff as discussed. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

9. Adopt Resolution No. 6411, Amending the Conditions of Employment for Miscellaneous Unrepresented and Management Personnel, Including Updates to the Merit Pay Cap, Leave Accrual Clarifications, Health Insurance Contributions, and Other Clarifying Revisions.

   Recommendation: Adopt Resolution No. 6411, amending the Conditions of Employment between the City of Carpinteria and Miscellaneous and Management Personnel, including updates to the merit pay cap, leave accrual provisions, health insurance contributions, and other clarifying revisions, for the period of July 1, 2025 – June 30, 2026, and authorize the City Manager to implement the changes effective July 1, 2025.

Assistant City Manager Kintz and Management Analyst II Ilasin provided the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution No. 6411, amending the Conditions of Employment between the City of Carpinteria and Miscellaneous and Management Personnel, for the period of July 1, 2025 – June 30, 2026, and authorize the City Manager to implement the changes effective July 1, 2025. Upon voice vote, the motion carried unanimously.

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Councilmember Mayer reported on her attendance at the Santa Barbara County Elected Leaders Forum to Address Homelessness on June 13th where they discussed the Point in Time Count results and she mentioned that the Point in Time representatives will present their findings for Carpinteria at an upcoming Council meeting.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the July 14th Council meeting.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 9:43 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Meeting
Thursday, July 10, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 6:11 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Ryan Kintz, Assistant City Manager	
	Brian C. Barrett, City Clerk	
	Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department	
	Juliza Briones, Program Manager	

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

CITY COUNCIL BUSINESS:

The City Council met to consider the following items:

1. Consider Statement and Proclamation from the City Council Regarding Recent Federal Immigration and Customs Enforcement (ICE) Activity.

   Recommendation: Consider issuing a statement and adopting a Proclamation regarding the City Council's position on recent U.S. Immigration and Customs Enforcement (ICE) activity in the City of Carpinteria.

Assistant City Manager Kintz presented the item.

Speakers in-person: Erica Reyes representing Congressman Salud Carbajal, Gunnar Langenhuizen representing Assemblymember Gregg Hart, Teresa Alvarez representing Carpinteria Children's Project, Andy Patrick, Jesus Cardona, Kate Munster, David Rosso, Phoenix Hocking, Deidre Sklar, Marianne Garrity, First District Supervisor Roy Lee and Daisy Weber, Catherine Overman, Jorge Gonzalez, Mandi de Witte, Wendi Dunn, Rogelio Delgado, Jacqueline Inda representing Casa de La Raza, Esteban Figler, Ian Bauche representing Senator Monique Limón, Marie Eaton, Jonnie Williams, Ruth Dickinson, Ted Rhodes, Alexandra VanAntwerp, Miguel Avila, Lisa Lloyd, Ivan Vega representing Future Leaders of America, Natalie Vilcher, Karen Arreola, Jennifer Sanchez, Giti White, Mia Martel, Sara Bacon, Fred Shaw, Diana Ornelas, Andrea Carrillo, and Lilly (no last name provided)

Speakers via Zoom: Rose Muñoz, Tricia Humbles, Susan Allen, Lorraine McIntire, Janie (no last name provided), Ana Garcia, Julissa Peña, and Cynthia Macias (did not speak)

Emails distributed: Brian and Michele Banks

The following distributed emails did not identify which agenda item to which they were addressing: Ann Sly, Gina Marchand, Charisse Cordero, Lily U., Alan Koch, and Nicole Lieu

Each City Councilmember made a statement regarding the recent ICE activity.

Lieutenant Brittingham made a statement on behalf of the Sheriff's Department regarding the recent ICE activity.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to issue the statement and adopt the Proclamation regarding the City Council's position on recent U.S. Immigration and Customs Enforcement activity in the City of Carpinteria.

Councilmember Nomura requested the motion be modified to include the Proclamation title.

Vice Mayor Solórzano modified the motion to issue the statement and adopt the Proclamation entitled "A Proclamation of Commitment to California Values Act and to Providing a Safe and Welcoming Community for All Residents, Visitors, and Workers" regarding the City Council's position on recent U.S. Immigration and Customs Enforcement activity in the City of Carpinteria. Councilmember Nomura seconded the modified motion.

Upon voice vote, the modified motion carried unanimously.

2. Consider Appropriation of Funds for Response Efforts to Support the Local Immigrant Community.

   Recommendation: (a) Consider authorizing the appropriation of $5,000 (or another dollar amount) from the General Fund to support nonprofit organizations serving residents impacted by recent federal immigration enforcement actions and (b) Provide direction on priority criteria for the selection of nonprofit organizations to receive funding.

Assistant City Manager Kintz presented the item.

Speakers in-person: Mia (no last name provided and did not speak), Deborah Dentler representing Carpinteria Immigrant Rights Coalition, Jennifer Sanchez, Dorothy Largay, Davis Mersereau, Jacqueline Inda representing Casa de La Raza, Sarah Bacon, Diana Ornelas representing United Boys and Girls Club of Santa Barbara County, Jessica Ramirez representing Carpinteria Children's Project, Christie Boyd, Teresa Alvarez representing Carpinteria Children's Project, and Anonymous

Speakers via Zoom: Walid Afifi, Lennea Lopez, Athziry Rojas, Hayley Fedders, and Lorraine McIntire

Emails distributed: Susan Williams

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the appropriation of $10,000 from the General Fund to support nonprofit organizations serving residents impacted by recent federal immigration enforcement actions and to request staff to come back at the next Council meeting for the Council to discuss narrowing the focus of the community service grant program so that it aligns with the needs.

City Manager Ramirez noted that the next Council meeting agenda has already been posted and requested the following meeting.

Vice Mayor Solórzano modified the motion to authorize the appropriation of $10,000 from the General Fund to support nonprofit organizations serving residents impacted by recent federal immigration enforcement actions and to request staff to come back at the July 28th Council meeting for the Council to discuss narrowing the focus of the community service grant program so that it aligns with the needs. Councilmember Nomura seconded the modified motion.

The roll call vote on the modified motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None

ABSENT: None
ABSTAIN: None

The motion carried unanimously.

Mayor Alarcon recessed to a break at 8:58 pm and reconvened the meeting at 9:11 pm.

3. Consider Additional City Responses to U.S. Immigration and Customs Enforcement (ICE) Activity.

   Recommendation: Receive a report on recent federal immigration enforcement activity in the community and provide direction to staff regarding additional actions the City may take in response.

Legal Counsel Acos presented the item.

Speakers in-person: Becki and Doug Norton representing Carpinteria Immigrant Rights Coalition, Leslie Varela, Jaime Diamond, Carol Kernahan (did not speak), Jacqueline Inda representing Casa de La Raza, Lisa Burke (did not speak), Marisol Alarcon, Hayley Fedders (did not speak), Olivia Uribe Mutal, and Davis Mersereau (did not speak),

Speakers via Zoom: Hayley Fedders, Peter Dugré, Davis Mersereau, RV, Justin Shores, Susan Allen, and Lorraine McIntire

Emails distributed: Anonymous

The Council deliberated and there was Council consensus for the following:

- Provide an opportunity at a future community meeting for the Sheriff's Department to talk about the limitations they face and the ways they can be more responsive to what residents are asking in regards to ICE activity and give the Sheriff's Department an opportunity to build up the trust with the community (City Manager Ramirez acknowledged he would discuss with the Sheriff's Department).
- Setup an ad hoc committee in response to ICE activity.
- Bring item back to Council on a future agenda regarding the preparation of advocacy letters in support of proposed legislation.
- Look into the City joining the American Civil Liberties Union (ACLU) lawsuit against the Trump administration.
- Reach out to the County of Santa Barbara to see if there is any coordination that can be done in regards to ICE activity.
- Help local non-profits by equipping them appropriately to nimbly prepare and respond.
- Include resources on the City's website (City Manager Ramirez noted that the City working through existing organizations could facilitate those efforts and not create

multiple different channels for information and the ad hoc committee could consider all of these things on whether it should be the City or existing organizations).

There was consensus of the Council for staff to bring back the creation of the ad hoc committee and prioritize the above bullet points.

Motion by Councilmember Nomura, seconded by Vice Mayor Solórzano, to direct staff to return with policies and actions for the City Council in consideration of the items that have been presented and discussed including an ad hoc committee. Upon voice vote, the motion carried unanimously.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 10:34 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, July 14, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:34 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Jeanette Gant, Parks, Recreation & Community Services Director
Juliza Briones, Program Manager
Lexi Persoon, Aquatics Program Coordinator
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
David Hernandez, Code Compliance Supervisor
Nick Bobroff, Community Development Director
Syndi Souter, Senior Planner
John L. Ilasin, Public Works Director
DeLayni Millar, Environmental Program Specialist
Shay Darrington, Engineering Technician
Mindy Fogg, Principal Planner

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. A Proclamation Designating July 2025 as Park and Recreation Month in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Councilmember Nomura, seconded by Councilmember Clark, to approve the Proclamation Designating July 2025 as Park and Recreation Month in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the proclamation to Parks, Recreation and Community Services Director Gant and her team.

2. Certificates of Commendation Awarded to Carpinteria Emergency Response Team (CERT) trainees and trainers.

Program Manager Briones introduced the item.

There was no public comment.

Mayor Alarcon and the Council presented the Certificates of Commendation to the Carpinteria Emergency Response Team (CERT) trainees and trainers.

3. Introduction of New Employee: Lexi Persoon, Aquatics Program Coordinator.

Parks, Recreation and Community Services Director Gant introduced Lexi Persoon, Aquatics Program Coordinator who provided remarks.

4. Annual Member Agency Update Presentation from Central Coast Community Energy.

Das Williams, Senior Advisor for Policy and Legislative Affairs and Spencer Brandt, Community Relations Manager, both with Central Coast Community Energy provided the presentation.

Speakers in-person: Mike Modugno

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Mayor Alarcon temporarily adjourned the meeting at 6:12 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the meeting at 6:25 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department provided a law enforcement report for the month of June.

There was no public comment.

CITY MANAGER'S REPORT

a. City Employee Updates

   City Manager Ramirez provided an update on City recruitments.

b. Updates on Capital Improvement Projects

   None.

c. Updates on Development Applications

   See City Manager's Report.

d. Other City/Community Updates

   City Manager Ramirez provided the coordinated public safety strategy held over the July 4th weekend, the activities that occurred, and the recommendations for future consideration. Lieutenant Brittingham with the Santa Barbara County Sheriff's Department and Mike LoMonaco, Fire Marshall with the Carpinteria-Summerland Fire Protection District provided remarks. City Manager Ramirez also spoke on recreation and AgeWell events.

Speakers in-person: Kathleen Reddington and Lisa Stark

PLANNING COMMISSION ACTIONS

Community Development Director Bobroff reported on the Planning Commission Actions from its meeting of July 7, 2025.

Speakers in-person: Hans Betzel (Mayor Alarcon referred Mr. Betzel to the Public Comment on Matters not on the Agenda Section for his comments.)

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Phoenix Hocking, Erick Trigueros, Kathy White, Rogelio Delgado, Becki Norton representing Carpinteria Immigrant Rights Coalition, Deborah Dentler representing Carpinteria Immigrant Rights Coalition, Doug Norton representing Carpinteria Immigrant Rights Coalition (did not speak), Carol Kernahan representing Carpinteria Indivisible, Amrita Salm representing HopeNet of Carpinteria, Susan Mailheau, Das Williams, Kathleen Reddington, and Hans Betzel

Emails distributed: Gina Marchand, Scott Grieve representing Linden Meadows Homeowners Association, Lucy Graham, Jacqueline Inda representing Casa de La Raza, Justin Shores, Melanja Jones, and Patricia French

Community Development Director Bobroff responded to Mr. Betzel's comments regarding the Carpinteria Valley Water District's proposed Carpinteria Advanced Purification Project.

CONSENT CALENDAR:

Speakers in-person: Alan Koch (for Item No. 8)

Emails distributed: Alan Koch and Victor Garza (both for Item No. 8)

Councilmember Clark requested pulling Item No. 8 from the Consent Calendar. There was consensus of the Council to pull Item No. 8 from the Consent Calendar and hear it under the Consideration of Any Items Removed from the Consent Calendar and/or Other Agenda Items Requested To Be Advanced Section later in the agenda, after Item No. 15.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 5 through 7. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

5. Approve the minutes of the regular meeting held June 23, 2025.

6. Receive and file the Expenditures for the period beginning June 16, 2025 and ending July 3, 2025.

7. Authorize the City Manager to execute Amendment No. 1 to the Agreement with Encompass Consultant Group, Inc. for the 2023 Pavement Maintenance and Rehabilitation Project in an amount not-to-exceed $48,710 for a total amended agreement amount of $379,440. *(Requires a roll call vote.)*

ADMINISTRATIVE MATTERS:

9. Review of 2024 Carpinteria home sales prices and setting of the 2025 in-lieu affordable housing fee pursuant to Carpinteria Municipal Code Chapter 14.75, Inclusionary Housing Requirement.

   Recommendation: Receive and file the report on the City's home sales prices for the 2024 calendar year and the 2025 affordable housing in-lieu fees for condominiums and single-family dwellings.

Senior Planner Souter presented the staff report and PowerPoint presentation.

Speakers in-person: Rogelio Delgado

Councilmember Nomura requested for more frequent reporting on the Housing Fund balance instead of annually.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the report on the City's home sales prices for the 2024 calendar year, and the 2025 affordable housing in-lieu fees for condominiums and single-family dwellings. Upon voice vote, the motion carried unanimously.

Mayor Alarcon recessed to a break at 7:54 pm and reconvened the meeting at 8:05 pm.

10. Authorization for the City Manager to execute an Agreement with Integral Consulting, Inc. to provide consulting design services for the Carpinteria Living Shoreline Project.

    Recommendation: Authorize the City Manager to execute an Agreement with Integral Consulting, Inc. to provide consulting design services in an amount not-to-exceed $1,619,993 for the Carpinteria Living Shoreline Project. *(Requires a roll call vote.)*

Public Works Director Ilasin and Environmental Program Specialist Millar provided the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Clark, to authorize the City Manager to execute an Agreement with Integral Consulting, Inc. to provide consulting design services in an amount not-to-exceed $1,619,993 for the Carpinteria Living Shoreline Project. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

11. A Maintenance Agreement with Precision Concrete Cutting for Sidewalk Repairs through the Cooperative Purchasing Contract by the California Joint Powers Insurance Authority.

    Recommendation: Authorize the City Manager to execute a Maintenance Agreement with Precision Concrete Cutting for sidewalk repairs in the amount of $62,157.41 through the Cooperative Purchasing Contract by the California Joint Powers Insurance Authority. *(Requires a roll call vote.)*

Public Works Director Ilasin presented the staff report.

There was no public comment.

Motion by Councilmember Mayer, seconded by Vice Mayor Solórzano, to authorize the City Manager to execute a Maintenance Agreement with Precision Concrete Cutting for sidewalk repairs in an amount not-to-exceed $62,157.41 through the Cooperative Purchasing Contract by the California Joint Powers Insurance Authority. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

12. Award of Construction Contract to Toro Enterprises, Inc. for the Carpinteria High School Area Crosswalk Safety Improvements Project.

    Recommendation: Award a Construction Contract to Toro Enterprises, Inc. in the Total Base Bid amount of $471,437 for the Carpinteria High School Area Crosswalk Safety Improvements Project. *(Requires a roll call vote.)*

Public Works Director Ilasin introduced Engineering Technician Darrington who provided the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to award a Construction Contract to Toro Enterprises, Inc. in the Total Base Bid amount of $471,437 for the Carpinteria High School Area Crosswalk Safety Improvements Project. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

13. A Construction Contract for the Linden Avenue Improvements Project to Toro Enterprises, Inc.

    Recommendation: (1) Award a Construction Contract to Toro Enterprises, Inc. in the Total Base Bid amount of $908,610 for the Linden Avenue Improvements Project, (2) Authorize the City Manager to execute Amendment No. 1 to the Agreement with Stantec Consulting Services, Inc. to provide engineering support services during construction in an amount not-to-exceed $25,900 for a total amended agreement amount of $179,863 for the Linden Avenue Improvements Project, and (3) Approve a budget appropriation in the amount of $385,000 to the Capital Improvements Fund of the Fiscal Year 2025/26 Capital Improvements Program Budget for the Linden Avenue Improvements Project. *(Requires a roll call vote.)*

Engineering Technician Darrington presented the staff report.

Speakers in-person: Kathleen Reddington

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to (1) award a construction contract to Toro Enterprises, Inc. in the total base bid amount of $908,610 for the Linden Avenue Improvements Project, (2) authorize the City Manager to execute Amendment No. 1 to the Agreement with Stantec Consulting Services, Inc. to provide engineering support services during construction in an amount not-to-exceed $25,900 for a total amended agreement amount of $179,863 for the Linden Avenue Improvements Project, and (3) approve a budget appropriation in the amount of $385,000 to the Capital Improvements Fund of the Fiscal Year 2025/26 Capital Improvements Program Budget for the Linden Avenue Improvements Project. The roll call vote on the motion was as follows:

AYES: Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES: None
ABSENT: None
ABSTAIN: None

The motion carried unanimously.

14. Appointment of CalPERS Retired Annuitant David Durflinger as an Extra Help – Public Works Director, for the period July 28, 2025 through October 31, 2025.

Recommendation: Appoint CalPERS retired annuitant David Durflinger to the position of Extra Help – Public Works Director on a temporary, interim basis pursuant to Government Code Section 21224, for the period of July 28, 2025 through October 31, 2025.

Assistant City Manager Kintz provided the staff report and requested that the Council modify the motion presented in the staff report to have the start of Mr. Durflinger's appointment be July 15, 2025 to allow a smooth transition.

There was no public comment.

Motion by Councilmember Clark, seconded by Councilmember Mayer to approve the appointment of retired annuitant David Durflinger as an Extra-Help Public Works Director for the period of July 15, 2025 through October 31, 2025. Upon voice vote, the motion carried unanimously.

PUBLIC HEARING:

15. (1) Adoption of Resolution No. 6413, thereby initiating proposed amendments to the City's Local Coastal Program and Carpinteria Municipal Code, Title 14: Zoning, to amend the City's zoning map to rezone APNs 001-180-032 and 001-180-040 from Industrial/Research Park ("M-RP") to Residential/Mixed Use ("RMU") and (2) Direct staff to initiate negotiations with the property owner of APNs 001-180-032 and -040 concerning possible terms for a Development Agreement related to the rezoning and future redevelopment of the subject properties.

Recommendation: Consider a request to rezone two parcels (APNs 001-180-032 and 001-180-040) from M-RP to RMU. Approval and adoption of Resolution No. 6413 (Attachment A) would initiate the amendments to the Carpinteria Local Coastal Program, and Carpinteria Municipal Code Title 14: Zoning. If the Council elects to initiate the rezone, the Council should also provide direction to staff concerning entering into a negotiation and possible terms for a Development Agreement between the City and property owner.

Principal Planner Fogg presented the staff report and PowerPoint presentation.

Laurel Perez, President of SEPPS Land Use Consulting, Brian Cearnal with Cearnal Collective LLP, and Victor Schaff, site owner provided the Applicant's presentation.

Mayor Alarcon opened the public hearing at 9:56 pm.

Speakers in-person: Kathleen Reddington, Angel Sungleris, Katherine Salant, and Susan Mailheau (did not speak)

Speakers via Zoom: Susan Allen, David Allen, Amrita Salm, Kenneth Triguero, Patrick Crooks, Patrick O'Connor, and Rogelio Delgado

Emails distributed: Victor Garza, David Allen, Susan Mailheau, and Amrita Salm

Mayor Alarcon closed the public hearing at 10:29 pm.

Motion by Councilmember Mayer, seconded by Councilmember Clark, to decline to adopt Resolution No. 6413 and allow Site #21 to be considered in the next phase of Housing Element rezones. Upon voice vote, the motion carried with Vice Mayor Solórzano opposed.

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED

8. Authorize the City Manager to execute Amendment No. 1 to the Agreement with Walker Parking Consultants for updating the Draft Downtown Carpinteria Parking Management Plan in an amount not-to-exceed $24,825 for a total amended agreement amount of $62,790. *(Requires a roll call vote.)*

Public Works Director Ilasin presented the staff report.

There was no public comment received after this item was pulled from the Consent Calendar and heard under this section of the agenda. For comments on this item heard earlier in the meeting, see the Consent Calendar section.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the City Manager to execute Amendment No. 1 to the Agreement with Walker Parking Consultants for updating the Draft Downtown Carpinteria Parking Management Plan in an amount not-to-exceed $24,825 for a total amended agreement amount of $62,790. The roll call vote on the motion was as follows:

AYES: Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon

NOES: None
ABSENT: None
ABSTAIN: None

The motion carried unanimously.

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

16. Resolution No. 6414, approving the application for the Land and Water Conservation Fund Grant for the Carpinteria Community Pool Project.

    Recommendation: Adopt Resolution No. 6414, approving the submission of a Land and Water Conservation Fund grant application for the Carpinteria Community Pool Project. *(Requires a roll call vote.)*

Parks, Recreation & Community Services Director Gant provided the staff report.

There was no public comment.

Motion by Councilmember Nomura, seconded by Councilmember Clark, to adopt Resolution No. 6414, as read by title only. The roll call vote on the motion was as follows:

AYES: Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES: None
ABSENT: None
ABSTAIN: None

The motion carried unanimously.

17. Professional Services Agreement with Clifford Moss to Support Community Outreach and Education Related to the City's Fiscal Sustainability Efforts.

    Recommendation: Authorize the City Manager to execute a professional services agreement with Clifford Moss in an amount not-to-exceed $100,000 to provide strategic outreach and education services related to the City's long-term funding needs and overall fiscal sustainability efforts. *(Requires a roll call vote.)*

Assistant City Manager Kintz presented the staff report.

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to authorize the City Manager to execute a professional services agreement with CliffordMoss in an amount not-to-exceed $100,000 – with $46,000 allocated in Fiscal Year 2025-26 and $54,000 in Fiscal Year 2026-27 – to provide strategic outreach consulting services related to the City's long-term funding needs. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

LEGISLATIVE UPDATE

Legal Counsel Acos reported on Senate Bill 445, Assembly Bill 339, and Senate Bill 707 (which was not included in the Legislative Update Report).

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

There were no Committee Reports, Inquiries nor Other Matters Presented by Councilmembers.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the July 28, 2025 Council meeting.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 11: 36 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Meeting
Tuesday, July 15, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:31 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Cody T. Sargeant, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Brian C. Barrett, City Clerk	
	Nick Bobroff, Community Development Director	

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

PUBLIC HEARING:

1. Consideration of an appeal (filed by Frank Arredondo on May 15, 2025) of the Planning Commission's decision to accept and certify an Environmental Impact Report (EIR), select the "Proposed Project Plus Hilda and Hazel Pipeline Removal Alternative" as the preferred Project, and approve the Development Plan and Coastal Development Permit (21-2128-DP/CDP) for the proposed Chevron Carpinteria Oil and Gas Processing Facilities Decommissioning and Remediation project (collectively, "Planning Commission Action").

   Recommendation: Consider the filed appeal at a public hearing and adopt Resolution No. 6415 (Attachment A) thereby denying the appeal, and upholding the Planning Commission's Action.

Mayor Alarcon asked the Council if there were any ex-parte communications to disclose.

Vice Mayor Solórzano disclosed that on July 14th at about 2 pm she attended a meeting at the Chevron Decommissioning site with the following individuals: Chevron Regulatory Affairs Manager Ryan Jones, Corporate Affairs Advisor Mark Korte-Nahabedian, Facility Manager Kevin Duganne, and Padre Associates Environmental Consultants Simon Poulter. She stated that she was shown the decommissioning site and presented with information about the decommissioning process.

Councilmember Mayer disclosed that she was invited to visit the Chevron facility and view the decommissioning plan and did so today with Chevron Facility Managers Ryan Jones and Kevin Duganne as well as Mark Korte-Nahabedian, Chevron Corporate Affairs. They met at Site 1 this afternoon and Simon Poulter of Padre Associates also showed her a history of the plant in photos before leading the group on a walk around the perimeter of the site. She said Mr. Poulter explained what remediation would be needed and provided a high-level summary of their cultural resources management plan. She noted that they did not discuss tonight's appeal and this was a learning session for her. She stated that the site visit concluded at 2 pm.

Community Development Director Bobroff and Consultant Luis Perez with MRS Environmental Inc. provided the staff presentation.

Staff responded to questions from the Council.

Mayor Alarcon opened the public hearing at 6:09 pm.

Appellant Frank Arredondo provided the appellant presentation.

Applicant Mark Korte-Nahabedian, Corporate Affairs Advisor with Chevron provided the applicant presentation.

Speakers in-person: Susan Mailheau and Patricia French

Speakers via Zoom: Susan Allen

Emails distributed: Eleanor Fishburn, representing Barbareño Band of Chumash Indians, Matthew Vestuto, representing Barbareño/Ventureño Band of Mission Indians, Mati Waiya, representing Coastal Band of the Chumash Nation, Ryan Jones, representing Regulatory Affairs Manager with Chevron, Mark Korte-Nahabedian representing Chevron, Sam Cohen, representing Santa Ynez Band of Chumash Indians, Frank Arredondo, representing Ksen' SKu' Mu' Chumash, Valerie Bentz, and Anonymous

Mayor Alarcon asked staff, the Appellant, and Applicant, respectively, if they had any responses to what was heard during the public hearing.

Staff provided a response.

Appellant Frank Arredondo provided a response.

Applicant Mark Korte-Nahabedian, Corporate Affairs Advisor with Chevron provided a response.

Mayor Alarcon closed the public hearing at 7:17 pm.

The City Council deliberated.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution No. 6415 to deny the appeal, accept and certify the EIR, select the "Proposed Project Plus Hilda and Hazel Pipeline Removal Alternative" as the preferred Project, and approve the Development Plan and Coastal Development Permit (21-2128-DP/CDP) for the Chevron Carpinteria Oil and Gas Facility Decommissioning Project. The roll call vote was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 7:29 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Meeting
Wednesday, July 23, 2025

Side Conference Room, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

Teleconference Location: Hilton Garden Inn – Chicago North Shore, Business Center, 1818 Maple Avenue, Evanston, Illinois 60201

Teleconference Location: Baywood Inn, Americana Room #206, 1370 2nd Street, Los Osos, CA 93402

CALL TO ORDER

Mayor Alarcon called the meeting to order at 6:35 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura (Present via Zoom)	(District No. 4)
	Vice Mayor Mónica J. Solórzano (Present via Zoom)	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Brian C. Barrett, City Clerk	

City Clerk Barrett noted for the record that the meeting would be conducted pursuant to California Government Code Section 54953, in that Vice Mayor Solórzano and Councilmember Nomura would be participating in the meeting via teleconference (Zoom) and in accordance with the Brown Act, the teleconference locations have been identified in the notice and agenda for this meeting.

Both Vice Mayor Solórzano and Councilmember Nomura verified they could hear the proceedings well, they had a copy of the agenda for this meeting, the agenda was posted at the location where each was, their location is reasonably accessible to the public to allow a member of the public to participate in the teleconference from their location, and there was no member of the public present at either location who wished to participate in the meeting.

Councilmembers Clark and Mayer and Mayor Alarcon could clearly hear Vice Mayor Solórzano and Councilmember Nomura.

PUBLIC COMMENT ON CLOSED SESSION MATTER

There was no public comment.

CLOSED SESSION MATTER

1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
   Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One case)

Legal Counsel Acos read aloud the title of the Closed Session into the record.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned the meeting to Closed Session at 6:38 pm.

RECONVENE IN OPEN SESSION

Mayor Alarcon reconvened the meeting in Open Session at 8:07 pm with the following Councilmembers and staff present: Councilmember Clark, Councilmember Mayer, Vice Mayor Alarcon (present via Zoom), and Mayor Alarcon as well as City Manager Ramirez and Legal Counsel Acos.

CLOSED SESSION REPORT

Legal Counsel Acos announced that there was no reportable action from the Closed Session.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 8:07 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, July 28, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:32 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Ryan Ayerle, Public Works Manager
Stephon Downes, Management Analyst II
David Hernandez, Code Compliance Supervisor
Nick Bobroff, Community Development Director
Torrie Cutbirth, Program Manager
Juliza Briones, Program Manager

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. A Proclamation Proclaiming Tuesday, August 5, 2025 as "National Night Out" in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Proclaiming Tuesday, August 5, 2025 as "National Night Out" in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the proclamation to Lt. Rich Brittingham with the Santa Barbara County Sheriff's Department (along with Sheriff's deputies) who provided remarks.

2. Introduction of New Employee: Ryan Ayerle, Public Works Manager.

Assistant City Manager Kintz introduced new employee Ryan Ayerle, Public Works Manager who provided remarks.

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE ANNUAL MEETING OF THE CARPINTERIA PUBLIC IMPROVEMENT CORPORATION (CPIC)

Mayor Alarcon temporarily adjourned the meeting at 5:38 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the meeting at 5:42 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Daisy Weber, District Director, on behalf of First District Supervisor Roy Lee, provided an update on the County's response to Immigration and Customs Enforcement activity in the County.

Speakers in-person: Rogelio Delgado

CITY MANAGER'S REPORT

a. City Employee Updates

   City Manager Ramirez provided an update on City recruitments and staff training.

b. Updates on Capital Improvement Projects

None.

c. Updates on Development Applications

None.

d. Other City/Community Updates

City Manager Ramirez reported on upcoming Community Pool and AgeWell activities. Assistant City Manager Kintz provided an update on immigration support services Request for Proposals and webpage as well as the Community Services Support Grant Program.

Speakers via Zoom: Andy Patrick

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Fred Shaw representing HopeNet of Carpinteria, Phoenix Hocking, Amrita Salm, and Rogelio Delgado

Emails distributed: Rudy Tica, David and Michelle Renner, and Susan Mailheau

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 3 through 7. Upon voice vote, the motion carried unanimously.

3. Approve the minutes of the special meeting held July 10, 2025, the regular meeting held July 14, 2025, and the special meeting held July 15, 2025.

4. Receive and file the Expenditures for the period beginning July 7, 2025 and ending July 18, 2025.

5. Receive and file the Report of Contracts Executed by the City Manager for the Period of June 3, 2025 through July 7, 2025.

6. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping an Investment of Public Funds for June 2025.

7. Receive and file the Quarterly Review of the Pension Stabilization Trust.

ADMINISTRATIVE MATTERS: NONE

PUBLIC HEARING:

8. Annual Review of Fire Protection Mitigation Fee Program.

   Recommendation: Adopt Resolution No. 6416, approving the update of the Fire Protection Mitigation Fee Schedule for Development and accepting the Carpinteria-Summerland Fire Protection District's Annual Report.

Management Analyst II Downes and Fire Marshall Mike LoMonaco with the Carpinteria-Summerland Fire Protection District provided the staff report and PowerPoint presentation.

Mayor Alarcon opened the public hearing at 6:16 pm and being that there was no public comment, closed the public hearing at 6:16 pm.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to adopt Resolution No. 6416, as read by title only. Upon voice vote, the motion carried unanimously.

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

9. Formation of an ad hoc committee to advise on the City of Carpinteria's ("City") response to U.S. Immigration and Customs Enforcement ("ICE") activity.

   Recommendation: Adopt Resolution No. 6417, approving the formation of an ad hoc committee to advise on the City's response to ICE activity and appoint two councilmembers to this committee.

Legal Counsel Acos presented the staff report.

Speakers in-person: Becki Norton representing Carpinteria Immigrant Rights Coalition, Amrita Salm, and Rogelio Delgado

There was consensus of the Council to create the ad hoc committee.

There was consensus of the Council to modify the roles and responsibilities of the committee to include community members. The Council revised Section 3 of Resolution No. 6417 as follows (added language is underlined):

The Ad Hoc Committee shall have the following roles and responsibilities: to investigate the possible options for the City's response to ICE activity and provide recommendations to the City on the best path forward. These options include, but are not limited to, better understanding the Santa Barbara County Sherriff Office's procedures for responding to reports of ICE raids; coordinating community response with local organizations and community members; supporting proposed state and federal legislation regarding ICE activities (i.e., the No Secret Police Act (SB 627) and No Vigilantes Act (SB 805)); participating in the American Civil Liberties Union ("ACLU") lawsuit of *Vasquez Perdomo v. Noem*; reviewing authorization of funding as approved by the City Council; and coordinating any responses with Santa Barbara County and other jurisdictions (both locally and statewide) facing similar actions. The Ad Hoc Committee shall not be limited by this list of suggested actions and shall have the latitude to investigate and recommend other options to the City Council for responding to ICE activities.

Motion by Mayor Alarcon, seconded by Councilmember Clark, to assign Vice Mayor Solórzano and Councilmember Mayer to the ad hoc committee.

Councilmember Nomura asked if the motion included the adoption of Resolution No. 6417.

Mayor Alarcon modified the motion to assign Vice Mayor Solórzano and Councilmember Mayer to the ad hoc committee, adopt Resolution No. 6417, and include the proposed edit to Section 3 of Resolution No. 6417 (as noted above). Councilmember Clark seconded the modified motion. Upon voice vote, the modified motion carried unanimously.

10. Support for pending state and federal legislation promoting law enforcement transparency and accountability.

    Recommendation: Authorize staff to draft and submit letters in support of Senate Bill 627 (No Secret Police Act—California), Senate Bill 805 (No Vigilantes Act – California), H.R. 673 (ICE Security Reform Act – federal), S.2212 (the VISIBLE Act – federal), and H.R. 4176 (No Secret Police Act of 2025 – federal).

Legal Counsel Acos provided the staff report.

Speakers in-person: Becki Norton representing Carpinteria Immigrant Rights Coalition and Rogelio Delgado

Motion by Vice Mayor Solórzano, seconded by Councilmember Clark, to express support for Senate Bill 627, Senate Bill 805, H.R. 673, S.2212, and H.R. 4176 and direct staff to draft and submit letters in support of the legislation to the appropriate authorities stating Carpinteria's position. Upon voice vote, the motion carried unanimously.

11. Code Compliance Quarterly Report Q2, 2025.

Recommendation: Receive and file the Q2 Code Compliance Quarterly Report.

Code Compliance Supervisor Hernandez presented the staff report and PowerPoint presentation.

Speakers in-person: Susan Mailheau (did not speak) and Rogelio Delgado

Speakers via Zoom: Susan Allen

Councilmember Clark requested the tracking of parking citations from quarter to quarter on future reports.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the Q2 Code Compliance Quarterly Report. Upon voice vote, the motion carried unanimously.

Mayor Alarcon recessed to a break at 7:39 pm and reconvened the meeting at 7:47 pm.

12. Fourth Quarter Department Reports for the Fiscal Year 2024/25 Budget.

Recommendation: Receive and file the Fourth Quarter Department Reports for the Fiscal Year 2024/25 Budget.

City Manager Ramirez introduced the item, Assistant City Manager Kintz covered the General Government Department PowerPoint presentation slides, City Manager Ramirez went over the Administrative Services Department slides, Community Development Director Bobroff covered the Community Development Department PowerPoint slides, City Manager Ramirez went over the Public Works Department PowerPoint slides, and Program Manager Cutbirth covered the Parks, Recreation and Community Services Department PowerPoint slides.

Speakers in-person: Rogelio Delgado

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the Fourth Quarter Department Reports for the Fiscal Year 2024/25 Budget. Upon voice vote, the motion carried unanimously.

13. Presentation of the Final Strategic Plan for Fiscal Years 2025 – 2027.

Recommendation: Receive and file the Strategic Plan for Fiscal Years 2025 – 2027 as the finalized version.

Program Manager Briones provided the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the Strategic Plan for Fiscal Years 2025-2027 as the finalized version. Upon voice vote, the motion carried unanimously.

14. Local State of the City Format.

    Recommendation: Receive and file report, and provide feedback to staff as determined appropriate.

Program Manager Briones presented the staff report.

There was no public comment.

The Council provided the following feedback to staff to include for the event:

- Provide childcare
- Translate the recorded video into Spanish
- Incorporate an economic forecast

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the report. Upon voice vote, the motion carried unanimously.

15. Consider authorizing the execution of a revised Memorandum of Agreement (MOA) between the City of Carpinteria and the Santa Barbara County Office of Emergency Management regarding the activation of the ReadySBC alerts system, as well as the City's access to and use of Genasys, Emergency Zone Mapping Solution. This MOA is being brought back to Council due to recent changes made to the original agreement.

    Recommendation: Authorize the City Manager to execute the revised Memorandum of Agreement (MOA) between the City of Carpinteria and the Santa Barbara County Office of Emergency Management for the ReadySBC alerts system activation and the City's access to the Genasys Emergency Zone Mapping Solution, reflecting the recent changes to the original agreement. *(Requires a roll call vote.)*

Program Manager Briones provided the staff report.

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to authorize the City Manager to execute the revised Memorandum of Agreement between the City of Carpinteria and the Santa Barbara County Office of Emergency Management concerning

the activation of the ReadySBC Alerts system and the Genasys EVAC Emergency Zone Mapping Solution. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

16. Designation of Voting Delegate and Alternate for the League of California Cities 2025 Annual Conference and Expo.

    Recommendation: Designate Councilmember Nomura as the City's voting delegate and designate Vice Mayor Solórzano as the City's alternate voting delegate for the League of California Cities 2025 Annual Conference and Expo in Long Beach.

City Clerk Barrett presented the staff report.

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Clark, to designate Councilmember Nomura as the City's voting delegate and designate Vice Mayor Solórzano as the City's alternate voting delegate for the League of California Cities 2025 Annual Conference and Expo in Long Beach. Upon voice vote, the motion carried unanimously.

17. Consideration of policy establishing a process for determining which members of the City Council should have priority for attending events subject to the Brown Act.

    Recommendation: Adopt Council Member Attendance Policy for Events Subject to the Brown Act.

Legal Counsel Acos provided the staff report.

Speakers in-person: Rogelio Delgado

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt the Council Member Attendance Policy for Events Subject to the Brown Act. Upon voice vote, the motion carried unanimously.

LEGISLATIVE UPDATE

Legal Counsel Acos summarized Senate Bill 346 and provided an update on the following two bills that were not included in the Legislative Update: Assembly Bill 130 and Senate Bill 131.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to direct staff to draft a support letter for Senate Bill 346. Upon voice vote, the motion carried unanimously.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

There were no committee reports, inquiries nor other matters presented by Councilmembers.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the August 25, 2025 Council meeting.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 9:53 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, August 25, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:31 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Brian C. Barrett, City Clerk
Eric Castro, City Librarian
Terra Furuta, Community Engagement Library Specialist
Torrie Cutbirth, Program Manager
Ruby Wedbush, Community Garden Coordinator
DeLayni Millar, Environmental Program Manager
Jeanette Gant, Parks, Recreation & Community Services Director
Nick Bobroff, Community Development Director
Stephon Downes, Management Analyst II
David Hernandez, Code Compliance Supervisor

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS

1. Introduction of New Employees: Terra Furuta, Community Engagement Library Specialist, Ruby Wedbush, Community Garden Coordinator and newly promoted employee DeLayni Millar, Environmental Program Manager.

City Librarian Castro introduced Terra Furuta, Community Engagement Library Specialist. Program Manager Cutbirth introduced Ruby Wedbush, Community Garden Coordinator. City Manager Ramirez introduced DeLayni Millar who was promoted to Environmental Program Manager. Each new employee provided remarks.

There was no public comment.

2. Carpinteria Advanced Purification Project (CAPP) Update Presentation by Bob McDonald, General Manager of Carpinteria Valley Water District.

Carpinteria Valley Water District General Manager Bob McDonald provided the PowerPoint presentation and responded to questions from the Council.

Speakers in-person: Scott Grieve

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Daisy Weber, District Director, on behalf of First District Supervisor Roy Lee, provided an update on the County's cannabis enforcement budget, cannabis acreage cap reduction, status of all re-zoning applications in unincorporated Carpinteria, and an update on Carpinteria Bluffs County Funding ($800,000).

There was no public comment.

CITY MANAGER'S REPORT

a. City Employee Updates

   City Manager Ramirez reported on City recruitments.

b. Updates on Capital Improvement Projects

   None.

c. Updates on Development Applications

City Manager Ramirez reported that the City Council's July 15th decision to uphold the Planning Commission's approval of the Chevron Carpinteria Oil & Gas Facilities Decommissioning and Remediation Project was appealed to the California Coastal Commission by a member of the public and the Commission will schedule consideration of the appeal for a public hearing in the coming months.

d. Other City/Community Updates

Parks, Recreation & Community Services Director Gant provided an update on upcoming events through the Community Pool, AgeWell, and the Community Library.

There was no public comment.

PLANNING COMMISSION ACTIONS

Community Development Director Bobroff reported on the Planning Commission Actions from its meeting of August 4, 2025.

As the Council began to ask questions regarding the Klentner Mixed Use Project Hotel Conversion Appeal (Item No. 2 on the August 4, 2025 Planning Commission agenda), Vice Mayor Solórzano stated she had a conflict of interest with the project and asked if she should recuse herself.

Legal Counsel Acos replied that if the Council wanted to have additional discussion on this project, she recommended Vice Mayor Solórzano recuse herself form the discussion out of an abundance of caution and due to the project being within 500 feet of her primary residence.

Vice Mayor Solórzano left the Council Chambers at 6:35 pm. The Council asked an additional question on the project.

There was no public comment.

Vice Mayor Solórzano returned to the dais at 6:36 pm.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Phoenix Hocking, Paul Cordeiro, and Patrick Crooks

Speakers via Zoom: Susan Allen

Emails distributed: Dennis Despars, Marianne Hoffarth, Gina Marchand, Patrick Crooks, and Paul Cordeiro

City Manager Ramirez responded to Mr. Cordeiro's public comment.

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 3 through 6. Upon voice vote, the motion carried unanimously.

3. Approve the minutes of the special meeting held July 23, 2025 and the regular meeting held July 28, 2025.

4. Receive and file the Expenditures for the period beginning July 21, 2025 and ending August 15, 2025.

5. Receive and file the Report of Contracts Executed by the City Manager for the Period of July 9, 2025 through August 4, 2025.

6. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping an Investment of Public Funds for July 2025.

ADMINISTRATIVE MATTERS

7. Adoption of Resolution No. 6418, authorizing the City Manager to execute a Grant Agreement with the California Office of Traffic Safety for the Pedestrian and Bicycle Safety Program on behalf of MOVE of Santa Barbara County.

   Recommendation: (1) Adopt Resolution No. 6418, authorizing the City Manager to execute a Grant Agreement with the California Office of Traffic Safety for the Pedestrian and Bicycle Safety Program on behalf of MOVE Santa Barbara County and (2) Approve a budget appropriation in the amount of $30,500 for Fiscal Year 2025-26 Budget. *(Requires a roll call vote.)*

Management Analyst II Downes presented the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to (1) adopt Resolution No. 6418, authorizing the City Manager to execute a Grant Agreement with the California Office of Traffic Safety for the Pedestrian and Bicycle Safety Program on behalf of MOVE Santa Barbara County and (2) approve a budget appropriation in the amount of $30,500 for Fiscal Year 2025-26 Budget.

Councilmember Nomura requested the motion be modified to include staff returning to Council with status updates on meeting the grant objectives.

Vice Mayor Solórzano modified the motion to (1) adopt Resolution No. 6418, authorizing the City Manager to execute a Grant Agreement with the California Office of Traffic Safety for the Pedestrian and Bicycle Safety Program on behalf of MOVE Santa Barbara County and (2) approve a budget appropriation in the amount of $30,500 for Fiscal Year 2025-26 Budget and (3) direct staff to return to the City Council with quarterly status updates on meeting the grant objectives. Councilmember Nomura seconded the modified motion.

The roll call vote on the modified motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The modified motion carried unanimously.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

8. 2025 Annual Report on Services and Issues Related to Homelessness in Carpinteria.

   Recommendation: Receive and file the 2025 Annual Report on services and issues related to homelessness in Carpinteria.

Code Compliance Supervisor Hernandez provided the staff report. Jett Black-Maertz, Homeless Assistance Program Manager with the County of Santa Barbara and Joe Dzvonik, Assistant Director of the Housing and Community Development with the County of Santa Barbara provided an Update on Homelessness PowerPoint presentation. Kristine J. Schwarz, Executive Director with New Beginnings and Lacey Parsons, Safe Parking Case Manager with New Beginnings provided the Safe Parking PowerPoint presentation.

Speakers via Zoom: Susan Allen

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the 2025 Annual Report on services and issues related to homelessness in Carpinteria. Upon voice vote, the motion carried unanimously.

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

There were no Committee Reports, Inquiries nor Other Matters Presented by Councilmembers.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the September 8, 2025 Council meeting.

CLOSED SESSION MATTER

9. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
   Government Code Section 54957(b)(1)
   Title: City Manager Michael Ramirez

10. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
    Government Code Section 54956.9(d)(1)
    Name of Case: *Vasquez Perdomo et al. v. Noem et al.* (Case No. 2:25-cv-05605-MEMF-SP)

Legal Counsel Acos read aloud the titles of the Closed Session matters into the record.

PUBLIC COMMENT ON CLOSED SESSION MATTER

There was no public comment.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned the meeting to Closed Session at 8:13 pm.

RECONVENE IN OPEN SESSION

Mayor Alarcon reconvened the meeting in Open Session at 10:06 pm with all Councilmembers, City Manager Ramirez, Legal Counsel Acos, and City Clerk Barrett present.

CLOSED SESSION REPORT

Legal Counsel Acos announced that there was no reportable action from the Closed Session.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 10:06 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, September 8, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 4:02 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Mack Carlson, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Brian C. Barrett, City Clerk	

PUBLIC COMMENT ON CLOSED SESSION MATTER

There was no public comment.

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
   Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: One case

Councilmember Mayer announced that she would be recusing herself from the Closed Session due to a potential conflict of interest per Government Code Section 87100.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned the meeting to Closed Session at 4:03 pm.

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:32 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:
Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Mack Carlson, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Brian C. Barrett, City Clerk
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
Jeanette Gant, Parks, Recreation & Community Services Director
Mindy Fogg, Principal Planner
Stephon Downes, Management Analyst II
Ryan Benson, Management Analyst I
Shay Darrington, Engineering Technician
Dave Durflinger, Extra-Help Public Works Director
Juliza Briones, Program Manager

CLOSED SESSION REPORT

Legal Counsel Carlson announced there was no reportable action from the Closed Session.

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS

2. A Proclamation Declaring September 15, 2025 to October 15, 2025 as Hispanic Heritage Month in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

Speakers in-person: Rogelio Delgado

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Declaring September 15, 2025 to October 15, 2025 as Hispanic Heritage Month in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the proclamation to Suzanne Requejo with Artesanía para la Familia and Dr. Sonia Aguila representing Canalino School who both provided remarks.

3. A Proclamation Proclaiming September 2025 as Suicide Prevention Month in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

Speakers in-person: Phoenix Hocking

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Proclamation Proclaiming September 2025 as Suicide Prevention Month in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the proclamation to Amrita Salm, Roberta Lehtinen, and Marta Flores, members of HopeNet of Carpinteria who provided remarks.

4. A Proclamation Designating the Week of September 8 – 14, 2025 as Celebrate Community Week in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

Speakers in-person: Stephen Gerteis with Rotary Club of Carpinteria Morning

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Designating the Week of September 8 – 14, 2025 as Celebrate Community Week in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the City Council to Rotary Club and Lions Club members and Curtis Lopez representing the Carpinteria Lions Club, Clyde Freeman representing the Carpinteria Lions Club, Mike Lee representing the Carpinteria Lions Club, Karen Graf representing the Rotary Club of Carpinteria, and Diana Ornelas representing Rotary Club of Carpinteria Morning provided remarks.

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Mayor Alarcon temporarily adjourned the meeting at 6:09 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the meeting at 7:04 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department provided a law enforcement report for the months of July and August.

Councilmember Nomura requested the Sheriff's Department provide the scam presentation at a future City Council meeting to increase public awareness.

Speakers in-person: Rogelio Delgado

CITY MANAGER'S REPORT

a. City Employee Updates

   City Manager Ramirez reported on City recruitments.

b. Updates on Capital Improvement Projects

   None.

c. Updates on Development Applications

   Principal Planner Fogg reported on the upcoming September 11, 2025 California Coastal Commission hearing to consider a request to amend the County of Santa Barbara's Local Coastal Program to update the cannabis odor regulations as they apply in the Coastal Zone portion of the unincorporated County and mentioned the upcoming September 12, 2025 California Coastal Commission hearing to consider the request for a Coastal Development Permit for the offshore portion of Chevron's decommissioning project.

d. Other City/Community Updates

   Parks, Recreation & Community Services Director Gant provided an update on upcoming events through the Community Pool, AgeWell, and the Community Library.

There was no public comment.

PLANNING COMMISSION ACTIONS

Principal Planner Fogg reported on the Planning Commission Actions from its meeting of September 2, 2025.

Speakers in-person: Linda Lisiecki representing Lagunitas Homeowners Association

Mayor Alarcon noted that Ms. Lisiecki's comment was best suited for the next section of the agenda – Public Comment on Matters Not On The Agenda, but acknowledged that her comment could be addressed now. Extra-Help Public Works Director Durflinger responded to Ms. Lisiecki's comment regarding the Lagunitas vehicular bridge plans.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Alan Koch and Rogelio Delgado

Emails distributed: Michael Cowan, Alan Koch, and Amrita Salm

City Manager Ramirez and Legal Counsel Acos responded to Mr. Delgado's comment regarding language interpretation and the Brown Act.

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 5 through 6. Upon voice vote, the motion carried unanimously.

5. Approve the minutes of the regular meeting held August 25, 2025.

6. Receive and file the Expenditures for the period beginning August 18, 2025 and ending August 29, 2025.

ADMINISTRATIVE MATTERS

7. Third Amendment to the Cooperative Agreement with the Santa Barbara County Association of Governments for Carpinteria Circulation Improvements Funds.

   Recommendation: Authorize the Mayor to sign the Third Amendment to the Cooperative Agreement with the Santa Barbara County Association of Governments for Carpinteria Circulation Improvements Funds, providing $409,589

in additional funding for a total of $1,202,045, and extending the performance period through June 2026. *(Requires a roll call vote.)*

Management Analyst II Downes presented the staff report and PowerPoint presentation.

Speakers in-person: Roberta Lehtinen

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the Mayor to sign the Third Amendment with the Santa Barbara County Association of Governments for Carpinteria Circulation Improvements Funds, providing $409,589 in additional funding for a total of $1,202,045, and extending the performance period through June 2026. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

RECESS (15 Minutes)

Mayor Alarcon recessed to a break at 7:56 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the meeting at 8:19 pm.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

8. Approval of the Fiscal Year 2025-26 Community Services Support Grant Program Funding Recommendations.

   Recommendation: Approve the City Council Finance/Budget Committee's grant award recommendations for the Fiscal Year 2025-26 Community Services Support Grant Program. *(Requires a roll call vote.)*

Councilmember Mayer recused herself due to her husband being an officer of The Carpinteria Skate Foundation which is one of the organizations that has requested grant funding that is under consideration and left the Council Chambers at 8:19 pm.

Management Analyst Benson provided the staff report.

Speakers in-person: Roberta Lehtinen and Amrita Salm, both representing HopeNet of Carpinteria

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Finance/Budget Committee's grant award recommendations for the Fiscal Year 2025-26 Community Services Support Grant Program. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	Councilmember Mayer (recused)
ABSTAIN:	None

The motion carried.

Councilmember Mayer returned to the dais at 8:42 pm.

9. Approval of a Special Event Permit Application for the 2025 California Avocado Festival, scheduled to run from Friday, October 3, 2025, through Sunday, October 5, 2025, including designation of the event footprint as a public park and authorizing expenditures for law enforcement, temporary traffic control and street cleaning services.

   Recommendation: (1) Approve the Special Event Permit for the 2025 California Avocado Festival pursuant Carpinteria Municipal Code Section §10.68, Special Events; (2) Designate the area of the event footprint as a public park during the hours of operation and approve its use for the event pursuant to Carpinteria Municipal Code §12.24.022, Permits – Special Public Park Use; and (3) Authorize expenditures for law enforcement, temporary traffic control and street cleaning services as described in this Staff Report. *(Requires a roll call vote.)*

Engineering Technician Darrington presented the staff report.

There was no public comment.

Motion by Councilmember Nomura, seconded by Councilmember Mayer, to (1) approve the Special Event Permit for the 2025 California Avocado Festival pursuant to Carpinteria Municipal Code Section § 10.68, Special Events and waive the fees for the event permit;

(2) Designate the area of the event footprint as a public park during the hours of operation and approve its use for the event pursuant to Carpinteria Municipal Code § 12.24.022, Permits – Special Public Park Use; and (3) Authorize expenditures for law enforcement, temporary traffic control and street cleaning services as described in this Staff Report not-to-exceed $35,000 in costs. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

10. Response to the 2025 Santa Barbara County Civil Grand Jury Report, "Santa Barbara South Coast Housing Crisis: A Call to Action."

    Recommendation: (1) Review and approve staff's recommended responses to the Santa Barbara County Civil Grand Jury Report "Santa Barbara South Coast Housing: A Call to Action;" and (2) Authorize the City Manager to sign and transmit the City's response to the Presiding Judge, Honorable Patricia Kelly of the Superior Court; to send a copy to the current impaneled Grand Jury; and to file a copy with the City Clerk's Office.

Principal Planner Fogg presented the staff report and PowerPoint presentation.

Speakers in-person: Rogelio Delgado

Speakers via Zoom: Patrick O'Connor

There was consensus of the Council for the City Attorney's Office to research Councilmember Clark's question on whether the City's Avocado Orchard could be used for housing.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to review and approve staff's recommended responses to the Santa Barbara County Civil Grand Jury Report titled "Santa Barbara County South Coast Housing Crisis: A Call to Action"; and authorize the City Manager to sign and transmit the City's response to the Presiding Judge, Honorable Patricia Kelly of the Superior Court, provide a copy to the current impaneled Grand Jury, and file a copy with the City Clerk's Office. Upon voice vote, the motion carried unanimously.

11. City Logo Review and Adoption.

    Recommendation: Adopt the City logo as presented.

Program Manager Briones presented the staff report and PowerPoint presentation.

Speakers in-person: Rogelio Delgado

Speakers via Zoom: Patrick O'Connor

Motion by Vice Mayor Solórzano, seconded by Councilmember Mayer, to adopt the City logo as presented. Upon voice vote, the motion carried unanimously with Councilmember Nomura abstaining from the vote.

LEGISLATIVE UPDATE:

Legal Counsel Acos reported on Senate Bill 364.

Speakers via Zoom: Patrick O'Connor

There was consensus of the Council to direct staff to submit an opposition letter to Senate Bill 364 and request staff return with additional information on Senate Bill 79 at a future meeting.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported on the following:

- Channel Counties Division for the League of California Cities is holding its annual dinner in Santa Paula on September 12th.
- General Plan Update Committee is meeting on September 15th at 5:30 pm.
- Public Engagement Committee met on August 26th to review and provide comments on the proposed City logo and discuss the schedule for programming for the City's 60th Anniversary and State of the City event.
- Immigration and Response Committee met last week to talk with one of the applicants for the emergency response funds and City received some updated information on the applicant's funding plans.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the September 22, 2025 Council meeting.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 10:45 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, September 22, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:34 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:
Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Brian C. Barrett, City Clerk
Nick Bobroff, Community Development Director
Stephon Downes, Management Analyst II
Josefina Arechiga, Assistant Engineer
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS

1. Presentation of the 2025 Avocado Festival Poster.

There was no public comment.

Gary Dobbins, Co-President of the Avocado Festival Board of Directors and Scott Anderson, Westmont College professor and designer of this year's Avocado Festival Poster presented a signed 2025 Avocado Festival Poster to the City Council and provided remarks.

2. Resolution No. 6419, Congratulating the People of Carpinteria on Achieving 60 Years of Successful Local Self-Government. *(Requires taking public comment and adoption of resolution prior to the City Council reading and presenting the resolution.)*

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution No. 6419. Upon voice vote, the motion carried unanimously.

City Manager Ramirez and each Councilmember provided remarks.

RECESS FOR REFRESHMENTS (20 Minutes)

Mayor Alarcon recessed for refreshments at 5:46 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the regular meeting at 6:02 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Daisy Weber, District Director, on behalf of First District Supervisor Roy Lee, spoke on the following:

- Update on County Housing in Unincorporated Carpinteria
  - SBCAG Housing Dashboard (www.sbcag.org/housing-data-dashboard)
  - Mitigation impacts collaboration with County
  - Cravens Lane Development Project information

- Parking complaints on unincorporated roads

- Cannabis updates
  - Valley Crest application rescinded
  - Odor Abatement Plans and scrubber installations
  - Unannounced inspections have begun

Speakers via Zoom: Gary Campopiano

CITY MANAGER'S REPORT

a. City Employee Updates

City Manager Ramirez reported on City recruitments, staff trainings, and the upcoming celebration of life for former Community Development Director Steve Goggia.

b. Updates on Capital Improvement Projects

None.

c. Updates on Development Applications

Community Development Director Bobroff reported that the California Coastal Commission approved the Coastal Development Permit for the offshore portion of the Chevron Carpinteria Oil & Gas Facilities Decommissioning and Remediation Project on September 12th. He noted that the Coastal Commission would be hearing the appeal of the onshore portion of that project on October 8th as well as the County's Housing Element Rezones. He noted that before the decommissioning activities occur in the Fall, Chevron will provide a presentation at an upcoming Council meeting. Lastly, he reported that the General Plan Update Committee met last week and received comments on the draft General Plan Update and the next Committee meeting will tentatively be on October 20th and focus on comments received by the California Coastal Commission.

d. Other City/Community Updates

City Manager Ramirez mentioned that the beach lifeguarding season ends October 5th and provided an update on events and activities offered by the Community Pool, Parks, Recreation and Community Services Department, and AgeWell.

There was no public comment.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Phoenix Hocking, Susie Anderson, and Patrick O'Connor

Speakers via Zoom: Gary Campopiano

Emails distributed: Gina Marchand, Alan Koch, and Phoenix Hocking

Community Development Director Bobroff responded to Mr. Campopiano's comment regarding City representatives attending the October 8th California Coastal Commission hearing.

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura to approve the Consent Calendar Item Nos. 3 through 7. Upon voice vote, the motion carried unanimously.

3. Approve the minutes of the regular meeting held September 8, 2025.

4. Receive and file the Expenditures for the period beginning September 1, 2025 and ending September 12, 2025.

5. Receive and file the Report of Contracts Executed by the City Manager for the Period of August 5, 2025 through September 1, 2025.

6. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping an Investment of Public Funds for August 2025.

7. Accept Parcel Map 25,204 and associated documents including an Informational Notice document, for the Ebeling/Van Der Kar Lot Split Project (23-2264-TPM/VAR/CDP) located at 435 Concha Loma Drive.

ADMINISTRATIVE MATTERS:

8. Approval of Measure A Project Cooperative Agreement to receive Measure A – Cycle 6 funds, and approval of the First Amendment to the Measure A Project Cooperative Agreement - Cycle 5, both relating to the Franklin Creek Trail Improvement Project to be constructed along the east side of Franklin Creek Channel between Carpinteria Avenue and Seventh Street.

   Recommendation: (1) Approve and authorize the Mayor to sign the Measure A Project Cooperative Agreement (Attachment A) with the Santa Barbara County Association of Governments to receive $226,563 of Measure A – Cycle 6 funds and (2) Approve and authorize the City Manager to sign the First Amendment for a time extension of Measure A Project Cooperative Agreement (Attachment C) with the Santa Barbara County Association of Governments – Cycle 5 funds. *(Requires a roll call vote.)*

Management Analyst II Downes and Assistant Engineer Arechiga provided the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve and authorize (1) the Mayor to sign the Measure A Project Cooperative Agreement with the Santa Barbara County Association of Governments to receive $226,563 of Measure A – Cycle 6 funds and (2) the City Manager to sign the First Amendment for a time extension of Measure A Project Cooperative Agreement with the Santa Barbara County Association of Governments – Cycle 5 funds. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

9. Annual Report on Law Enforcement Services.

   Recommendation: Receive and file the report.

Lt. Rich Brittingham with the Santa Barbara County Sheriff's Department provided the PowerPoint presentation.

Speakers in-person: Phoenix Hocking

Vice Mayor Solórzano requested performance metrics on how deputies are interacting with Carpinterians (service feedback) on future quarterly reports and/or annual presentations.

Councilmember Nomura requested a comparison of City statistics with County statistics.

Councilmember Mayer requested a holistic view of what the Sheriff is doing in the community for the public to understand.

Motion by Councilmember Nomura, seconded by Mayor Alarcon, to receive and file the Annual Report on Law Enforcement Services. Upon voice vote, the motion carried unanimously.

LEGISLATIVE UPDATE:

Legal Counsel Acos provided an update on Senate Bill 79 (which was not included in the agenda packet). She stated that the bill was passed and is awaiting signature by the Governor and the bill would not impact the City of Carpinteria as drafted and interpreted by the bill sponsors.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported on the following:

- Santa Barbara Metropolitan Transit District – majority of bus operators/supervisors represented by Teamsters Local 186 have voted to support an agreement on a three-year collective bargaining contract that includes increased wages and benefits.
- Immigration Response and Support Committee met last week to finalize details of one of the support grant applications and City staff reached out to the applicant to share feedback and get any additional information.

Councilmember Mayer reported on the following:

- Economic Vitality Committee met and (a) previewed a Downtown "T" Business Advisory Board presentation that will come to City Council on October 27th; (b) received a presentation from the Chamber of Commerce on opportunities of economic vitality that they can bring to the community; and (c) heard a presentation from the Santa Barbara Trails Council which is coming back at a future Committee meeting.
- BEACON meeting received a presentation from the Regional Coastal Adaptation Monitoring Program which will inform and provide data to local agencies regarding beach erosion and climate change.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the October 13, 2025 Council meeting.

CLOSED SESSION MATTERS

10. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Government Code Section 54957(b)(1)

Title: City Manager Michael Ramirez

11. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Section 54956.9)
Name of Case: *Stephen Marcussen and Mary Eileen Marcussen v. City of Carpinteria and Alewright LLC* (Case No. 25CV05670)

Legal Counsel Acos read aloud the two Closed Session item titles.

PUBLIC COMMENT ON CLOSED SESSION MATTERS

There was no public comment.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon adjourned to Closed Session at 7:24 pm.

RECONVENE IN OPEN SESSION

Mayor Alarcon reconvened in Open Session at 10:13 pm with all Councilmembers, City Manager Ramirez, Legal Counsel Acos, and City Clerk Barrett present.

CLOSED SESSION REPORT

Legal Counsel Acos announced that for the first Closed Session item (No. 10) there was no reportable action and for the second Closed Session item (No. 11) the Council unanimously approved legal counsel to defend the lawsuit.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 10:15 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Special Meeting (State of the City)
Monday, September 29, 2025

Veterans Memorial Building, 941 Walnut Avenue, Carpinteria, CA 93013

In-Person

CALL TO ORDER

Vice Mayor Solórzano called the meeting to order at 5:38 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
Councilmembers absent:	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Brian C. Barrett, City Clerk	
	Dave Durlinger, Interim Public Works Director	
	Nick Bobroff, Community Development Director	
	Jeanette Gant, Parks, Recreation & Community	
	Licette Maldonado, Administrative Services Director	

PLEDGE OF ALLEGIANCE

Councilmember Mayer led those present in the salute to the flag.

STATE OF THE CITY:

a. Opening Remarks by Mayor Natalia Alarcon

   Vice Mayor Solórzano provided opening remarks.

b. Chumash Land Acknowledgment by Julie Tumamait-Stenslie

Chumash Elder Julie Tumamait-Stenslie received the Chumash Land Acknowledgment.

c. City History Presentation by Interim Public Works Director Dave Durflinger

Interim Public Works Director Durflinger provided the City History Presentation.

d. Budget Overview by City Manager Michael Ramirez

City Manager Ramirez provided the Budget Overview.

e. Question & Answer Session led by Program Manager Juliza Briones

Program Manager Briones introduced the following City Department Heads:

- Community Development Director Bobroff responded to two questions relating to the Surfliner Inn Project and the City's General Plan.
- Parks, Recreation & Community Services Director Gant responded to a question regarding the Community Pool Renovation Project.
- Interim Public Works Director Durflinger responded to a question relating to the replacement of City trees.

f. Public Comment Period

Speakers in-person: Dale Olivas

g. End of State of the City and the public is invited to the City staff tables in the Veterans Hall courtyard

ADJOURNMENT

Vice Mayor Solórzano adjourned the meeting at 6:53 pm.

Mónica Solórzano, Vice Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, October 13, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:46 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Brian C. Barrett, City Clerk
Lexi Persoon, Aquatics Program Coordinator
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
Mindy Fogg, Principal Planner
Jeanette Gant, Parks, Recreation & Community Services Director
Juliza Briones, Program Manager

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. City of Carpinteria Summer 2025 Aquatics Data Presentation by Lexi Persoon, Aquatics Program Coordinator.

Aquatics Program Coordinator Persoon provided the PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the presentation. Upon voice vote, the motion carried unanimously.

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Mayor Alarcon temporarily adjourned the meeting at 6:07 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the regular meeting at 6:11 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department provided a law enforcement report for the month of September.

Speakers in-person: Rogelio Delgado

CITY MANAGER'S REPORT

a. City Employee Updates

   City Manager Ramirez provided an update on City recruitments.

b. Updates on Capital Improvement Projects

   None.

c. Updates on Development Applications

   Principal Planner Fogg reported that following the City Council's July 15, 2025 approval of the development plan and coastal development permit for the Chevron Carpinteria Oil and Gas Processing Facilities Decommissioning and Remediation Project, the decision was appealed to the California Coastal Commission by Frank Arredondo. On October 8, 2025, the California Coastal Commission determined

that no substantial issue existed with respect to the grounds of the appeal and the appeal was dismissed and the City Council's approval is final.

She noted that the California Coastal Commission was set to hear the County of Santa Barbara Housing Element and Rezones (including Red Tail Bailard, Van Wingerden 1 and 2) on October 8, 2025 and the hearing was postponed to the November Coastal Commission meeting.

Lastly, she mentioned that the next General Plan Update Committee meeting is scheduled for October 20, 2025 and will focus on comments received from California Coastal Commission staff.

d. Other City/Community Updates

Parks, Recreation & Community Services Director Gant spoke on Community Pool and AgeWell activities/events.

Speakers in-person: Rogelio Delgado

PLANNING COMMISSION ACTIONS

Principal Planner Fogg reported on the Planning Commission Actions from its meeting of October 6, 2025.

There was no public comment.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Phoenix Hocking and Rogelio Delgado

Emails distributed: Phoenix Hocking

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 2 through 3. Upon voice vote, the motion carried unanimously.

2. Approve the minutes of the regular meeting held September 22, 2025 and the special meeting held September 29, 2025.

3. Receive and file the Expenditures for the period beginning September 15, 2025 and ending October 3, 2025.

ADMINISTRATIVE MATTERS: NONE

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

4. Consideration of the proposed Parks & Right-of-Way Memorial Bench Program Policy.

   Recommendation: Adopt the Parks & Right-of-Way Memorial Bench Program Policy.

Parks, Recreation & Community Services Director Gant presented the staff report and PowerPoint presentation.

Speakers in-person: Fred Shaw

Speakers via Zoom: Lisa Guravitz

Motion by Vice Mayor Solórzano, seconded by Councilmember Mayer, to pause the Parks & Right-of-Way Memorial Bench Program, direct staff to work with the remaining seven people on the waitlist, but communicate to them that the available benches are the ones in the Salt Marsh or any new benches that are planned by the City, that staff use the current cost formula with those seven people on the waitlist, and direct staff to handle the administrative components as described in the draft policy.

Councilmember Nomura suggested a modification to the motion to only make available the 10 wooden benches on Linden Avenue and include the benches specific to the dog park project and Franklin Creek Trail Project for the seven people on the waitlist.

After discussion, the Council decided only to make available the 10 wooden benches on Linden Avenue to the seven people on the waitlist.

Vice Mayor Solórzano modified the motion to pause the Parks & Right-of-Way Memorial Bench Program, direct staff to work with the remaining seven people on the waitlist, but communicate to them that the available benches are the ten wooden benches on Linden Avenue, that staff use the current cost formula with those seven people on the waitlist, and direct staff to handle the administrative components as described in the draft policy. Councilmember Mayer seconded the modified motion.

The roll call vote on the modified motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The modified motion carried unanimously.

Mayor Alarcon recessed to a break at 8:07 pm and reconvened the meeting at 8:19 pm.

5. 60th Anniversary Celebration Recap and Evaluation Report.

   Recommendation: Receive and file the 60th Anniversary Celebration Recap and Evaluation report.

Program Manager Briones provided the staff report and PowerPoint presentation.

Speakers in-person: Rogelio Delgado

The Council provided the following comments/feedback:

Vice Mayor Solórzano thanked City staff, suggested a raffle to incentivize attendance at future events, and have reels in Spanish on Instagram to engage more Spanish speakers.

Councilmember Mayer mentioned that the event was beautiful, people loved Dave Durflinger's recap of the City, and the City Manager's presentation was well received by the community. She suggested that for the next State of the City to allow Councilmembers to have an opportunity to acknowledge their districts (discuss positive items and things each district is trying to work on). She suggested holding future anniversary events outside work hours.

Councilmember Clark noted it was a good event and liked the City Manager's presentation on the budget and believed the message got across.

Councilmember Nomura stated that the event was well-received and that there was a lot of engagement. He suggested the next time getting more people at the event.

Mayor Alarcon thanked staff and echoed the sentiments of the rest of the Council.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to receive and file the 60th Anniversary Celebration Recap and Evaluation Report. Upon voice vote, the motion carried unanimously.

LEGISLATIVE UPDATE

Legal Counsel Acos reported on the following bills: Assembly Bill 424, Assembly Bill 492, Assembly Bill 620, Senate Bill 456, and Senate Bill 454.

The Council took no action in sending support/opposition letters to the bills.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported on her attendance at the CA Joint Powers Insurance Authority Conference and the CalCities Conference.

Councilmember Nomura reported on his attendance at the CalCities Conference.

Mayor Alarcon asked for updates on the creation of a housing committee and the idea of having quarterly reports presented to the City Council by the special districts such as Carpinteria Valley Water District and Carpinteria Sanitary District on what is happening with each District.

City Manager Ramirez said he would check with Community Development and bring back an update on the housing committee in a future City Manager Report and he would schedule the special districts to present on a quarterly basis at future Council meetings.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the October 27, 2025 Council meeting.

CLOSED SESSION MATTER

6. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
   Government Code Section 54957(b)(1)
   Title: City Manager Michael Ramirez

Legal Counsel Acos read aloud the Closed Session item title.

PUBLIC COMMENT ON CLOSED SESSION MATTER

There was no public comment.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned the meeting to Closed Session at 8:50 pm.

RECONVENE IN OPEN SESSION

Mayor Alarcon reconvened in Open Session at 10:04 pm with all Councilmembers, City Manager Ramirez, Legal Counsel Acos, and City Clerk Barrett present.

CLOSED SESSION REPORT

Legal Counsel Acos announced that there was no reportable action from the Closed Session item.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 10:04 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, October 27, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 4:35 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Ryan Kintz, Assistant City Manager	
	Brian C. Barrett, City Clerk	

PUBLIC COMMENT ON CLOSED SESSION MATTER

There was no public comment.

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
   (Paragraph (1) of subdivision (d) of Section 54956.9)
   Name of Case: *Stephen Marcussen and Mary Eileen Marcussen v. City of Carpinteria and Alewright LLC* (Case No. 25CV05670)

Legal Counsel Acos read aloud the Closed Session item title.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned the meeting to Closed Session at 4:36 pm.

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:31 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:
Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
DeLayni Millar, Environmental Program Manager
Tatianna Suriel, Environmental Program Specialist
Nick Bobroff, Community Development Director
Jeanette Gant, Parks, Recreation & Community Services Director
Juliza Briones, Program Manager
Mindy Fogg, Principal Planner

CLOSED SESSION REPORT

Legal Counsel Acos announced that there was no reportable action from the Closed Session item.

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

2. Introduction of New Employees: Tatiana Suriel, Environmental Program Specialist and Ruth Zamora, Administrative Office Professional II with the Santa Barbara County Sheriff's Department.

Environmental Program Manager Millar introduced Tatianna Suriel, Environmental Program Specialist, who provided remarks.

There was no public comment.

3. A Proclamation Recognizing October as "Promotoras Month" in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation).*

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Recognizing October as "Promotoras Month" in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the proclamation to Teresa Alvarez, Executive Director of Carpinteria Children's Project who provided remarks.

4. A Proclamation Recognizing and Celebrating the 39th Anniversary of the California Avocado Festival. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation).*

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Clark, to approve the Proclamation Recognizing and Celebrating the 39th Anniversary of the California Avocado Festival. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the proclamation to Mike Lazaro, Festival Producer and Olivia Sorgman, Festival Director. Ms. Sorgman provided remarks.

5. Presentation by a representative(s) of Chevron U.S.A., Inc., about the Carpinteria Oil and Gas Facility Decommissioning.

Mark Korte-Nahabedian, Corporate Affairs with Chevron USA provided the PowerPoint presentation.

Speakers in-person: Susan Allen

Speakers via Zoom: Alexandra Van Antwerp

Emails distributed: Noah Boland

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the presentation. Upon voice vote, the motion carried unanimously.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Daisy Weber, District Director, on behalf of First District Supervisor Roy Lee, provided updates on the following:

- Update on housing in unincorporated Carpinteria
  - Coastal Commission Meeting on November 6th – LCP Rezone Hearing
  - Bailard Project proposed units and parking (estimated 182 total units and 297 parking units)
- Cannabis Updates
  - Adoption of Coastal Commission at October 21st Board of Supervisors Meeting (All carbon filtration systems (scrubbers) must be installed by March 18, 2026)
  - District Attorney enforcement
- Phasing out onshore oil and gas
  - Board of Supervisors decided 3-2 to start the process to transition away from fossil fuels; directed staff to return with findings for Phase 1 and II
    - Phase I – no new oil wells
    - Phase II – a multi-year plan to transition away from fossil fuels and toward clean energy with the goal of retaining/expanding good jobs

Speakers in-person: Rogelio Delgado

Speakers via Zoom: Betty Jeppesen and Tristine Rainer

The Council was interested in receiving a presentation by the Housing Authority of the County of Santa Barbara.

CITY MANAGER'S REPORT

City Manager Ramirez reported on his attendance at a Morning Rotary Club meeting where he spoke about the City finances and that the State of the City Address was now available for viewing online in English and Spanish.

a. City Employee Updates

   Assistant City Manager Kintz reported on City recruitments.

b. Updates on Capital Improvement Projects

None.

c. Updates on Development Applications

Community Development Director Bobroff reported on the following:

- Maintenance work related to the eventual decommissioning of the Pitas Point natural gas facility (not in City Manager Report)
- City staff continues to update the City's Proposed Housing Projects webpage
- Noted items on the upcoming November 3rd Planning Commission meeting
- Possible formation of an affordable housing committee

The Council briefly discussed when to create the Affordable Housing Committee - soon or adding it to the strategic plan discussion in January.

Motion by Councilmember Clark, seconded by Councilmember Mayer, to agendize the creation of an Affordable Housing Committee at an upcoming Council meeting. Upon voice vote, the motion carried with Councilmember Nomura opposed.

City Manager Ramirez said staff will bring back the creation of the Affordable Housing Committee to the November 24, 2025 Council meeting.

d. Other City/Community Updates

Parks, Recreation & Community Services Director Gant reported on AgeWell and Community Garden events and provided a brief update on the Tomol Interpretive Play Area.

Program Manager Briones provided updates on emergency management and volunteer services.

There was no public comment.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Rogelio Delgado

Emails distributed: Scott Decker and Anonymous

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Clark, to approve the Consent Calendar Item Nos. 6 through 11. Upon voice vote, the motion carried unanimously.

6. Approve the minutes of the regular meeting held October 13, 2025.

7. Receive and file the Expenditures for the period beginning October 6, 2025 and ending October 17, 2025.

8. Receive and file the Report of Contracts Executed by the City Manager for the Period of September 2, 2025 through October 6, 2025.

9. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for September 2025.

10. Receive and file the Quarterly Review of the Pension Stabilization Trust.

11. Adopt Resolution No. 6420, receiving and filing the City's Investment Policy as part of the annual review required by state law.

Mayor Alarcon recessed to a break at 7:12 pm and reconvened the meeting at 7:25 pm.

ADMINISTRATIVE MATTERS:

12. Authorize the purchase of 35 standardized trash receptacles from Forms+Surfaces in an amount not-to-exceed $84,865.24.

    Recommendation: Authorize the purchase of 35 trash receptacles in an amount not-to-exceed $84,865.24. *(Requires a roll call vote.)*

Environmental Program Manager Millar presented the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the purchase of 35 trash receptacles in an amount not-to-exceed $84,865.24. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

13. Appointments to the Central Coast Community Energy's Policy Board and Operations Board.

    Recommendation: Appoint one City Councilmember to serve as the primary representative on the Central Coast Community Energy's Policy Board and appoint City Manager Michael Ramirez to serve as the alternate representative on the Central Coast Community Energy's Operations Board, both for the two-year term, December 1, 2025 through November 30, 2027.

City Clerk Barrett provided the staff report and PowerPoint presentation.

There was no public comment.

Motion by Councilmember Clark, seconded by Vice Mayor Solórzano, to appoint Councilmember Nomura to serve as the primary representative on the Central Coast Community Energy's Policy Board and appoint City Manager Michael Ramirez to serve as the alternate representative on the Central Coast Community Energy's Operations Board, both for the two-year term, December 1, 2025 through November 30, 2027. Upon voice vote, the motion carried unanimously.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

14. Consider approval of the First Amendment to the City Manager Employment Agreement and authorization of a One-Time Bonus.

    Recommendation: Authorize for the Mayor's signature on the First Amendment to the City Manager Employment Agreement Between the City of Carpinteria and Michael Ramirez and approve payment of a one-time performance bonus in the amount of $5,000.00. *(Requires a roll call vote.)*

Legal Counsel Acos presented the staff report.

There was no public comment.

Motion by Councilmember Clark, seconded by Vice Mayor Solórzano, to authorize the Mayor to execute the First Amendment to the City Manager Employment Agreement

Between the City of Carpinteria and Michael Ramirez and to approve a one-time performance bonus for the City Manager in the amount of $5,000.00. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

15. Authorize a member of the City Council and the City Manager to present in-person public comment on behalf of the Council at the November 6, 2025 meeting of the California Coastal Commission (CCC), regarding the rezoning of three sites in the unincorporated Carpinteria Valley to multifamily residential use; approve a budget appropriation for the travel expenses of two (2) City representatives to attend the CCC meeting in-person; and provide direction to City staff on a proposed comment letter to the CCC regarding the County rezone sites.

    Recommendation: (1) Authorize a member of the City Council and the City Manager to present public comment on behalf of the Council at the November 6, 2025 meeting of the California Coastal Commission (CCC) in Sacramento, CA, regarding the proposed rezoning of three sites in the County to multifamily residential use and (2) Provide direction to City staff on a proposed comment letter to the CCC, regarding the proposed rezoning of three parcels in the County to multifamily residential use.

Principal Planner Fogg presented the staff report and PowerPoint presentation.

Speakers in-person: Christie Boyd

Speakers via Zoom: Mike Wondolowski, Gary Campopiano, Tristine Rainer, Karl Sonkin, and Lorraine McIntire

Emails distributed: Susie Anderson

There was Council consensus to allow staff to prepare the proposed comment letter to the CCC, regarding the proposed rezoning of three parcels in the County to multifamily residential use and take the stance of protecting the urban-rural boundary and make arguments in alignment with the CA Costal Act.

Motion by Councilmember Nomura, seconded by Councilmember Clark, to authorize Councilmember Mayer and the City Manager to represent the City Council at the November 6, 2025 California Coastal Commission meeting to deliver remarks regarding

the County of Santa Barbara's proposed rezoning of parcels in the Carpinteria Valley. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported on the following:

- Santa Barbara Metropolitan Transit District Board met last week and received financial update on FY 2024/25 and discussed updates to non-represented employee health benefits.
- Public Engagement Committee met last week and discussed the new City logo and branding guide.
- General Plan Update Committee met last week and discussed the Coastal Commission's recommended edits to the draft General Plan Update.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the November 10, 2025 Council meeting.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 8:32 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, November 10, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:30 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
Nick Bobroff, Community Development Director
Jeanette Gant, Parks, Recreation & Community Services Director
David Hernandez, Code Compliance Supervisor
Stephon Downes, Management Analyst II

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS

City Manager Ramirez noted that Item Nos. 3 and 7 would not be heard tonight and need to be postponed to a future meeting. There was Council consensus to postpone Item Nos. 3 and 7 to a future City Council meeting.

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. Introduction of New Employees: Ruth Zamora, Administrative Office Professional II with the Santa Barbara County Sheriff's Department.

There was no public comment.

Lieutenant Brittingham introduced Ruth Zamora, Administrative Officer Professional II with the Santa Barbara County Sheriff's Department who provided remarks.

2. Presentation in honor of members of the Boys & Girls Club who have achieved Gold Card status.

There was no public comment.

Diana Ornelas, Boys & Girls Carpinteria Club Director provided introductory remarks.

Vice Mayor Solórzano announced the names of the children who received Gold Card Status and Mayor Alarcon presented the certificates to each child.

3. Presentation from Downtown "T" Business Advisory Board (DTBAB) Chair Andre Jackson and Vice Chair Kristina Calkins.

The Council did not hear this item and postponed it to a future Council meeting.

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Mayor Alarcon temporarily adjourned the meeting at 5:46 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the regular meeting at 6:08 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department provided a law enforcement report for the month of October.

Speakers in-person: Jeffrey Stoller

Mayor Alarcon noted that Mr. Stoller's comments would be for Public Comments on Matters Not on the Agenda Section.

CITY MANAGER'S REPORT

a. City Employee Updates

Assistant City Manager Kintz reported on City recruitments and staff training.

b. Updates on Capital Improvement Projects

None.

c. Updates on Development Applications

Community Development Director Bobroff reported on the Reimagining Government Land Summit and the November 6th California Coastal Commission meeting where the Commission accepted the County's Housing Element Rezones of three properties (Bailard, Van Wingerden 1, and Van Wingerden 2) to multifamily residential with the included modification to require a 12% low-income affordability obligation in addition to the already included 20% low-income affordability requirement.

d. Other City/Community Updates

Parks, Recreation & Community Services Director Gant provided an update on the Tomol Interpretive Play Area Repairs, and activities put on by AgeWell and the Parks, Recreation & Community Services Department.

City Manager Ramirez reported on the City's branding guide.

Speakers in-person: Rogelio Delgado

Speakers via Zoom: Lorraine McIntire

Community Development Director Bobroff responded to Ms. McIntire's question on the County's Red Tail Bailard Avenue Multifamily Housing Project.

PLANNING COMMISSION ACTIONS

Community Development Director Bobroff reported on the Planning Commission Actions from its meeting of November 3, 2025.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Jeffrey Stoller and Rogelio Delgado

Speakers via Zoom: Lisa Guravitz

Emails distributed: Jeffrey Stoller and Jill Stassinos

Assistant City Manager Kintz responded to Mr. Stoller's comments on an overgrown Sycamore tree near his property.

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 4 through 5. Upon voice vote, the motion carried unanimously.

4. Approve the minutes of the regular meeting held October 27, 2025.

5. Receive and file the Expenditures for the period beginning October 20, 2025 and ending October 30, 2025.

ADMINISTRATIVE MATTERS:

6. Consider cancelation of the regular City Council meeting for December 22, 2025.

   Recommendation: Authorize the cancelation of the regular City Council meeting on December 22, 2025.

City Clerk Barrett presented the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the cancelation of the regular City Council meeting on December 22, 2025. Upon voice vote, the motion carried unanimously.

7. City Council Advisory Group Handbook Update.

   Recommendation: Approve the Updated City Council Advisory Group Handbook.

The Council did not hear this item and postponed it to a future Council meeting.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

8. First Quarter Code Compliance Report for Fiscal Year 2025-26.

   Recommendation: Receive and file the First Quarter Code Compliance Report for Fiscal Year 2025-26.

Code Compliance Supervisor Hernandez provided the staff report and PowerPoint presentation.

Speakers via Zoom: Lorraine McIntire

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to receive and file the First Quarter Code Compliance Report for Fiscal Year 2025-26. Upon voice vote, the motion carried unanimously.

9. Resolution establishing Citywide procedures for special benefit assessments under Proposition 218 and Government Code Section 53759.1 through 53759.2 (Assembly Bill 2257).

   Recommendation: (1) Adopt Resolution No. 6421 establishing procedures for compliance with Proposition 218 and Assembly Bill 2257 (Government Code §§ 53759.1 – 53759.2) for all current and future special benefit assessment proceedings administered under the Landscaping and Lighting Act of 1972 (Streets and Highways Code §§ 22500 et seq.), the Benefit Assessment Act of 1982 (Government Code §§ 54703 et seq.), and any other applicable assessment authority within the City of Carpinteria and (2) Authorize City Staff to apply these procedures to all Citywide assessment proceedings and any future Proposition 218 assessments, modifications, or rate adjustments. *(Requires a roll call vote.)*

Assistant City Manager Kintz and Legal Counsel Acos presented the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve Resolution No. 6421 establishing procedures for compliance with Proposition 218 and Assembly Bill 2257 (Government Code §§53759.1 – 53759.2) for all current and future special benefit assessment proceedings and authorizing City staff to apply these procedures to all Citywide assessment proceedings and any future Proposition 218

assessments, modifications, or rate adjustments. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT	None
ABSTAIN:	None

The motion carried unanimously.

10. Resolutions of Intention related to the formation of Carpinteria Landscape Maintenance District No. 2025-1 and the levy of assessments commencing Fiscal Year 2026/27.

    Recommendation: (1) Approve Resolution No. 6422, initiating proceedings to form Carpinteria Landscape Maintenance District No. 2025-1 and directing the preparation and filing of the Engineer's Report and (2) Approve Resolution No. 6423, declaring the City's intention to form Carpinteria Landscape Maintenance District No. 2025-1; preliminarily approving the Engineer's Report; ordering that a property-owner protest ballot proceeding be conducted pursuant to Proposition 218; and setting the date, time, and place for the public hearing. *(Requires a roll call vote.)*

Assistant City Manager Kintz and Management Analyst II Downes provided the staff report.

Speakers in-person: Patrick O'Connor

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to (1) adopt Resolution No. 6422 initiating proceedings to form Carpinteria Landscape Maintenance District No. 2025-1 and directing preparation and filing of the Engineer's Report; and (2) approve Resolution No. 6423 declaring the City's intention to form the district, preliminarily approving the Engineer's Report, ordering a Proposition 218 property-owner ballot proceeding, and setting the date, time, and place for the public hearing. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

11. Resolution of Intention to Form the Coastal Berm Assessment District and to Levy Assessments Commencing Fiscal Year 2026/2027.

    Recommendation: (1) Approve Resolution No. 6424, initiating proceedings to form the Carpinteria Coastal Berm Assessment District, directing the preparation and filing of the Engineer's Report regarding the district formation and levy of assessments and (2) Approve Resolution No. 6425, declaring the City's intention to form the Carpinteria Coastal Berm Assessment District, preliminarily approving the Engineer's Report; ordering that a property-owner protest ballot proceeding be conducted pursuant to Proposition 218; and setting the date, time, and place for the public hearing. *(Requires a roll call vote.)*

Assistant City Manager Kintz and Management Analyst II Downes presented the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Clark, to (1) approve Resolution No. 6424 initiating proceedings to form the Carpinteria Coastal Berm Assessment District and directing preparation and filing of the Engineer's Report; and (2) approve Resolution No. 6425 declaring the City's intention to form the district, preliminarily approving the Engineer's Report, ordering a Proposition 218 property-owner ballot proceeding, and setting the date, time, and place for the public hearing. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

LEGISLATIVE UPDATE

Legal Counsel Acos provided an update on the main changes of Senate Bill 707.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Councilmember Mayer reported on the Economic Vitality Committee where the Santa Barbara South Coast Chamber of Commerce presented ideas for economic vitality.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the November 24, 2025 Council meeting with the exception of Mayor Alarcon.

ADJOURNMENT

Councilmember Nomura requested adjourning the meeting in honor of veterans who have served.

Mayor Alarcon adjourned the meeting in honor of veterans and their service to our country at 8:01 pm.

Natalia Alarcon, Mayor
Monica J. Solorzano, Vice Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, November 24, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Vice Mayor Solórzano called the meeting to order at 5:30 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
Councilmembers absent:	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Cody Sargeant, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Ryan Kintz, Assistant City Manager	
	Brian C. Barrett, City Clerk	
	Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department	
	Deputy Erica Pereyra, Santa Barbara County Sheriff's Department	
	Jeanette Gant, Parks, Recreation & Community Services Director	
	John L. Ilasin, Public Works Director	
	Juliza Briones, Program Manager	
	Stephon Downes, Management Analyst II	

PLEDGE OF ALLEGIANCE

Councilmember Mayer led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. Presentation by the Santa Barbara County Sheriff's Department about Fraud Schemes.

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department introduced Deputy Erica Pereyra with the Santa Barbara County Sheriff's Department who provided the PowerPoint presentation.

Speakers in-person: Rogelio Delgado

The presentation was received and filed.

2. Presentation by Southern California Edison entitled "Outage Preparedness and Safety Resources: What Residents Need to Know".

Natalie Yanez, Government Relations Manager with Southern California Edison presented the PowerPoint presentation.

Speakers in-person: Rogelio Delgado

Documents distributed: Natalie Yanez

The presentation was received and filed.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Daisy Weber, District Director, on behalf of First District Supervisor Roy Lee, provided updates on the following:

- Update on Housing in Unincorporated Carpinteria
  - Local Coastal Plan Rezone – Back to the Board of Supervisors for approval of Coastal Commission modifications sometime in early February 2026.
  - Modifications that pertain to the Bailard and Van Wingerden 1 & 2 Sites:
    - At least 32% of the total units shall be affordable, which shall consist of (1) at least 20% of units shall be affordable to very low-and/or low-income households, and (2) at least 12% of the units shall be affordable to very low-, low-, and/or moderate-income households. The applicant shall record a restrictive covenant that ensures the continued affordability of all very low-, low-, and moderate-income rental and for sale units for the life of the housing development.

  - Bailard Project – Working with City staff and Housing Authority of Santa Barbara County to coordinate public meetings.
- Cannabis Updates
  - December 18th – deadline for operators to file for an extension for carbon scrubber installation.
- Update on Santa Claus Lane
- Update on Winter Storm Preparedness and Flood Control

Speakers in-person: Rogelio Delgado

Speakers via Zoom: Karl Sonkin

CITY MANAGER'S REPORT

a. City Employee Updates

Assistant City Manager Kintz reported on City recruitments and staff training.

b. Updates on Capital Improvement Projects

Public Works Director Ilasin provided updates on the Carpinteria High School Area Crosswalk Safety Improvements Project and the Linden Avenue Improvements Project – Carpinteria Avenue to Linden Avenue Overcrossing.

c. Updates on Development Applications

None.

d. Other City/Community Updates

City Manager Ramirez said he confirmed with the Santa Barbara County Sheriff's Department that the disruption in access to crime statistics, as highlighted by Lieutenant Brittingham during his presentation on November 10th was due to formatting changes by the Department of Justice on how crime is reported. He also reported on the possibility of an in-person or virtual presentation to share resources about substance abuse programs and/or information that could be shared with the Council and community.

The Council was interested in receiving a presentation and more information on resources about substance abuse programs in particular about meth and fentanyl.

Parks, Recreation & Community Services Director Gant provided an update on an upcoming AgeWell event and the upcoming closure of the Community Pool, AgeWell, and the Library due to the Thanksgiving holiday.

There was no public comment.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Rogelio Delgado, John Rohner representing Southern California Gas, Susan Allen, Teresa Alvarez (did not speak), Kellie Wolfe and Timothy Maias representing Aliso School (neither spoke), Connie Fourgurean representing Jazzercise, Robin Karlsson representing Jazzercise, Teresa Till representing Jazzercise, Beth Scerni representing Jazzercise, and Adriana Morales representing Jazzercise

Documents distributed: Jaime and Linda Anderson, Case Van Wingerden, Connie Fourqurean, Lori Noricks, Pauline Tran, Stephanie Lucich, Jennie Van Wingerden, Cindi Warszynski, Victoria Swanson, Adriana Morales de Meja, Beth Scerni, June Van Wingerden, Molli Sipe, Inta Zemjanis, Aurora Zemjanis, and Gail Fenton

City Manager Ramirez responded to comments from Jazzercise representatives regarding the lack of City staff available to open/close the Vets Hall for Jazzercise during the Thanksgiving holiday. The Council briefly discussed.

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 3 through 6. Upon voice vote, the motion carried unanimously with Mayor Alarcon absent.

3. Approve the minutes of the regular meeting held November 10, 2025.

4. Receive and file the Expenditures for the period beginning November 3, 2025 and ending November 14, 2025.

5. Receive and file the Report of Contracts Executed by the City Manager for the Period of October 7, 2025 through November 3, 2025.

6. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for October 2025.

ADMINISTRATIVE MATTERS:

7. Authorize Participation in County-Led Multi-Jurisdictional Hazard Mitigation Plan Update.

   Recommendation: Authorize the City Manager to submit a Letter of Intent to the Santa Barbara County Office of Emergency Management to participate in the

County-led update of the Multi-Jurisdictional Hazard Mitigation Plan, including preparation of the City's hazard mitigation annex. *(Requires a roll call vote.)*

Program Manager Briones presented the staff report.

There was no public comment.

Motion by Councilmember Clark, seconded by Councilmember Nomura, to authorize the City Manager to submit a Letter of Intent to the Santa Barbara County Office of Emergency Management to participate in the County-led update of the Multi-Jurisdictional Hazard Mitigation Plan including preparation of the City's hazard mitigation annex. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, and Vice Mayor Solórzano
NOES:	None
ABSENT:	Mayor Alarcon
ABSTAIN:	None

The motion carried.

PUBLIC HEARING:

8. Annual Report of the Development Impact Fee Program and Updating the Capital Improvement Plan.

   Recommendation: Adopt Resolution No. 6427, approving and accepting the Annual Report of the Development Impact Fee Program and updating the Capital Improvement Plan.

Management Analyst II Downes provided the staff report and PowerPoint presentation.

Public Works Director Ilasin noted a typographical error on page 3 of the staff report in that subsection (a) under section 6 should be labeled in numerical sequential order as section 7 and so forth and that this error does not materially change the update before the City Council. He also clarified that this section 6(a) comes from the California Government Code and is not reported in Exhibit 4 to Resolution No. 6427. He explained that it's not required to be reported when sufficient funds are not collected. He stated that the next annual report will explicitly explain this and that the capital projects don't have sufficient funds, so the City is not required to report on the approximate date the construction will commence and why the project was delayed, etc.

Vice Mayor Solórzano opened the public hearing at 8:14 pm and being there was no public comment, closed the public hearing at 8:14 pm.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to adopt Resolution No. 6427, as read by title only. Upon voice vote, the motion carried unanimously with Mayor Alarcon absent.

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS: NONE

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Councilmember Mayer reported on a recent BEACON meeting where they received a presentation by the California Beach Resiliency Plan.

Vice Mayor Solórzano reported on last week's meeting of the Santa Barbara Metropolitan Transit District Board where they received an update on the Terminal 2 Phase 1 Operational Implementation at 5353 Overpass Road in Goleta, FY 25/26 First Quarter Performance Report, and did the annual election of Boardmembers and the current leadership of the Board was voted in again.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers present are expected to be in attendance at the December 8, 2025 Council meeting.

ADJOURNMENT

Vice Mayor Solórzano adjourned the meeting at 8:17 pm.

Mónica J. Solórzano, Vice Mayor

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, December 8, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:31 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)

Staff members present:

Michael Ramirez, City Manager
Mack Carlson, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Ryan Kintz, Assistant City Manager
Brian C. Barrett, City Clerk
Rosendo Aispuro, Maintenance Worker II
Stephon Downes, Management Analyst II
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
Nick Bobroff, Community Development Director
Mindy Fogg, Principal Planner
John L. Ilasin, Public Works Director
Josefina Arechiga, Assistant Engineer
Pam Greer, Finance Manager

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. Employee Service Awards.

There was no public comment.

Assistant City Manager Kintz introduced Maintenance Worker II Aispuro who provided remarks.

Mayor Alarcon and the Council presented Maintenance Worker II Aispuro with a five-year service award.

2. Presentation from Downtown "T" Business Advisory Board (DTBAB) Chair Andre Jackson and Vice Chair Kristina Calkins.

Management Analyst II Downes introduced Downtown "T" Business Advisory Board Vice Chair Kristina Calkins who provided the PowerPoint presentation.

There was no verbal public comment.

Documents distributed: Kristina Calkins

Presentation received and filed.

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Mayor Alarcon temporarily adjourned the meeting at 5:47 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the regular meeting at 6:00 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS: NONE

CITY MANAGER'S REPORT

City Manager Ramirez invited Lieutenant Brittingham with the Santa Barbara County Sheriff's Department to provide some information for which the Council had previously asked. Lieutenant Brittingham explained the process of complaints received by the Sheriff's Department

a. City Employee Updates

City Manager Ramirez reported on current City recruitments.

b. Updates on Capital Improvement Projects

None

c. Updates on Development Applications

See City Manager's Report.

d. Other City/Community Updates

City Manager Ramirez provided an update on the City's Emergency Preparedness Program, the Community Garden's composting system, and AgeWell's winter break schedule.

There was no public comment.

PLANNING COMMISSION ACTIONS

Community Development Director Bobroff reported on the Planning Commission Actions from its meeting of December 1, 2025.

There was no public comment.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Alan Koch, Nathan Pratt, Victor Garza, Katherine Salant, Leslie Gascoigne, Amrita Salm, and Lorraine McIntire

Speakers via Zoom: Kristin Larson and Andy Patrick

Documents distributed: Jeff Stoller, Laura Macker, Nathan Pratt, Alan Koch, and Kristin Larson

In response to public comment:

- The Council was interested in receiving an update on gas leaf blowers and what other cities are doing in regards to adopting bans on gas leaf blowers.

- The Council was also interested in seeing what options the City had and what other cities are doing in regards to rocket launches. City Manager Ramirez noted that there is a meeting this Friday where a representative from Vandenburg Space

Force Base will be in attendance and staff could report out at the next Council meeting.

- Mayor Alarcon asked when the EIR for the Surfliner Inn Project is expected to come out. Principal Planner Fogg responded that the EIR is anticipated to come out early next year.

CONSENT CALENDAR:

Speakers in-person: Katherine Salant (for Consent Calendar Item No. 5) – Ms. Salant's comment was heard after Item No. 8.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 3 through 7. The roll call vote on the motion was as follows:

AYES:	Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES:	None
ABSENT:	None
ABSTAIN:	None

The motion carried unanimously.

3. Approve the minutes of the regular meeting held November 24, 2025.

4. Receive and file the Warrant Register for the period of November 17, 2025 through November 28, 2025, pursuant to Carpinteria Municipal Code Section 2.08.150(F).

5. Adopt Resolution No. 6429, amending Resolution No. 6385 and approving the term extension of the Ad Hoc E-Conveyance Committee.

6. Authorize the City Manager to execute the Vendor Agreement for recurring animal control services between the City of Carpinteria and Animal Medical Clinic for the period from July 1, 2025 to June 30, 2028, for an amount not-to-exceed $72,000 for the three-year term of the Agreement. *(Requires a roll call vote.)*

7. Authorize the City Manager to execute the Vendor Agreement for online permit processing and project management software with GovWell Technologies Inc. for an amount not-to-exceed $99,000 for the three-year term of the Agreement. *(Requires a roll call vote.)*

ADMINISTRATIVE MATTERS:

8. Authorization to issue the Notice Inviting Bids for the Franklin Creek Trail Improvement Project.

Recommendation: Authorize the Public Works Director to advertise the Notice Inviting Bids for the Franklin Creek Trail Improvement Project (Project No. 15037).

Public Works Director Ilasin and Assistant Engineer Arechiga presented the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Clark, to authorize the Public Works Director to advertise the Notice Inviting Bids for the Franklin Creek Trail Improvement Project (Project No. 15037). Upon voice vote, the motion carried unanimously.

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

9. Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2025.

   Recommendation: Receive and file the Annual Comprehensive Financial Report for the fiscal year ended June 30, 2025.

Finance Manager Greer introduced Evelyn Morentin-Barcena with Rogers, Anderson, Malody & Scott, LLP who presented the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to receive and file the ACFR and various reports. Upon voice vote, the motion carried unanimously.

10. Adoption of Resolution No. 6428, concerning the formation of the Standing Affordable Housing Committee, and appointment of two Councilmembers to the Committee.

    Recommendation: Adopt Resolution No. 6428 approving the formation of the Standing Affordable Housing Committee and appoint two Councilmembers to serve on the Committee to assist staff in developing program recommendations for City Council consideration.

Community Development Director Bobroff presented the staff report.

Speakers in-person: Katherine Salant

Speakers via Zoom: Amrita Salm

Motion by Councilmember Clark, seconded by Councilmember Mayer, to adopt Resolution No. 6428, as read by title only, approving the formation of the Standing Affordable Housing Committee to include Councilmembers Al Clark and Natalia Alarcon. Upon voice vote, the motion carried unanimously.

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported that the Santa Barbara Metropolitan Transit District Board will meet tomorrow to discuss the FY 2024-25 audited financial statements and reports.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the January 12, 2026 Council meeting.

CLOSED SESSION MATTER

11. CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
    Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2) and (3): 1 case

Legal Counsel Carlson read aloud the Closed Session title into the record.

PUBLIC COMMENT ON CLOSED SESSION MATTER

There was no public comment.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned to Closed Session at 7:40 pm.

RECONVENE IN OPEN SESSION

Mayor Alarcon reconvened in Open Session at 9:09 pm.

CLOSED SESSION REPORT

Legal Counsel Carlson announced that there was no reportable action from the Closed Session.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 9:10 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, MMC, CPMC
City Clerk

Exhibit 3

Planning Commission Meeting Minutes, 2025

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:35 p.m. by Chair La Fevers. **Commissioners Present:** Glenn La Fevers, Chair David Allen, Vice Chair (virtual attendance) Jane L. Benefield Alexandra Van Antwerp **Commissioners Absent:** John Moyer **Others Present:** Nick Bobroff, Community Development Director Syndi Souter, Senior Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Chair La Fevers led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff introduced Alexandra Van Antwerp, who was appointed in January to serve on the Planning Commission and is participating in her first meeting.	ANNOUNCEMENTS
PUBLIC COMMENT Community Development Director Nick Bobroff shared that one public comment letter from Patrick O'Connor was received related to the recent special joint meeting.	PUBLIC COMMENT
CONSENT CALENDAR **1) Minutes of the regular Planning Commission meeting held December 2, 2024** MOTION Upon a motion by Commissioner Benefield, seconded by Commissioner Allen, the Planning Commission approved the minutes of the regular Planning Commission meeting of December 2, 2024, as submitted. Motion passed 4-0-1 (Van Antwerp abstained) by voice vote.	CONSENT CALENDAR
NEW PUBLIC HEARING **2) Llamas Residence Remodel & Structural Alterations** **Planner: Syndi Souter** **Applicant: Mark Llamas**	NEW PUBLIC HEARING

Project: 24-2318-CUP/CDP
Address: 1082 Elm Lane

Hearing on the request of Mark Llamas to consider Project 24-2318-CUP/CDP (application filed November 20, 2024) for approval of a Conditional Use Permit and a Coastal Development Permit to allow an interior remodel with structural alterations to an existing 1,129 square-foot legal-nonconforming single-family residence under the provisions of Carpinteria Municipal Code (CMC) §14.14 - Planned Residential Development District, §14.62 - Conditional Use Permit, and §14.82 - Nonconforming Uses; and to approve an Exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-153-002, addressed as 1082 Elm Lane.

DISCLOSURE OF EX-PARTE COMMUNICATIONS - None

Senior Planner Syndi Souter presented the staff report and said staff was recommending approval of the project as presented and adoption of Resolution PC-25-002.

Souter provided additional details in response to questions. About the setbacks, she clarified all the homes on Elm Lane are legal non-conforming and were built before the current setback standards were established. She explained the roof would be replaced like-for-like or have no changes, and exterior facing walls would remain the same.

PUBLIC HEARING – Chair La Fevers opened the public hearing.

Applicant Mark Llamas said he was present with his father Alfredo Llamas and introduced themselves as the owners. He explained everything on the exterior of the house will be like-for-like except for the windows, which if replaced will remain the same size. He explained the only structural change was a beam added to hold a portion of the living room roof. He said existing foundation footings are in fair condition and won't change except for those supporting the beam. He commented this will be a family home primarily for himself and will be used as a vacation home. In response to whether there is dry rot anywhere, he said the wood is original, they have not seen actual damage, and it appears to be structurally sound.

One public comment letter was received from Patrick O'Connor seeking confirmation that fire sprinklers and underground utilities would be required as part of the project approval.

PUBLIC HEARING CLOSED – Chair La Fevers closed the public hearing.

Commissioner Benefield said it seems like an automatic approval to her. She said it is improving the neighborhood, is a darling house, and she doesn't see a downside. She said she is for approval. Commissioner Allen said if not for the setback issue, they would not be seeing this project. He said he could make the findings and is happy to see the project move forward. Commissioner Van Antwerp expressed support and said she is happy it is providing long-term housing in the city. Chair La Fevers also expressed support. He confirmed with the applicant that the scope of work would be interior-only. He said he is happy to see older homes upgraded and is comfortable making the findings with regards to the setbacks and lot coverage. MOTION Commissioner Benefield moved to approve the request for the Conditional Use and Coastal Development Permits and to allow an interior remodel to the structure at 1082 Elm Avenue according to the staff report. Commissioner Allen seconded the motion and added a modification that they accept the categorical exemption under CEQA. Benefield agreed to Allen's modification. Motion passed 4-0 by the following roll call vote: Benefield voted yes, Van Antwerp voted yes, Allen voted yes, and La Fevers voted yes.	
OTHER BUSINESS **2) Election of Planning Commission Chair and Vice-Chair** Discussion took place about the rotational process. Commissioner Benefield expressed it has been working although we should not be stuck using the same process. Chair La Fevers suggested David Allen as Chair and John Moyer as Vice-Chair. MOTION Upon a motion by Commissioner Benefield, seconded by Commissioner Van Antwerp, the Planning Commission selected David Allen as Chair and John Moyer as Vice-Chair. Motion passed 4-0 by the following roll call vote: Benefield voted yes, Van Antwerp voted yes, Allen voted yes, and La Fevers voted yes. Chair La Fevers was commended for his excellent work as Chair.	OTHER BUSINESS

3) Appointment of Planning Commissioners to City's General Plan Update Committee Commissioner Benefield expressed her desire to continue on the committee. Chair La Fevers suggested it could be a good learning experience for Commissioner Van Antwerp who agreed. MOTION Upon a motion by Chair La Fevers, seconded by Commissioner Benefield, the Planning Commission appointed Jane Benefield and Alexandra Van Antwerp to the City's General Plan Update Committee. Motion passed 4-0 by the following roll call vote: Benefield voted yes, Van Antwerp voted yes, Allen voted yes, and La Fevers voted yes.	
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield asked for removal of story poles from two properties on Dorrance Way. She stressed the importance of creating an emergency secondary exit through the State Park for the Beach Neighborhood and asked for an update. She suggested using Planning Commission meeting dates with no agenda items for training, workshops, etc. She sought clarification whether she will have a conflict of interest for the Surfliner Inn project.	MATTERS PRESENTED
DIRECTOR'S REPORT **5) Architectural Review Board Meeting Minutes of December 12, 2024** **6) City Calendar for the month of April 2025** **7) Planning Activity Report as of March 31, 2025** **8) Building Permit Report as of March 31, 2025** Community Development Director Nick Bobroff announced that the Housing Element Rezones will go to the City Council on April 14th for acceptance of Coastal Commission certification. In addition, the Chevron decommissioning is scheduled for the Planning Commission meeting of May 5th, and the proposed EIR is up on the website and available for public review. Commissioner Allen advised he may have to step down for that hearing.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, May 5, 2025 – Chair La Fevers said he would be out of town but would try to attend remotely. Commissioners Allen, Benefield and Van Antwerp said they plan to be present.	ATTENDANCE FOR NEXT MEETING

ADJOURNMENT – Chair La Fevers adjourned the meeting at 6:30 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Allen. **Commissioners Present:** David Allen, Chair John Moyer, Vice Chair Jane L. Benefield Glenn La Fevers Alexandra Van Antwerp **Others Present:** Nick Bobroff, Community Development Director Brett McNulty, Principal Planner Simon Poulter, Padre Associates Luis Perez, MRS Environmental, Inc. Cody Sargeant, City Attorney	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Chair Allen led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff introduced new Principal Planner Bret McNulty. He has over twenty years of experience in both the public and private sectors, including as a consultant for the Cities of Goleta and San Marino. He also worked in the Long-Range Planning Division for the County of Santa Barbara.	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR **1) Minutes of the regular Planning Commission meeting held April 7, 2025** MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Benefield, the Planning Commission approved the minutes of the regular Planning Commission meeting of April 7, 2025, as submitted. Motion passed 4-0-1 by voice vote (Allen, Benefield, La Fevers and Van Antwerp in favor; Moyer abstained).	CONSENT CALENDAR
NEW PUBLIC HEARING **2) Decommissioning and Remediation of the Chevron Carpinteria Oil & Gas Processing Facility Project**	NEW PUBLIC HEARING

Planner: Luis Perez, MRS Environmental, Inc.
Applicant: Walid Masri, Chevron West Coast Decommissioning Program
Project: 21-2128-DP/CDP
Location: 5619, 5663, 5675 and 5731 Carpinteria Avenue

Hearing on the request of Walid Masri, on behalf of the Chevron West Coast Decommissioning Program, to consider Project 21-2128-DP/CDP (application filed October 25, 2021) for approval of a Development Plan and a Coastal Development Permit to decommission and remediate the Carpinteria Oil and Gas Processing Facilities under the provisions of the Coastal Dependent Industry (M-CD) and Recreation (REC) Zone Districts; and to certify the Environmental Impact Report (State Clearinghouse No. 2022080026) pursuant to the California Environmental Quality Act (CEQA) Guidelines. The EIR and all documents referenced therein may be reviewed at the Community Development Department, 5775 Carpinteria Avenue, Carpinteria. The EIR is also available for review at the Carpinteria Public Library, 5141 Carpinteria Avenue, Carpinteria. The application involves APNs 001-170-003, -004, -014, -020, -021, -022, and -023, addressed as 5619, 5663, 5675 and 5731 Carpinteria Avenue.

DISCLOSURE OF EX-PARTE COMMUNICATIONS
Chair Allen recused himself due to living within 500 feet of the Chevron property. Vice Chair Moyer then assumed the role of Chair Pro Tempore.

Commissioner La Fevers explained he was previously employed by Sempra and Southern CA Gas but is legally able to participate. He has visited the site on a number of occasions. Both Commissioners Benefield and Van Antwerp disclosed they toured the facility with four representatives from the applicant team. Chair Pro Tempore Moyer said he frequently rides his bike down Dump Road.

Community Development Director Nick Bobroff introduced Cody Sargeant from the City Attorney's office and Luis Perez of MRS Environmental, Inc.

Luis Perez, project manager for MRS Environmental, presented an overview of the project. He said staff was recommending the Planning Commission adopt Resolution PC-25-001, accept and certify the Environmental Impact Report (EIR), select the "proposed project plus Hilda and Hazel pipeline removal alternative" as the preferred project, and adopt the attached Resolution approving the Development Plan and Coastal Development Permit (#21-2128-DP/CDP). He proceeded to answer commissioners' questions.

Commissioner La Fevers asked if the harbor seal rookery monitoring plan is required for 6 months of the year or all year. Perez explained the intent is for monitoring to take place when activities occur, with the language designed to ensure there is no implicit approval that Chevron could work outside those times. He offered to amend the language for consistency with activities on the bluffs.

Community Development Director Nick Bobroff noted Perez's language would be consistent with any construction that takes place within 1000 ft. of the rookery.

Commissioner La Fevers asked what mechanism ensures all other agencies are engaged at the appropriate times and whether we intend to have oversight that they operate timely. Perez explained Mitigation Measure Bio.1a addresses this concern, and they can ensure Chevron provides approvals when activity occurs.

Community Development Director Nick Bobroff added that Condition 40 can be clarified to state the applicant must present approvals to the City as part of the MMRP.

Commissioner La Fevers asked if there was any discussion with the applicant about shortening the 3-year period and bringing in more crews to accomplish the project more quickly. Perez said to some extent but noted many variables and limiting factors (i.e., monarchs and birds nesting seasons, seal activity, tides, weather). He described the applicant as the most interested party in completing the project as soon as possible.

Commissioner Benefield asked about the six onsite capped wells and their potential for disaster. Perez explained that some never produced, some are very shallow, and oil and gas release is unlikely. He said although not plugged to today's standards, they are not an imminent danger. If there's future development on the site, that owner may be required by CalGEM to cover or make the wells accessible. The City can also request that CalGEM include the wells as part of its orphan well abandonment program.

Community Development Director Nick Bobroff commented that the City has some experience with CalGEM's orphan well program and described it as responsive to addressing problems that come up.

Commissioner Benefield asked about procedure for declaring overriding consideration with respect to Class 1 impacts. Perez explained that a statement is needed about how the beneficial effect of the project offsets the significant and unavoidable temporary impacts, such as the benefit of mitigation measures to stabilize the bluffs.

Commissioner Van Antwerp questioned whether additional compliance is required if something comes up after the 5-year period. She expressed concerns about liability if the bluffs erode in the future. Perez said he did not want to suggest there is a time limit on completion; it could be less or more depending on compliance.

City Attorney Cody Sargeant said Perez is correct there might be additional compliance. As for liability, he explained it would not be set out in the mitigation monitoring. If damage resulted from activity, there could certainly be liability, but it wouldn't be covered in the project conditions.

Commissioners Van Antwerp and Benefield asked about mitigation monitoring. Regarding whether there is a way for the public to monitor reports long term. Community Deveopment Director Nick Bobroff said there are reporting requirements that the City can post to its website on the project page (under Hot Topics). The applicant prepares the plans and deliverables, and the City signs off on them step-by-step. He said Chevron is funding an environmental compliance monitor on behalf of the City.

Chair Pro Tempore Moyer asked for specifics about the removal of the pipelines above the seal rookery. He also noted that language regarding Tier 1 clean-up consistent with residential use was replaced with standard onsite soil remediation. Perez assured him the change does not signify a lesser degree of clean-up and said the different language was adopted after working with EPA and SB County Environmental Health Services.

PUBLIC HEARING OPENED

Walid Masri, director of the West Coast Decommissioning Program for Chevron, confirmed Chevron has a lot of stake in cleaning up the property. He said Chevron supports the final EIR as proposed and acknowledged there are some changes. He noted the great visual impacts to the community that will result. He explained the remedial action plan will show they are trying to clean up the site to high standards. Among other things, he said they have no plans to develop the site, and there are no foreseeable changes in ownership.

Simon Poulter of Padre Associates provided details about the removal of pipes on the bluffs. The removal is broken down into three components: A barge offshore will take pipes out through the state water limits, the beach will be accessed from the state parks areas, the bluff will be worked on from the top and base, and activity will be of short duration. Most work will pull the pipelines offshore to minimize impacts. A bluff stability plan will be submitted to the City with performance criteria holding them to

standards of no additional erosion. Regarding the seal rookery, they have proposed full-time onshore and offshore biological monitors during any activity near and throughout it.

Commissioner La Fevers asked if there is a standard regarding duration of monitoring after completion of bluff stability work. Poulter said the bluff restoration plan will include a performance standard. Biological monitoring is typically 3-5 years, and he explained there are criteria they must meet before City sign-off, such as a survival rate for vegetation. The timing has been designed to address worse case scenarios, he said.

Dustin Hosieth of Santa Barbara South Coast Chamber of Commerce spoke positively about its relationship with Chevron, giving examples of how Chevron has demonstrated an interest in the community's well-being. He said the Chamber of Commerce supports moving forward with this project.

Michael Baker, CEO of United Boys & Girls Club of Santa Barbara County, praised Chevron. He said if not for Chevron they would not have been able to reopen in July 2020 during the Covid pandemic. He said more meaningful than the financial support, they encourage their leadership to serve on non-profit boards. He expressed support.

Susan Allen, Carpinteria Seal Watch volunteer, asked that the terms "temporary" and "short term" be defined in the documents. She suggested renaming the rookery "Carpinteria Harbor Seal Rookery and Haul Out" because it also serves as a haul out 365 days a year. In her experience, at least two biological monitors are needed, noting the difficulties in communicating on the pier with workers below and observing seals below. She spoke about the seals' need to rest on land half the time and how disturbances cause them to flee, with Seal Watch finding lower numbers in summer/fall due to more disturbances. She asked for disturbances north of the railroad to be monitored and addressed, if necessary. She expressed concern about recreational impacts to Tar Pits Park, the trails and Dump Road, stressing that temporary and short-term have not been quantified. She asked about the number of road closures and said people should only be stopped under extreme circumstances. She pointed out ambiguity in the mitigation measures for Harbor Seals. On page 4.361 they take place in summer/fall and on the following page winter/spring. She questioned how 5,445 truckloads translate into 303 truck trips over a 3-year project. She asked if cathodic wells will be removed and whether all pipelines in the bundle on the beach to the east will be removed. She warned that decommissioning doesn't mean the site is cleaned up and ready for its next iteration and said the process will be ongoing for years.

Susan Mailheau, semi-retired veterinarian and wildlife manager, said she

met with harbor seal experts at the Marine Mammal Center in Sausalito who said climate change stresses have compromised the species. She said the rookery cannot stand more pressure from the fossil fuel industry, and the proposed activities will likely include disturbances that will result in the colony's demise. She warned that the final EIR doesn't understand normal harbor seal behavior. She said decommissioning proposes to release more carbon emissions due to truckloads and work activities, and if Chevron doesn't have plans for the area, it shouldn't necessitate that much hauling out. She described specific harbor seal behaviors under stress and asked if the biological monitor team will be able to identify them and place a stop-work order in time. She suggested reparations and declaring the area a marine sanctuary into perpetuity. She said the EIR is not complete and sufficient to protect harbor seals.

Randall Moon said the rookery has been present for over 100 years, thousands have observed the seals, and they have raised thousands of dollars for the city. He spoke about how the EIR is incomplete, noting it does not mention that seals spend half their time on land and half in water. If you don't know where they'll be living, you cannot protect them. They live near the rookery year-round, spend their lives within a few miles of where they were born, and cannot be relocated. He warned that removing the pipe through the rookery would destroy it and suggested capping the piping instead. He explained that a single person making noise or a single dog can make the harbor seals leave for days. He asked that they consider that the harbor seals are a unique species and presence in the community.

Frank Arredondo, Ksen~Sku~Mu Chumash, shared information on his Chumash heritage, education and work experience as a cultural resource monitor. He expressed support for the intent of the clean-up project. However, he shared a list of changes and corrections that need to be made to the EIR to address cultural resource protection. He explained that mitigation measures fall into two categories, preservation or recovery, and some on the list are not mitigation measures, such as the procedures for the discovery of human remains. Among other things, he said including such legal requirements as mitigation is a violation of CEQA. He asked that he be able to assist in the CRMP because he has valuable knowledge to make it better. Among other things, he said all soil disturbances below 10 feet should be monitored. He prays for a conservation easement, so some buried items can stay on the land into perpetuity.

Whit Hollis said he has experience in coastal decommissioning and hazardous clean-up, and the fact the project is going to residential clean-up standard is very prudent and preserves options for future planning. He added that Chevron is honorable and does what it says.

Patrick O'Connor, resident of District 5 in Carpinteria, asked how the groundwater would be affected in the event of a release. Regarding the project management, he asked whether people from a previous project on the site will be involved in this one, and whether they will be contracted or in-house from Chevron.

Carpinteria resident Amrita Salm expressed concern about accidental spills and the number of daily vehicle trips. She asked if there would be 62 daily trips, for how long and when they would start. She said there needs to be safe passage for those who use Dump Road. She also asked what the most stringent clean-up means, and when Chevron anticipates beginning and when pipes will be removed.

Gavin McDonald, speaking on behalf of Santa Barbara Channelkeeper's Science and Program Manager Molly Troup, expressed support but is concerned activities for decommissioning will remain significant despite proposed mitigation measures. They have been so concerned about the decline in harbor seals that an ad hoc Seal Advisory Committee was created that recommended expanding the CDP for beach closure from 6 months to 3 years. He noted comment letters from harbor seal experts have found lengthy and detailed deficiencies in the FEIR and DEIR. He asked that mitigation measures in the FEIR be further developed with help and input from the Harbor Seal Advisory Committee.

Note: Letters were received by A. Salm, Anonymous, CK Lord, F. Arredondo, O. Garcia of CPUC, R. Moon, S. Mailheau, M. Stoker of SBCTAC, and W. Masri of Chevron.

PUBLIC HEARING CLOSED

BREAK – Chair Pro Tempore Moyer called for a 10-minute break.

Luis Perez of MRS Environmental explained that many marine biologists from MRS and Padre Associates helped with respect to the harbor seals monitoring and mitigation program. He said there is quite a bit of information in the Final EIR and in the Harbor Seal Monitoring and Mitigation Program. He pointed out more detailed information is in Appendix C6 of the report. He said there is a requirement for Carpinteria Seal Watch to be notified and consulted before work activities commence. About truck trips, it is 62 maximum round trips per day, and 5,445 tons of material divided by 18 times per truck ends up with 303 trips. With respect to AB 52 (tribal consultation), tribal members who want to be consulted on projects must request notification. Only one group requested a consultation after letters went out to all Native American groups, and an agreement was reached there would be a Cultural Resources Program developed in

coordination with the tribe. Efforts are also being made to address groups outside the AB52 process. Regarding clean-up levels, they are the highest possible use, which is residential standards. About accessing Dump Rd., there is a requirement for the development of a transportation plan for safety issues.

City Attorney Cody Sargeant said potential recreation impacts will be addressed in Condition 47 that discusses maintenance of access, and there will be a detailed traffic management plan requiring plans for access to business, coastal dependent and recreational uses.

Community Development Director Nick Bobroff added it also gets addressed through the engineering permit for some of the excavation and grading, including earthwork through tarpits park, removal of pipelines and across public trail easements, where they'll try to minimize impacts to public use. He said there might be brief closures, but the intent is to minimize that as much as possible.

Walid Masri of Chevron spoke about the site being free of hydrocarbons and detailed the process of cleaning them up. He said if there's any lost containment, it'd be a trace, and they have mitigation plans to address and clean it up. About the personnel who worked on the site previously, it will be the same with the project and site managers continuing to be involved.

Simon Poulter of Padre Associates explained that Chevron has been in ongoing communication with tribal groups, resulting in a draft Cultural Resources Management Plan that the City will have the right to approve. About the ground water, he said the water at this site is not potable due to the natural seepage. Regarding clean-up targets, they are actively working with EPA (for PCB Cleanup) and the County Health Department (non-PCB), and those plans will be made available for City approval. The Harbor Seal Monitoring and Mitigation Plan has been developed based on their experience working at the rookery. The intent is to minimize time on the beach, and the Hilda and Hazel pipeline removal alternative is outside the rookery's 1000 ft. closure zone.

Commissioner Benefield said the project is great from a land use point of view and is a benefit for our city. The big issue is the harbor seals, and she suggests appealing to the City Council, because it is political issue more than a land use issue. She said at this point it's a good plan, there is enough mitigation, and she would certify the EIR and approve the project.

Commissioner Van Antwerp expressed support to certify the EIR. She agreed political issues should be directed to the City Council. She said it's not just about removing infrastructure but restoring trust. She expressed

support but is looking for long-term environmental care to be central, not just for today but for whatever comes next.

Commissioner La Fevers said he believes the project is good and meets Chevron and City objectives toward moving the site for another use in the future. He acknowledged less stringent clean-up could have less impacts, but it is appropriate for the City to meet Chevron's objectives. The scope, the schedule, the details on equipment, personnel, air quality and more are all very thoroughly described in the environmental documents. The Final EIR received many good comments that have been addressed, such as protecting the harbor seals. He expressed support for the project as proposed and is prepared to certify the EIR. He supports the selection of the environmentally superior alternative and said it's good foresight on the City's part. He has confidence the monitoring programs will minimize impacts and believes the benefits justify overriding considerations. He asked for additional clarity on Condition 10 of the Coastal Development Permit regarding monitoring the harbor seal rookery and haul out for the duration of the project, during and outside the six-month window.

Community Development Director Nick Bobroff proposed addressing the concern by changing the language under the plan requirements and planning section at the end of Condition 10. He proposed revising it to say, "…implemented during all project related activities within 1000 feet of the haul out site rookery" which reflects language at the beginning of the mitigation measure.

Commissioner La Fevers suggested ensuring a solid link between our actions and all the other permitting actions required.

Community Development Director Nick Bobroff said we can add another bullet to condition 40 (MMRP) with a reference that the applicant shall submit all regulatory agency permits and approval to the City for review prior to commencing work.

Chair Pro Tempore Moyer complimented everyone for a spectacular job. He noted there is still a long list of approvals, so he doesn't doubt it will get appealed. He agrees with the points La Fevers brought up. He said it's a huge project and there is going to be a little pain, which there is no way around. He described it as a huge benefit for people growing up here. He shared how he worked for Chevron for one hour as a welder in his 20s.

MOTION
Commissioner La Fevers moved to adopt Resolution PC 25-001 approving the Development Plan and Coastal Development Permit (#21-2128-DP/CDP) for the Chevron Oil & Gas Facility Decommissioning Project,

including the errata to the EIR and revisions to Conditions 40 and 10 discussed earlier. That includes certification of the Environmental Report, with the Hilda and Hazel pipeline removal alternative as the selected environmentally superior alternative. Commissioner Benefield seconded the motion. Motion was passed 4-0 by the following roll call vote: La Fevers voted yes, Van Antwerp voted yes, Benefield voted yes, and Chair Pro Tempore Moyer voted yes.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield thanked Nick for being so thorough in dispelling a list of concerns she had brought up about a project.	MATTERS PRESENTED
DIRECTOR'S REPORT **3) Architectural Review Board Meeting Minutes of January 16, 2025, February 13, 2025, and March 27, 2025** **4) City Calendar for the month of May 2025** **5) Planning Activity Report as of April 30, 2025** **6) Building Permit Report as of April 30, 2025** Community Development Director Nick Bobroff reviewed the distributed materials. He expressed excitement that the 700 Linden Project known as "Linden Square" is getting close to being finished.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, June 2, 2025 – Benefield will be absent. Moyer, Van Antwerp and La Fevers plan to be present.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair Pro Tempore Moyer adjourned the meeting at 8:30 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:31 p.m. by Vice Chair Moyer. **Commissioners Present:** David Allen (Virtual Attendance) John Moyer, Vice Chair Jane L. Benefield Glenn La Fevers, Chair Pro Tempore Alexandra Van Antwerp **Others Present:** Nick Bobroff, Community Development Director Syndi Souter, Senior Planner Josefina Arechiga, Assistant Engineer, Public Works John Ilasin, Public Works Director Kayla Szublieski, Landscape Architect, RRM Design Group	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Vice Chair Moyer led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Nick Bobroff announced that there will be a public workshop to present the public draft of the General Plan Update tomorrow night July 8th at 6 p.m. at the Carpinteria Public Library.	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR - None	CONSENT CALENDAR
NEW PUBLIC HEARING 1) **Franklin Creek Trail Improvement Project** **Planner: Syndi Souter** **Project: 24-2281-DP/CDP/ARB** **Address: Franklin Creek between Carpinteria Avenue and Seventh Street** **Hearing on the request of Josefina Arechiga, Assistant Engineer, City of Carpinteria Public Works Department, to consider Project 24-2281-DP/CDP/ARB (application filed February 26, 2024) for approval of a Development Plan and a Coastal Development Permit to construct a new multi-use trail that would be located adjacent to Franklin Creek and extend from Carpinteria Avenue to Seventh Street under the provisions of Carpinteria Municipal Code (CMC) §14.14 - Planned Residential Development District, §14.20 - Commercial Planned**	NEW PUBLIC HEARING

Development District, and §14.68 - Development Plan; and to approve an Exemption pursuant to §15301, §15303, and §15304 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-242-036, 003-243-032, 003-251-020, 003-252-018, 003-301-021, and 003-301-025.

DISCLOSURE OF EX-PARTE COMMUNICATIONS
Vice Chair Moyer recused himself because he works for the agent and asked Commissioner La Fevers to take over as Chair Pro Tempore. Commissioners Benefield and Antwerp said they visited the site. Benefield spoke to some of the neighbors, some of whom are present tonight. Commissioner Allen said he is familiar with the site but did not communicate with anyone.

Senior Planner Syndi Souter presented the staff report. She said staff recommends adoption of the resolution thereby approving the project. The commissioners proceeded to ask questions.

In response to why native sycamores were saved, Community Development Director Nick Bobroff explained that despite the creek being a concrete channel, the plan is for the landscaping to be native in the spirit of a riparian habitat.

Commissioner Van Anwerp asked for details on CEQA compliance and the claims for categorical exemptions. She asked if we had consulted with outside agencies.

Senior Planner Syndi Souter explained that initially the County was going to do the CEQA analysis, but decided to instead defer to the City as the lead agency.

Community Development Director Nick Bobroff added that generally for small projects if there is not a clear likelihood of a significant environmental effect, the intention is to use the CEQA exemptions. He said the exemptions are there to provide a streamlined review through the environmental process when a more thorough review isn't warranted.

Commissioner Van Antwerp asked why this project was prioritized. She also expressed concern that the trail does not meander much and will encourage e-bikes to speed through.

Senior Planner Syndi Souter said it was funded by a grant from the Safe Routes to Schools program, and it had to be a multi-use trail as part of the grant and able to accommodate bikes and pedestrians. It also had to be wide enough to allow Flood Control's heavy equipment in and out of the area

who will continue to use the path as maintenance access to the creek channel.

Commissioner Van Antwerp expressed concern about the maintenance of the concrete and picking up of trash. She asked for signage that is sensitive to the e-bike issues. She advocated trying to keep the trees, noting they provide shade for some of the buildings and folks enjoying the path.

Commissioner Allen said he shares the e-bike concerns. He asked if they had considered traffic calming measures to slow down bicyclists.

Chair Pro Tempore La Fevers asked why there is no connection to Eighth Street, and Souter explained a narrow sliver of private property and an existing fence on Eighth Street are blocking access.

PUBLIC HEARING OPENED

Josefina Arechiga, assistant engineer for City of Carpinteria Public Works Department and project manager for the project, said the primary objective is to establish a safe multi-use trail for bikes and pedestrians, and the existing trail doesn't meet standards for a safe route to school. About the funding, she explained it includes a Community Development Block Grant of $570,000, a Southcoast Regional Bicycle and Pedestrian grant of $429,000 and DIF fees of $100,000, with individual grants having different requirements. It is County-owned property and is needed by Flood Control to maintain the existing creek.

Public Works Director John Ilasin explained that maintenance is always a factor in projects and was analyzed by his staff. As a transportation project, it qualifies for use of Measure A funds. About bicycle safety, he said the meandering design acts like a traffic calming measure. He said the trail was designed in conformance with Caltrans standards with respect to pavement and alignment. He explained bollards are typically not recommended because they present traffic safety issues. They will use as many traffic control devices as they can while keeping it a trail and not a roadway. He described it as a pervious concrete surface that meets ADA compliance and stormwater requirements, and it is a technology that has been around for several years. He said the path is wide enough for EJ Harrison to come in and pick up the trash cans.

He explained that historically the trail has been an unofficial one for the neighborhood, and we have an opportunity to improve its erosion-prone surface. It is consistent with the General Plan to improve the area. As for Eighth Street, there's an existing fence with no public right-of-way. Property owners would have needed compensation, which is a very long

process, and it wasn't feasible to obtain right-of-way for a short distance.

Commissioner Benefield asked for a concerted effort to control e-bikes. She asked if bollards would interfere with ADA access. She said in her neighborhood signs have been "shined on" and there has been no enforcement, and she doesn't see how it will be different on this trail. She commented the grading from Carpinteria Avenue looks steeper than 5%.

Ilasin said a specific width accommodates all ADA access and maintenance vehicles. He explained bollards are not off the table; however, this design conforms to Caltrans standards, and Caltrans does not recommend them.

Commissioner Allen clarified that anything that requires one to slow down, such as a staggered barrier requiring you to make a sharper turn rather than sweeping curves, can slow bikes.

Landscape Architect Kayla Szubielski from RRM Design Group said they are striving to keep the grading on Carpinteria Avenue under 4.8% and lengthening the existing slope from there to do so. She said the use of full throttle e-bikes can be prohibited through signage and enforcement.

Patrick O'Connor pointed out that the power pole at the entrance on Carpinteria Avenue is enormous, and the Klentner Project is going to drop poles but not that one. He implored for the pole and whole thing to be dropped and asked that they look at the existing condition.

Beth Anderson expressed that she does not agree with removal of the trees. She said the canopy of the tree on Carpinteria Avenue should be maintained, the new construction blocks mountain and sky views, and that heritage tree that is next to concrete block cannot be replaced. She suggested finding a creative idea for access, noting there are multiple street entrance points where equipment can come in.

Karen Aragaki said she is not keen on the eucalyptus, but a heritage tree needs planting, and driving over roots could damage it. She commented that nowadays they can remove trees and put in huge ones. She requested the inclusion of signage regarding not feeding the ducks.

Catherine Decker asked if there was a possibility for cameras, noting there have been drug issues. As for maintenance of the surface, she hopes it will hold up. She says they are all looking forward to the project.

Public comment letters were received from Beth Anderson and Carol Kernahan.

PUBLIC HEARING CLOSED

Chair Pro Tempore La Fevers asked if undergrounding of the power line on Carpinteria Avenue was considered.

Community Development Director Nick Bobroff explained that because the transmission lines along Carpinteria Avenue are higher voltage, it was cost prohibitive.

Chair Pro Tempore La Fevers asked if staff had more information on the eucalyptus tree adjacent to Carpinteria Avenue. He also asked for input on installing cameras on the trail.

Community Development Director Nick Bobroff said the area is tight for space and deferred to the design team for feedback on the trees. He said the cameras might create liability exposure for the City should security issues happen on the trail, so they are not prepared to act on this.

Landscape Architect Kayla Szubielski said significant roots from the tree's structure are being removed to construct the retaining wall, and there are public safety concerns as a result. Because the property is owned by Flood Control, they have been instructed not to place new trees northwest of the trail. She said they could ask Flood Control for an exemption. A discussion followed about the size of the tree that could replace the one removed.

Commissioner Van Antwerp asked if any public safety organizations or the school board were involved.

Public Works Director John Ilasin assured her the traffic safety committee has representation from engineers, law enforcement, Code Compliance and the schools.

Commissioner Allen said the principal issue for many is the large eucalyptus close to Carpinteria Avenue. He said he has to be satisfied with the engineers' concerns about the compromised roots. He thinks the project will be a great asset and is glad there is a funding stream for maintenance. He said he would like a more meandering path alignment but thinks it is as good as can be done given the constraints. He said we are looking at the e-bike issue citywide. He expressed support for the project.

Commissioner Benefield said it's a good project, but she is adamant about the trees. She asked for a 24-inch box sycamore in the Flood Control property if the eucalyptus must be cut down. She described the benches, lights, and trash cans as great. She likes the idea of a camera but thinks it is crazy there would be liability related to its monitoring. She said that she

would approve this plan with the tree request.

Commissioner Van Antwerp said all agree that the project is positive. However, she expressed concern we are not adding future capital maintenance costs when already stretched. She said she agrees about using cameras, and they should be explored further. She cannot back down on the trees, described them as heritage trees and asked if we could look at preserving them.

Chair Pro Tempore La Fevers described it as a great project. He feels it is wonderful so much work was done to secure funding, as this kind of work is expensive. He said he is hearing consensus for approving the project and that they would be interested in working out an alternative with County Flood Control to replace the tree removed with a Sycamore. He expressed support for removal of the other trees, noting Eucalyptus can be problematic for a long-term trail. He noted two commissioners support the need for cameras, but he pointed out there are no cameras anywhere else in Carpinteria. He doesn't support camera surveillance for this project as the first camera system in the city, and he doesn't see why we would burden this project with it. He expressed support for the project as proposed, with a request to look at the tree on Carpinteria Avenue for an appropriate replacement.

Commissioner Allen said he supports the Chair's recommendations and framing of issues, and he agrees with him about the cameras. He suggested it would be instructive to hear from Counsel and staff with respect to public cameras and areas where they would be useful for public safety.

Community Development Director Nick Bobroff said if Flood Control consents to replacing the tree, they will work with the ARB to determine the type of tree.

Commissioner Van Antwerp asked about having e-bike signage. Chair Pro Tempore La Fevers said he doesn't support burdening this project with the e-bike issue, noting it is a county and statewide issue.

MOTION

Commissioner Allen moved that the Planning Commission adopt the attached Resolution (No. PC-25-003), thereby approving Project 24-2281-DP/CDP/ARB to allow the construction of a new multi-purpose trail that would be located adjacent to Franklin Creek to extend from Carpinteria Avenue to Seventh Street and to allow categorical exemptions of §15301, §15303, and §15304 of CEQA, with the addition that the Planning Commission request that the applicant make the request to County Flood

Control District regarding replacement of trees in the area of the intersection with Carpinteria Avenue as summarized by staff. Commissioner Benefield seconded the motion. Motion passed 4-0 by the following roll call vote: Commissioner Van Antwerp voted yes, Commissioner Benefield voted yes, Commissioner Allen voted yes, and Chair Pro Tempore La Fevers voted yes. BREAK – Chair Pro Tempore La Fevers called for a short break. Commissioner Moyer joined the meeting and assumed the role of Vice Chair.	
OTHER BUSINESS – None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield asked for a briefing on the new CEQA exemptions passed by the Governor. Bobroff explained the bulk of our projects already qualify for CEQA exemptions; however, larger projects will have to be examined on a case-by-case basis, and there are many reasons why a project may not qualify for the new exemptions. He said information on the changes is being gathered to share with the commissioners later. Commissioner Van Antwerp asked for the status of the Chevron Decommissioning Project Appeal. Bobroff said it's scheduled for an appeal hearing with the City Council on July 15th, mainly due to cultural resources mitigation measures. He said the applicant team is continuing to work on mitigation and monitoring plans and working with other regulatory agencies in their permitting processes. Commissioner Allen had requested a briefing on the use of security cameras in public spaces.	MATTERS PRESENTED
DIRECTOR'S REPORT **2) City Calendar for the month of July 2025** **3) Planning Activity Report as of June 30, 2025** **4) Building Permit Report as of June 30, 2025** Community Development Director Nick Bobroff reviewed the distributed materials. Highlights include that the City Council will be considering a rezone this coming Monday for the S&S Seeds property and vacant lot next to it, and Bluffs 1 and 5115 Ogan Road have received applications for multi-family housing.	DIRECTOR'S REPORT

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, August 4, 2025 – All plan to be present, with Commissioner Allen attending virtually.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Vice Chair Moyer adjourned the meeting at 7:33 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT

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

requested that Item 4 be heard before Item 3.	
CONSENT CALENDAR - None	CONSENT CALENDAR
NEW PUBLIC HEARING **1) Carpinteria Sanitary District Government Code Consistency Determination** **Planner: Bret McNulty** **Applicant: Craig Murray, Carpinteria Sanitary District** **Project: 24-2313-GC** **Location: 500 block Olive Avenue** **Hearing at the request of the Carpinteria Sanitary District (CSD) to consider Project 24-2313-GC for a determination that a proposed street vacation of an unimproved 1,800 square foot (20' x 90') portion of the public street right-of-way located in the 500 block of Olive Avenue, adjacent to APN 003-360-015, would be consistent with the City of Carpinteria General Plan/Coastal Land Use Plan, pursuant to Government Code §65402. The proposed street vacation would facilitate necessary modifications and improvements to the existing CSD wastewater treatment facility located at APN 003-360-015 in conjunction with the Carpinteria Valley Water District's Carpinteria Advanced Purification Project (CAPP).** Hearing for Item 1was continued to the September meeting due to lack of a quorum. **2) Klentner Mixed Use Project Hotel Conversion Appeal** **Planner: Bret McNulty** **Appellants: 1. Aaron Beaudoin; 2. Andrea Harrison & Robert Ruben Gonzalez; 3. Karen Aragaki** **Applicant: Justin Klentner** **Project: 23-2221-DPR/CDP** **Location: 4745 Carpinteria Avenue** **Hearing on the request: 1. Aaron Beaudoin; 2. Andrea Harrison and Robert Ruben Gonzalez; and 3. Karen Aragaki, to consider appeals of the Community Development Director's decision to approve Project 23-2221-DPR/CDP (application filed May 5, 2025 by Justin Klentner) for a minor revision to a previously approved Development Plan and Coastal Development Permit to allow the conversion of 2,807 square feet of second floor commercial area into a six-unit hotel use within the mixed-use**	NEW PUBLIC HEARING

building currently under construction pursuant to the provisions of the Commercial Planned Development (CPD) zone district and Visitor-serving/Highway Commercial (V) overlay district; and to find that the Hotel Conversion is exempt from the California Environmental Quality Act (CEQA) pursuant to §15332 of CEQA Guidelines. The application involves APN 003-251-021, addressed as 4745 Carpinteria Avenue.

DISCLOSURE OF EX-PARTE COMMUNICATIONS - None

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

PUBLIC HEARING OPENED

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

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

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

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

Public comment letters were received by Ann Sly, Beth Anderson, Carol

Kernahan, John Lotze and Wiley Uretz (counsel for the applicant).

PUBLIC HEARING CLOSED

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

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

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

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

MOTION
Commissioner La Fevers moved that the Planning Commission adopt Resolution No. PC-25-004 thereby denying the three appeals and upholding the community development director's decision to approve Project 23-2221-DPR/CDP which allows a minor revision to a previously approved Development Plan and Coastal Development Permit to convert 2,807 square feet of second floor commercial area into a 6-unit hotel use within the mixed use building currently under construction at 4745 Carpinteria

Avenue. Vice Chair Moyer seconded the motion. Discussion followed.

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

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

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

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

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

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

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

Hearing at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan and a Coastal Development Permit to: 1.) demolish an existing 1,275 square-foot single-family residence and detached

accessory structures, and 2.) construct a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage under the provisions of Carpinteria Municipal Code (CMC) §14.14 - Planned Residential Development District and §14.68 - Development Plan; and to approve an Exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-440-010, addressed as 4934 Dorrance Way.

DISCLOSURE OF EX-PARTE COMMUNICATIONS – None

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

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

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

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

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

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

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

rise impacts.

PUBLIC HEARING OPENED

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

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

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

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

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

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

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

Ann Sly, Carpinteria resident, said it saddens her the beach community is being "mansionized." She said the 5 bedroom and 5 bathrooms tells her it is probably going to be a beach rental. She pointed out how it doesn't comply,

said they are setting a precedent for bigger and bigger homes, and questioned when it ends. “How can you look at a house like that and say it is Carpinteria small beach town charm?” She described it as heartbreaking.

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

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

PUBLIC HEARING CLOSED

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

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

La Fevers asked for the 40% second story coverage to be met by additional setback rather than adding more square footage to the first floor. He likes the project, it’s a single-family residence, it’s well articulated, and he is not concerned about the setback. He feels the replacement of aging homes over time with expensive development is a benefit to the community.

Vice Chair Moyer said the dirt is so expensive that economically a little cottage would not work. He described the house as medium compared to ones on that street. He said the current homes were built in 1910 and it is amazing they are still standing. He loves living in a small cottage but

economically that is not happening. He said we don't know the future, the economy could take a dive, and vacation rentals could disappear and become owner occupied or rentals. His priority is to see Carpinteria rebuilt. He is willing to debate the 40% second story coverage but would not let it stop him. The applicant bent over backwards to the ARB to accommodate everything they asked for, and he leans on ARB to do its job. He said at PRD-20 it could have been maxed out. He expressed support.

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

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

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

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

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

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

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

meet twice a month.

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

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

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

DISCLOSURE OF EX-PARTE COMMUNICATIONS – None

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

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

Community Development Director Nick Bobroff explained the street is not centered within the right of away and there is more room on the shoulder of

the south side of the street. He explained there is a patchwork that has developed over time which they are trying to reclaim.

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

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

PUBLIC HEARING OPENED

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

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

PUBLIC HEARING CLOSED

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

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

Commissioner La Fevers said the architectural style fits with the Stein residence but does have some fairly massive elements. He is okay with the size. He relies heavily on the ARB's advice, and this was reviewed. He is okay with the style as presented.

Vice Chair Moyer expressed support for the project and said it is well done. He said it's all about economics and we are going to continue to see this.

Commissioner Van Antwerp said it is going to completely transform the entire block's character, which is exactly what our General Plan is trying to prevent. She thinks it is going to be an unusual cluster of similar looking residences going down Dorrance Way and will change it immensely.

MOTION Commissioner La Fevers moved to adopt Resolution No. PC-25-005 thereby approving a Development Plan and CDP for Project 23-2233 for the construction of a new single-family residence and attached garage located at 4949 Dorrance Way. Vice Chair Moyer seconded the motion. Motion passed 3-0 by the following roll call vote: Van Antwerp voted yes, La Fevers voted yes, and Moyer voted yes.	
OTHER BUSINESS – None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS - None	MATTERS PRESENTED
DIRECTOR'S REPORT **5) City Calendar for the month of August 2025** **6) Planning Activity Report as of July 31, 2025** **7) Building Permit Report as of July 31, 2025** Community Development Director Nick Bobroff reviewed the distributed materials. He said their approval of the Chevron Decommissioning was appealed to the City Council, and the City Council heard it last month and denied the appeal and upheld their approval. We are now waiting to hear if any appeals have been filed with the Coastal Commission. He added that the Palms project is moving forward, and the first phase is in for permit review, with the goal to create a small market/café where Oaxaca Fresh was previously located.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF TUESDAY, September 2, 2025 – The commissioners indicated they would be present.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Vice Chair Moyer adjourned the meeting at 9:19 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Vice Chair, Planning Commission	ADJOURNMENT

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:34 p.m. by Vice Chair Moyer. **Commissioners Present:** John Moyer, Vice Chair David Allen (virtual attendance) Jane L. Benefield Glenn La Fevers Alexandra Van Antwerp **Others Present:** Nick Bobroff, Community Development Director Bret McNulty, Principal Planner Bob McDonald, General Manager of Carpinteria Valley Water District Craig Murray, General Manager of Carpinteria Sanitary District Cody Sargeant, City Attorney	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Vice Chair Moyer led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR 1) **Minutes of the regular Planning Commission meeting held May 5, 2025** 2) **Minutes of the regular Planning Commission meeting held July 7, 2025** MOTION Commissioner La Fevers moved to approve the minutes of the regular Planning Commission meetings of May 5, 2025 and July 7, 2025, as submitted. Commissioner Benefield seconded the motion. Motion passed 5-0 by voice vote.	CONSENT CALENDAR
NEW PUBLIC HEARINGS 3) **Olive Avenue Street Vacation Government Code § 65402 Consistency Determination** **Planner: Bret McNulty** **Applicant: Carpinteria Sanitary District** **Location: Olive Avenue Right of Way adjacent to 5300 Sixth**	NEW PUBLIC HEARINGS

Street
Hearing on the request of the Carpinteria Sanitary District (CSD) to consider Project 24-2313-GC for a determination that CSD's acquisition of a permanent vacation of approximately 1,800 square feet of an unimproved portion of City of Carpinteria-owned Olive Avenue Right of Way for the purposes of accommodating the construction of a protective flood wall around existing CSD electrical equipment and proposed new electrical equipment in the same location to support construction and operation of the Advanced Water Purification Facility (AWPF) component of the Carpinteria Advanced Purification Project (CAPP), would be consistent with the City's General Plan/Coastal Land Use Plan. This portion of land is identified on Assessor Map 003-037 as the Olive Avenue Right of Way and located adjacent to the existing CSD facilities at 5300 Sixth Street and is zoned Public Utility (UT) district.

DISCLOSURE OF EX-PARTE COMMUNICATIONS
Commissioner Van Antwerp excused herself from the hearing at 5:39 p.m.

Community Development Director Nick Bobroff presented the staff report. He said staff was recommending adoption of the resolution, thereby determining that granting the vacation of right-of-way to the Carpinteria Sanitary District is consistent with the City's General Plan/Coastal Land Use Plan.

PUBLIC HEARING OPENED

Carpinteria Sanitary District General Manager Craig Murray explained they have been working with the City on adaptation planning for climate change and this is a vulnerability issue. He said the main electrical feed sits outside the flood wall and they want to bring it inside, with timing coordinated with the Carpinteria Advanced Purification Project.

PUBLIC HEARING CLOSED

MOTION
Commissioner Benefield moved to approve the Government Code Consistency Determination as presented in the staff report. Vice Chair Moyer seconded the motion. Motion passed 4-0 by the following roll call vote: Allen voted yes, La Fevers voted yes, Benefield voted yes, and Moyer voted yes.

4) Carpinteria Advanced Purification Project
Planner: Bret McNulty
Applicant: Chris Malejan, PE, PMP, on behalf of the Carpinteria Valley Water District
Locations: 5300 Sixth Street; 1532 Linden Avenue, and various City of Carpinteria rights of way.
Hearing on the request of the Carpinteria Valley Water District (CVWD) to consider Project 24-2313-CUP/CDP for approval of a Conditional Use Permit and Coastal Development Permit for the Carpinteria Advanced Purification Project (CAPP). The CAPP is being proposed to augment surface water sources with a potable reuse project to address on-going shortfalls caused by regional drought conditions. The CAPP consists of an advanced water purification facility (AWPF) that will be constructed at the existing Carpinteria Sanitary District (CSD) wastewater treatment facility located at 5300 Sixth Street and will treat effluent to a higher level of purity than currently achieved. The purified water from the new AWPF would be conveyed by a new pipeline, and an injection and monitoring well system that will replenish the Carpinteria Valley Groundwater Basin Aquifer and allow for the monitoring of water quality. After the project is installed, the CVWD will extract the purified groundwater from existing wells to augment their customers' water supply. The proposed pipeline route would affect portions of the Olive Avenue, Sixth Street, Maple Avenue, Carpinteria Avenue, Eugenia Place, Linden Avenue, and Meadow View Lane rights-of-way. Injection well and monitoring well sites are proposed to be located on the St. Joseph Church property at 1532 Linden Avenue, and near the western terminus of Meadow View Lane, near the Franklin Creek channel.

DISCLOSURE OF EX-PARTE COMMUNICATIONS
Commissioner Van Antwerp recused herself due to living within 500 feet of the proposed project.

Principal Planner Bret McNulty presented the staff report and reviewed actions options, with staff recommending adoption of the resolution, thereby approving the project; accepting the previously certified final EIR and Addendum as satisfying requirements of CEQA; and adopting the findings as stated in Attachment A, Exhibit 1, and the Conditions of Approval in Attachment A, Exhibit 3.

Commissioner Allen asked why Carpinteria Sanitary District (CSD) is not a co-applicant, if the 20% concentrated discharge into the ocean needs environmental review, and whether federal funding is reasonably

anticipated. McNulty deferred his questions to CSD.

Commissioner La Fevers asked about the timing of permit issuance for the joint agreement between CSD and CVWD, which agency is responsible for operation and maintenance of the injection and monitoring wells, and whether workers would have facilities.

Principal Planner Bret McNulty said it is a water district project and they have an agreement with the sanitary district to conduct their activities on the site working with sanitary district staff. Regarding agreement details, they are still working on exact staffing, and it could be 1-3 staff onsite.

Commissioner La Fevers asked about the agency that regulates the operation of the purification system and how our permit ensures it is properly identified and conditioned to address compliance.

Community Development Director Nick Bobroff explained the ongoing operation is regulated by the State Water Board, who is responsible for day-to-day compliance. There is language in Condition 24 requiring the district to provide evidence that they received regulatory approvals for construction and completion, and once there is sign off, they are regulated by the state. About ongoing operations, the City does not have a regulatory role in ensuring water quality standards are met; rather, the City's role is to enforce municipal code requirements such as limitations on lighting and noise associated with operation of the facilities.

City Attorney Cody Sargeant added that the water district, in certifying the EIR and approving the project as modified by the Addendum, adopts a mitigation monitoring plan to demonstrate compliance with EIR mitigation measures. He said any additional conditions laid out in our Conditions of Approval are captured in Condition 24, which requires the applicant to continue reporting on that.

Principal Planner McNulty shared that there are similar projects happening in Orange County, Santa Clara, San Diego, and Los Angeles that are working under the state's groundwater basin regulations. He said the proposed monitoring wells associated the Meadow View Lane injection well site would be under the jurisdiction of the County because the wells will not be within city limits.

Community Development Director Nick Bobroff added that monitoring wells are a regulatory requirement of injection wells, and if the contemplated location is not approved by the County, a more appropriate site will have to be found and undergo its own permitting process before the injection well can become operational.

Commissioner La Fevers questioned if we should wait for the County to approve the monitoring wells before allowing an injection well. Bobroff said we could certainly include a condition that requires the applicant to demonstrate approval for the monitoring well before the injection well moves forward. La Fevers also said he did not see follow-up monitoring for injection well noise in the report. Bobroff explained they did not feel it was necessary because the pumps are to be housed at the water treatment facility and for the most part there would not be noise at the injection well sites.

Vice Chair Moyer expressed concern about federal funding, as well as costs that would be passed to residents, noting farmers and anyone with a legal well could extract water from the groundwater basin. He also asked if this was going to "max out" the aquifer. Bobroff explained there is a balancing act with water going in and being taken out, then deferred questions to water district staff.

Commissioner Benefield asked whether right-of-ways had been granted, and Bobroff stated they had not because the water district has rights to put utilities in public rights-of-way.

BREAK – Vice Chair Moyer called for a 5-minute break.

PUBLIC HEARING OPENED

Carpinteria Valley Water District (CVWD) Manager Bob McDonald gave a presentation about the project. He explained that Carpinteria's water sources are not entirely local and in 2016 they faced a severe water shortage due to drought which was a wake-up call. In seeking solutions, they were pointed to this purification project. He reviewed project objectives, explained how water quality is analyzed, and showed why CAPP was the best alternative. Regarding concerns about federal funding, he said $18.3 million had been received from the U.S. Bureau of Reclamation and there is no way it can get out of it. He noted the importance of moving forward due to funding time clocks and inflation. He provided specifics about the soundwalls, well locations, construction schedules and project benefits.

In response to why the two agencies were not partners on the application, McDonald explained that CVWD is paying for the entire project but has operating agreements (joint exercise of power) between the two districts about who is responsible for what, how the decision process would work, and staffing procedures for addressing problems that arise. About whether groundwater monitoring wells would be required, he explained they would

be part of the regulatory framework and technical permits require a lot of regulation and continuous monitoring He said operational features would be fully resolved in the joint powers agreement before they start construction. He deferred questions about opacity of the ocean discharge to Craig Murray of CSD.

Craig Murray, General Manager of Carpinteria Sanitary District, stated the reverse osmosis concentrate that will go into the ocean is very clear and transparent, maybe a little tinted, but you would not see anything at the ocean surface and there will be less volume than now.

George Johnson expressed concern about the improvements near the creek when there is a 50-foot setback requirement. He noted the last large storm event resulted in a lot of rip rap being installed to stabilize the bank adjacent to the water treatment facility, and it is not the same riparian forest that was there before. He asked if we are spending $34 million to upgrade the facility that some concessions be made for the creek. He described the area as the worst section of the entire seven miles of creek.

George Lehtinen said he is one of four families adjacent to where the monitoring wells were drilled in El Carro Park, with the location 40 feet from his bedroom. He shared that none of the families wanted to relocate to a hotel during the drilling, they overestimated fears due to the noise, and a tear in the sound wall fabric was quickly fixed. He said people should not be afraid of this project based on the noise.

Scott Grieve, President of Linden Meadows HOA, said its residents have varying opinions. As a group they do not oppose the project, but they are united in opposing the injection well site on Meadow View Lane. He complained there was improper notification about the decision, the HOA board itself was never notified, and they had to force their way into the planning process. They believe they have been given conflicting and nebulous answers to questions, there was a failure to consider other options, and the location could be somewhere else. They also believe property values will suffer, with some residents wanting to sell next year but fearing it will be difficult due to planned construction activities. He said they received a mailer from CVWD suggesting the project was a done deal and described it as disingenuous. He asked the Commission to deny approval of the injection well site on Meadow View Lane.

Carrie Miles expressed concern about the sound and said it is unreasonable to force this on a residential neighborhood. She pointed out there are setbacks from creeks but not for housing. She questioned the appropriateness of plopping the well onto a sidewalk easement.

Elizabeth Mandl opposed the well location but expressed support for what the project is trying to accomplish. Her master bedroom is less than 50 feet from the construction site. She expressed concern about non-stop noise at 70 decibels which she said would be like a dishwasher and said there is medical evidence that noise can lead to health issues. She said there are unaddressed concerns about dust, vibrations and injecting water under foundations. She spoke about how it is unreasonable to subject a community to round-the-clock noise, noting the loss of property values and how it should not fall on a small group of neighbors. She asked for the injection well to be relocated.

Lisa Starr, resident of Meadow View Lane, said she does not oppose more water but asked that we put our heads together to find a different location. She asked to add her name and that of her husband onto the petition.

Nicholas Papajohn of Best Best & Krieger LLP and counsel on behalf of Virginia Urschel who is a resident of Linden Meadows HOA expressed the following concerns: 1) There was a lack of information available to Ms. Urschel and her neighbors that allowed them to participate in earlier decisions about the Meadow View location 2) Mr. Van Wingerden, president of the Carpinteria Valley Water District, had property impacted and they are concerned about his participation in the location approval process. Papajohn noted records were unclear about compliance with conflict-of-interest laws. 3) He questioned whether the 2019 EIR addendum was sufficient given the increase in size and scope of the project. He said they are asking the Planning Commission to either reconsider or delay approval until these items are addressed.

Robert Rodd of the Linden Meadows HOA expressed opposition to the injection well location on Meadow View Lane and made the following points: McNulty mentioned there would be 4 weeks of 24 hours a day drilling, yet a recent brochure from CVWD said 8 weeks. The HOA community asked questions repeatedly about the exact date of approval for Meadow View Lane, who made decisions, whether it was unanimous, etc., but were not given answers. He said Parcels 4701 and 4711 are owned by a CVWD member, in a trust for the same family, and have been rezoned for 180 units. He said Site 6's monitoring wells are still in negotiations, this project should not be approved until they are settled, and if the owner of Site 6 is willing to sell property for monitoring wells, then why not an additional 360 sq. ft. for an injection well? He was told there is difficulty getting pipes over a bridge above Franklin Creek from Meadow View Lane to Sterling Avenue but noted there are pipes going over it now. He pointed out that 80% of his bill goes for infrastructure, and this project will add another $35-50/mo. He noted the large amount of agricultural usage and questioned if they will pay proportionally for the infrastructure cost of $68

million.

Kimberlee Albers expressed concern about lack of transparency and said if people knew "poop water" was going to be used for our water supply they would be here. She lived in Beachwalk Townhomes during the highway bridge construction, a big sacrifice due to the construction noise, and now she is the closest house to the Linden Avenue injection site. She expressed disappointment about the lack of transparency and reiterated the community does not know wastewater will be used.

Kevin Nater said he and his wife echo his Meadow View neighbors' concerns about the disruption over time causing harm and said there appear to be other locations that are not directly impacting people. He expressed concern about the 75 decibels of noise capped in the evening and questioned what it will be like during the day, noting the air gap location and continuous pumping of 1.2 million gallons all day. He questioned why this project is having a disproportionate effect on *his* community.

Lisa Starr questioned where they can view a report describing the subsurface geology and aquifer characteristics, such as depth of groundwater and porosity.

PUBLIC HEARING CLOSED

BREAK – Vice Chair Moyer called for a 5-minute break.

Commissioner Allen asked for a concise review why alternate sites were not selected and any additional evidence to support those decisions.

Community Development Director Nick Bobroff reported that public comment letters were received by Carrie Miles, Elizabeth Mandl, Mary Watts, Matt Roberts, Noah Bolan from Heal the Ocean and Nicholas Papajohn.

Bobroff proceeded to address questions brought up during the public hearing. Regarding creek setbacks, he said anything new built at the CSD facility would comply with setback requirements. About duration of drilling activities, he said each well will have about 4 weeks of 24-hour drilling.

Principal Planner Bret McNulty gave a summary of the City and EIR outreach that took place. Highlights included a 30-day review by the City upon receiving the application; and ARB review of design components, at which time notices were sent to occupants within 100 feet and owners within 300 feet of the project, as well as any other interested parties. With respect to the EIR, outreach included a Notice of Preparation (NOP) of a

Draft EIR during a 30-day period that included ads in *Coastal Views News* and social media outreach, a Draft EIR Scoping meeting on 1-24-19 during the 30-day NOP comment period, tribal notification in compliance with AB52, and an NOA with notice of a public meeting to be held 7-18-19. There were 75 public and agency comments responded to in the final EIR (FEIR), with minor changes made.

Bobroff said upon request of residents of Meadow View Lane following an ARB meeting, they worked with the district to ensure *all* residents of Linden Meadows HOA were included for this hearing. McNulty added that the district held meetings with the HOA, with the City participating in one of those meetings.

In response to Commissioner Allen's request for a thorough review of injection well location alternatives, CVWD General Manager Bob McDonald reviewed site evaluation criteria. Commissioner Allen asked why it could not be located on the agricultural site or across Hwy 192, noting he understands the constraints of the deepest part of the aquifer and distance to private wells.

CVWD General Manager Bob McDonald provided more details and explained, among other things, that getting to the agricultural property would involve moving pipelines over or under the creek in violation of creek setbacks. Also, Flood Control maintains the channel using trucks and does not like running things above it, and Caltrans does not like moving pipes along the highway. He does not think three months of construction impacts warrant moving the pipes, and he noted the various outreach meetings that had taken place.

Commissioner La Fevers questioned the appropriateness of an addendum due to the scope of changes since the EIR was completed.

McDonald explained there is no basis for that claim and moving the well 25 feet does not result in any new impacts or necessitate additional mitigation measures to mitigate those impacts, which is the test used. Regarding changes from replacing above ground storage to below ground pipelines, they start with a preliminary design with lots of options and analyze various configurations. An earlier site at the LDS church for a 30,000-gallon tank was determined to not be viable. When they relocated pipes to the street, there was no place else to put a tank, so they came up with a pipeline with a large enough diameter at the end of Meadow View Lane and Linden Avenue to hold water to not overwhelm the sewer system. The changes were addressed by the addendum.

City Attorney Cody Sargeant explained that the changes were made prior to

approval by the water district and adoption of the addendum, and a Supplemental EIR is only needed if changes are made after approval of the project. He said the City reviewed the EIR along with the addendum and agreed the water district's findings were correct that there was no new significant information or that those changes did not result in new significant impacts, triggering the need for a new or supplemental EIR prior to the water district's approval of the project.

McDonald addressed the question as to why the injection well was relocated from the original site. He said it was due to LDS refusing to sell the property. Bobroff added that the change in moving the well farther down Meadow View Lane and closer to Franklin Creek was in response to concerns heard from the Meadow View homeowners.

DELIBERATIONS

Commissioner Allen said they feel bad about the neighbors' concerns about the construction noise; however, it is for a limited time and there is no evidence vibration will be a problem. He agreed real estate sales might be impacted, but it would be for a limited time and from buyers without long-term vision. He noted there are no long-term aesthetic impacts or structures that will remain. Based on the evidence he has, there is no feasible alternative location for this, and due to the importance of the project, it is evident we should move forward with approval. He stated the legal requirements for noticing have been met by the water district and then some and expressed frustration that over the years people often do not know what is going on despite adequate noticing. The law assumes people are paying attention to what is going on with their government, he said.

He expressed support for the project with the following comments: 1) He understands and supports the idea that there needs to be a lot more transparency in the discussion about equity between private well holders and agricultural uses of water and the cost to residential users. We are stuck with some aspects of water law from the 1800s and some are burdened by those with water rights. 2) We are spending a great deal of money to assure the water supply we need, while the state pushes and supports further development. He said this contradiction is frustrating and difficult to rationalize.

Commissioner Benefield described Allen's comments as excellent. She said the comment she has heard at every public meeting is "I wasn't notified." She stressed that people must make an effort to learn what is going on, noting the many articles in *Coastal View News* and notifications. She said she wonders about the magnitude of their issues, although she knows a noisy neighborhood is deadly. She spoke about how she lives near the

marsh and experienced ongoing pumping noise during dredging activities. In this case, project noise will be temporary for a greater use, which is water for the community. There was a lot of effort to put up noise barriers that were tested as well as lighting focused on the site. She noted the neighbors will be offered temporary relocation. She believes land use issues have been addressed and mitigated. She expressed support for the project.

Commissioner La Fevers expressed support, stating it is a large infrastructure project that is necessary and will benefit the community. He said environmental documents address key issues and he can make the findings to support them. He asked for the following: 1) that we add a condition or modify an existing one requiring the joint power authority agreement between the CSD and CVWD that addresses ongoing maintenance be completed and submitted to the City prior to issuing building permits. 2) that we add a condition for the three monitoring wells that do not require a City permit to be permitted and constructed prior to our permit or concurrently with construction of the well on Meadow View Lane. 3) About the long-term impact of the injection wells, he acknowledged it will occur during construction but asked for continuous monitoring (or maybe one time) despite the report saying noise will be imperceptible. He expressed concern about noise coming from pressure or control devices. He said he is good with Condition 24, but Condition 23's language needs to be changed (6th bullet). He is comfortable making the findings to support approval with his additional conditions and the updating of Condition #23.

Community Development Director Nick Bobroff asked for clarification that for the second condition, La Fevers wants approval from the County for the monitoring well cluster outside our jurisdiction prior to allowing construction of the Meadow View Lane injection well or any element of the project. La Fevers answered it could be tied to the timing of the adjacent injection well.

Commissioner Allen asked that the language state that the injection well's approval be tied to the approval of the monitoring wells *without specifying the location* of the monitoring wells. This is in the event they must find another location for those three.

Vice Chair Moyer said the bottom line is nobody is racing to drink "poop water." He described the situation of California running out of water as scary despite two rainy years. He said it is happening all over the state. He said he feels the Meadow Lane group has been accommodated but hopes and asks that they will be accommodated in a better fashion than Motel 6. He expressed support for the project and does not see a better way unless they can talk the LDS church into giving up their property, which seems

like a done deal. He entertained a motion. MOTION Commissioner La Fevers moved that the Planning Commission adopt Resolution PC-25-008 approving the Conditional Use Permit and Coastal Development Permit to construct the advanced water treatment facility at the sanitary waste district facility and purified water and backwash conveyance pipelines within the rights-of-ways as identified in the project and one injection well and aquifer monitoring well cluster to be located at Linden Avenue and one at the Meadow View Lane right-of-way; and the addition of the three conditions discussed, as well as correction of Condition 23. Vice Chair Moyer seconded the motion. Commissioner Allen asked if acceptance of the EIR was included in his motion, and La Fevers said yes. Motion passed 4-0 by the following roll call vote: Benefield voted yes, La Fevers voted yes, Allen voted yes and Moyer voted yes.	
OTHER BUSINESS – None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield suggested using a timer during public hearings, and Community Development Director Nick Bobroff agreed to begin using one. Commissioner Allen said that during breaks the conversations are audible and it would be good to turn off microphones.	MATTERS PRESENTED
DIRECTOR'S REPORT **5) Architectural Review Board Meeting Minutes of April 17, 2025, May 1, 2025, and May 15, 2025** **6) City Calendar for the month of September 2025** **7) Planning Activity Report as of August 31, 2025** **8) Building Permit Report as of August 31, 2025** Community Development Director Nick Bobroff reviewed the distributed materials. He reported that the Chevron decommissioning project approved by City Council has been appealed to the Coastal Commission, with a hearing possibly taking place in October. In addition, the Coastal Commission will be taking action this month on a request for more stringent marijuana odor control standards, monitoring and enforcement.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF TUESDAY, October 6, 2025 – Allen, Benefield and Moyer expect to attend in person, and La Fevers expects to be absent or	ATTENDANCE FOR NEXT MEETING

attend virtually.	
ADJOURNMENT – Vice Chair Moyer adjourned the meeting at 9:32 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:34 p.m. by Chair Allen. **Commissioners Present:** David Allen, Chair John Moyer, Vice-Chair Alexandra Van Antwerp **Commissioners Absent:** Jane L. Benefield Glenn La Fevers **Others Present:** Mindy Fogg, Principal Planner Megan Musolf, Assistant Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Chair Allen led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT Alan Koch said he was there to follow up on comments he made at the August 4th meeting about the proposed Surfliner Inn Parking Lot 4's environmental impacts. He recapped the methodology and results for a Carpinteria downtown parking study by Walker Consultants from 2019-20. Among other things, he explained data was collected on a Wednesday and Saturday in August, with Lot 3 showing 48-67 occupied stalls out of 113 on the third Saturday. He said Walker extrapolated that data for the entire year. He shared that he did his own study every Saturday in August and found the lot was not full on the 3rd Wednesday and 3rd Saturday but was full all other Saturdays. He attributed the third week's difference to families preparing for school. Due to Walker's limited 2-day survey results, he recommended updating it when parking is fully occupied. He added it would be more accurate for the Surfliner Inn and Downtown T projects to consider occupancy during summer events and the off-season.	PUBLIC COMMENT
CONSENT CALENDAR **1) Minutes of the regular Planning Commission meeting held August 4, 2025** Chair Allen could not vote on the item because he did not attend the	CONSENT CALENDAR

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meeting of August 4, 2025, resulting in lack of a quorum. MOTION Upon a motion by Commissioner Moyer, seconded by Commissioner Van Antwerp, the Planning Commission voted unanimously by voice vote to postpone the item to the November meeting due to lack of a quorum.	
NEW PUBLIC HEARING **2) Aliso School Kindergarten Building** **Planner: Megan Musolf** **Project: 25-2329-DPR/CDP** **Address: 4545 Carpinteria Avenue** **Hearing on the request of Carpinteria Unified School District to consider Project 25-2329-DPR/CDP (application filed on January 17, 2025) for approval of a Development Plan Revision and Coastal Development Permit to amend the Aliso School Master Plan to allow a new single-story 6,467 square foot classroom building on the eastern side of the Aliso Elementary School campus, and the removal of portable structures on the west side of the campus under the provisions of the Community Facility (CF) zone district; and to approve an Exemption pursuant to §15302, §15304, and §15314 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-230-018, -011, and -016, addressed as 4545 Carpinteria Avenue.** DISCLOSURE OF EX-PARTE COMMUNICATIONS – None Assistant Planner Megan Musolf presented the staff report. She said staff is recommending adoption of Resolution PC-25-009, thereby approving Project 25-2329-DPR/CDP and accepting a categorical exemption pursuant to CEQA Guidelines as listed in the staff report. In response to commissioners' questions, she provided additional details about tree removal, fill and the flood plain. PUBLIC HEARING OPENED Jonathan Leech, planning agent for Carpinteria Unified School District, explained the original master plan's intent was to replace decaying temporary portables with prefabricated Gen 7 modular classrooms. Following installation of the modular classrooms on other CUSD campuses, the district identified conventional buildings were preferable for Aliso School. A different design would also allow for kindergarteners to be	NEW PUBLIC HEARING

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separated from the main student body. He noted permanent structures would tie in with the campus design better, and this version would allow for preservation of existing play areas (more economical). Regarding sea level rise, he said it has been factored into the new FEMA mapping, and this design includes more fill than the main buildings, which are at a higher elevation than the project site. Half a foot of sea level rise is expected.

Patrick O'Connor, resident of district 5 and Architectural Review Board (ARB) member, expressed support and said reviews are important for buildings that are landmarks. He noted the Division of the State Architect (DSA) has final say, but he is not sure of the review order and who can supersede. He stated the Master Plan had significant on-site traffic control that is no longer in this design. He recommended having as much traffic as possible on campus as opposed to the streets.

Chair Allen asked for details about the traffic control, and O'Connor said it was originally designed so all the drop-offs and pick-ups can occur in the campus parking lot. Mr. O'Connor thinks as a vision this could still be accomplished but not on the current timeline and funding available. He recommended the Planning Commission keep an eye on that for future phases.

Chair Allen asked if the state architectural review can supersede our ARB review.

Assistant Planner Musolf answered that the City issues the planning permits, which include design review and ensure coastal and development plan requirements are met, while DSA issues the final building permits. In addition, Condition of Approval #5 states staff shall conduct a site inspection to ensure COAs have been met and the project is constructed per the approved plans. She said the City has some say over the approved architecture, but she is not sure what the process would look like should there be a discrepancy between the City-approved project and DSA-approved plans.

Architect Robert Robles explained that traffic control is included in future phases but replacing old buildings is the first priority. He said they paid close attention to the ARB's design suggestions and did their best to incorporate all of them. As for architectural revisions, he explained DSA doesn't examine planning issues the way the City does; however, structural safety and disability access are under its jurisdiction. He said they are 95% through the review process and there have been no comments affecting architecture, planning or setbacks, with only internal comments related to the structure and the meeting of structural, fire safety and disability regulations.

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PUBLIC HEARING CLOSED

Commissioner Van Antwerp asked if we could strengthen Condition 5, and Chair Allen suggested to staff if there are architectural revisions that the project be brought back for a report. Assistant Planner Musolf said a Condition of Approval can be added to state that if architectural changes are made to the exterior of the building, the project must be brought back to the ARB for review.

Commissioner Moyer said he has never been in favor of modular classrooms, which he described as an aesthetic nightmare. He added this will be a better adaptation for saving the structures in case of a catastrophic flood, noting they are next to the worst creek in Carpinteria. He commented that the schools have been under a lot of pressure lately, and as an advocate of public education, he would like to see this move as quickly as possible.

Commissioner Van Antwerp says she agrees with Moyer but continues to be concerned about the flooding. She noted we have over forty conditions and four special condition letters and asked if it would make sense to look at an independent drainage certification.

Assistant Planner Musolf explained the stormwater plan will be under the purview of the Division of the State Architect but it complies with the City's stormwater policies.

Commissioner Moyer says he doesn't want to condition the project any further or make it any more expensive for the applicant than it is now.

Chair Allen added that we should not add a condition for flooding in the absence of evidence that we should do something different.

Commissioner Van Antwerp said it is an excellent project. She described the school's heritage as unquestionable and said she likes to see what is happening there.

Chair Allen said he is in favor and sees it moving forward. He commented that in many cases a school district project wouldn't be appearing before the Planning Commission, but it does in Carpinteria.

MOTION
Commissioner Moyer moved, and Commissioner Van Antwerp seconded, to adopt Resolution PC-25-2009, thereby approving Project 2329-DPR/CDP/ARB to amend the Aliso School Master Plan and construct a new Kindergarten building to replace portable classroom structures and

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make associated improvements, including parking lot configuration, hardscape and landscape, and accept a categorical exemption pursuant to California Environmental Quality Act (CEQA) Guidelines and include §15302, §15304, and §15314, plus a revision to Condition of Approval #5 such that the project must return to an ARB hearing if architectural changes are made by the State. The motion passed unanimously by the following roll call vote: Commissioner Van Antwerp voted yes, Commissioner Moyer voted yes, and Chair Allen voted yes.	
OTHER BUSINESS – None	OTHER BUSINESS
MATTERS PRESENTED Chair Allen announced the Carpinteria Open Space Management Advisory Board will be meeting tomorrow afternoon at 2 p.m. He said it will be a walk-through of the Rincon Bluffs Reserve and the public is invited.	MATTERS PRESENTED
DIRECTOR'S REPORT 1) **City Calendar for the month of October 2025** 2) **Planning Activity Report as of September 30, 2025** 3) **Building Permit Report as of September 30, 2025** Principal Planner Mindy Fogg reviewed distributed materials and upcoming projects. Highlights included that the Chevron decommissioning project on appeal will be considered this Wednesday at the Coastal Commission hearing. She said its staff is recommending there is no substantial issue for an appeal, and if the Coastal Commission agrees, the city's Planning Commission and City Council recommendations are final. Regarding county housing rezones, she said they have been postponed and will be agendized in the November Coastal Commission meeting in Sacramento on November 5, 6, and 7th. City staff will possibly be attending via Zoom or in person. With respect to the hearing, she said the deadline for written public comment is October 30th, the Friday before the hearing. She also reported the General Plan Update Committee (GPUC) met in September to review public comments related to it, and another meeting will take place on the 20th to consider them before finalizing draft policies. Chair Allen asked that the Planning Commission see the General Plan Update before release of the final draft or EIR. He said sometimes there are major legislative issues affecting it and staff should consider a final hearing before approval.	DIRECTOR'S REPORT

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Commissioner Van Antwerp asked for a report on the Surfliner Inn's fiscal impact outside of the EIR.	
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF Monday, November 3, 2025 – All plan to be present.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair Allen adjourned the meeting at 6:48 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT

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CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Allen. **Commissioners Present:** David Allen, Chair John Moyer, Vice-Chair Jane L. Benefield Glenn La Fevers Alexandra Van Antwerp **Others Present:** Nick Bobroff, Community Development Director Syndi Souter, Senior Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE – Chair Allen led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Commissioner Benefield stressed the importance of voting on Election Day, Tuesday, November 4th.	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR **1) Minutes of the regular Planning Commission meeting held August 4, 2025 (item continued from October 6, 2025 meeting)** MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Moyer, the Planning Commission voted 3-0-2 (Benefield and Allen abstained) to approve the minutes of the regular Planning Commission meeting of August 4, 2025, as submitted. **2) Minutes of the regular Planning Commission meeting held September 2, 2025** MOTION 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 September 2, 2025, as submitted.	CONSENT CALENDAR
NEW PUBLIC HEARING	NEW PUBLIC HEARING

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

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 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.

DISCLOSURE OF EX-PARTE COMMUNICATIONS
Commissioner Moyer said he drove by the property. Commissioner Van Antwerp shared that she walked Maple Avenue to Seventh Street and viewed a video of the ARB meeting. Commissioner Benefield said she also went to the property and viewed the ARB meeting. Chair Allen disclosed he drove to the property and viewed it from a few angles.

Senior Planner Syndi Souter presented the staff report. She reviewed action options and said staff is recommending adoption of Resolution PC-25-010 and approval of the project.

Commissioner Benefield asked if the property had been cited by the City. Souter explained that over a decade ago the property's front and back structures were cited at separate times, there had been a citation around five years ago for overgrown bushes in the front yard, and there was a recent complaint about the back structure that led to an inspection and recommendation for soft story construction retrofitting to the garage door openings.

Commissioner Benefield asked how one structure could be left dilapidated while the other is not, and how it is justified to rely on the back structure for the front structure's parking.

Senior Planner Syndi Souter said it is one legal lot with two structures and

four on-site parking spaces, two for the front and two for the back. Regarding the dilapidation, she explained that the back unit is now vacant and has been re-roofed and will be painted.

Community Development Director Nick Bobroff added that there is nothing in the zoning code that requires both structures to be improved. He said the back structure is still habitable and all they can do is encourage the client to make improvements. Regarding parking, it is provided by the back structure and still meets code requirements.

Commissioner Van Antwerp asked what would need to occur to keep the tree from being removed that is in the middle of the proposed driveway. Souter explained it is causing problems with the sidewalk and pavement, and the existing driveway would require a curve to work for the new house.

Chair Allen asked if the 12-foot driveway could be expanded toward the Jacaranda tree. Souter said the maximum allowed driveway width is 16 feet, and she does not believe a driveway that wide would work. She said that they did not ask for an arborist report because it's a city-owned street tree.

Bobroff explained that as a city-owned tree, its removal would require a recommendation from the Tree Advisory Board and City Council approval.

Commissioner Van Antwerp asked about the age of the tree, noting there are many beautiful Jacaranda trees on that street, and she didn't notice any sidewalk buckling. Souter answered they don't know how old it is, but it is 20 inches in diameter.

PUBLIC HEARING OPENED

Dylan Chappell, applicant/architect, made the following points about the tree: It is clear it is lifting and damaging the hardscape. If they were to keep the driveway where it is, it's very narrow, up against the property line and not ideal for backing in and out. The tree is in the public right-of-way and there is currently no sidewalk, but a sidewalk is required to be installed. They'd like to keep the tree but cannot see a solution without having a problem with the sidewalk and driveway.

Chappell said Gordon and Selena have owned the property for a few decades and it has always been their plan to retire in Carpinteria. He noted there are a lot of structures that don't comply with the setbacks, along with every structure in this area. He acknowledged the "weird" history with the project, and, among other things, said it was difficult to do anything due to the back tenant who had been there almost three decades. He commented

that he thinks you will see pride of ownership, noting that they plan to live there, improve the property, and there is a landscaping plan. He said the house is 21 feet tall, with a wedding cake design for the second story, and they have abided by all city guidelines, rules and regulations.

Property owner Selena Burgess-Birk spoke about how they visited Carpinteria their whole lives and now that she, her brother, and sister are at or near retirement they are excited to do this. She explained that they decided to change the plant plan to more perennials. She said she looks forward to the commission's feedback and moving the plans forward.

Property owner Gordon Burgess said 50% of the 11 parcels on that block have easements for driveways, with their property not an unusual one, and 100% of recent builds are legal non-conforming. He explained that the three parcels on that block had been owned by the same family and all were lost to foreclosure in 1995-96. Because all three were owned by the same person, there wasn't initially a recorded easement. However, after foreclosure when the properties were owned by different banks, the bank that owned their property compensated the one that owned the corner property in exchange for the recordation of an easement. (Souter noted the commissioners have copies of the recorded easement).

In response to questions about their ownership history, Burgess explained they have owned it for 27 years and their work lives didn't allow them to move forward earlier. The front unit was kept vacant, they hired a gardener after an agreement for yard work from the back tenant didn't work out, and the tenant had moved out just before the latest citation. Regarding the second dwelling's condition, he said they have quotes for window replacement and plan to have all matching garage doors and compatible paint colors, but they are awaiting approval from ARB for the front residence before starting.

Patrick O'Connor, ARB member and resident of District 5, said the second structure should be included in the development plan. He explained at some time the property transitioned from single family to multi-family at which time a Conditional Use Permit should have been required. He said if the property became non-conforming there should be an evaluation of the veracity of those changes. He said there are going to be an awful lot of these cases coming forward due to properties all over Downtown and Old Town like this. He described a recently approved project as "bad planning" where a dilapidated structure was left with a Conditional Use Permit for only a corner of the property. He said a joint committee between Planning and the ARB had been formed to address this and should be brought back to change ordinances and zoning for Old Town and Downtown properties.

Shane Unterthiner of 5110 Seventh Street, the closest homeowner to the Burgess property, asked for a continuation until the easement agreement can be located and his attorney can address it. He clarified the last citation was in August of 2023 and said there was 30 years of undergrowth before the yard was cleaned up. He spoke about the stress the property caused him and his neighbors, noting for 30 years they were subjected to an abandoned house with rats and racoons running out of it, with every complaint to the City met with hostility. He reiterated his request for a continuation.

Public comment letters were submitted prior to the hearing by Patrick O'Connor and Linda Short.

PUBLIC HEARING CLOSED

BREAK – Chair Allen called for a short break.

Chair Allen stated that he reviewed the grant deed for the easement and it appears standard and legal.

Commissioner Moyer said he does not have a problem with taking the tree out, the discussion on the back unit is appropriate, and he would approve this project that is in a unique situation. He described Carpinteria's housing stock as old and dilapidated, and approving a lot of these projects has made it a better place. He believes it is to everyone's benefit to approve the project, citing the housing shortage. He said they do not sound like super good neighbors, but it is not his job to pass judgement.

Commissioner Van Antwerp asked for feedback about having a condition to save the tree based on further study by Public Works. She believes the tree is 35-40 years old and said it is one of several on Maple Avenue that provide the canopy we need.

Chair Allen said he prefers to curve in the driveway and leave the tree. He added if there is consensus to save the tree, they can offer the applicant the opportunity to move forward with that condition or continue the hearing after the Tree Advisory Board reports back. He expressed support for the project, noting past owner history is not relevant to their decision. He said we do not have the authority to require work on another structure on the property.

Commissioner Benefield said the property's history does not bode well for the applicant, and their 30-year track record does not show they will do what they say. She said she would never in a million years approve removal of the tree unless it was diseased. Regarding setbacks and non-conformance, she doesn't care so long as housing is provided. She said the

tree stays or she votes against it, or she will go along with a condition.

Commissioner La Fevers expressed support. He said regardless of the history, the project is a good use of the parcel and he can support the findings for continuation of the non-conforming use, which is a setback issue they often deal with. The project fits the character of the neighborhood, the height is not overwhelming, and they aren't maximizing every opportunity on the property. He does not have a problem with the existing structure and noted the applicant's intent to improve it.

Upon La Fevers' request, additional details with respect to retaining the Jacaranda tree and how the driveway and sidewalk alignment would be impacted were provided.

Commissioner Moyer said he supports going along with the consensus for conditioning the tree.

MOTION
Chair Allen moved to approve attached Resolution PC-25-010 thereby approving Project 25-2328-CUP/CDP/ARB to allow a remodel and construction for a total of 1836 square feet of additions to an existing legal non-conforming 997 square foot single family residence at 748 Maple Avenue to accept a categorical exemption as identified in the California Environmental Quality Act and with staff revising the existing Conditions of Approval to provide that the driveway access will remain where it currently is and that it may be slightly widened if that is possible without affecting the existing Jacaranda tree.

Allen acknowledged the neighbors' outrage, stating that hopefully in moving forward everyone will see considerable improvement. He stated the Planning Commission must act on the project before them.

Comments on his motion followed. Commissioner Moyer thought they were conditioning the tree to be reviewed by the arborist who would prepare a report for the City Council. Commissioner Van Antwerp had meant for the tree to be retained and for Public Works and a certified arborist to review the plan to protect the roots.

Community Development Director Nick Bobroff clarified if the tree was retained there would be no need for it to be reviewed by the Tree Advisory Board, and if the applicant is agreeable to that, then it stops there.

Discussion took place on whether the Planning Commission should move forward with a definitive condition or continue the hearing after a Tree Advisory Board review. The commissioners agreed they would keep the

condition to retain the tree as stated in the motion without further review. MOTION PASSED Commissioner La Fevers seconded the motion. Motion passed 5-0 by the following roll call vote: Van Antwerp voted yes, Moyer voted yes, Benefield voted yes, La Fevers voted yes, and Chair Allen voted yes.	
OTHER BUSINESS – None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield asked for an update on the Via Real Hotel project. Community Development Director Nick Bobroff explained it is currently in plan check and working toward construction permits. Project approvals are expiring in early 2026 and new authorization would be needed if the approvals expire prior to start of construction. Chair Allen asked for feedback on Patrick O'Connor's comments about a zoning amendment addressing changes from single-family to multi-family zoning. Bobroff said he would prepare a report. Chair Allen brought to attention there is work activity at the Chevron site on weekends despite the conditioning. He questioned who the contractors are, for how long and what else can be expected. Bobroff said they are working on improving communications with Chevron and the various players, noting SCE recently replaced a utility pole without first notifying the City. He also described other recent permit-exempt work, of which the City was notified, related to the former Pitas Point odorant and metering facility. Commissioner Van Antwerp asked for more details on the Development Review Committee brought up by Patrick O'Connor. Bobroff provided background on the committee and how efforts stalled out, citing Covid, quorum issues and state housing laws. Although it could be brought back, he does not know if they have the capacity to take it on at this time.	MATTERS PRESENTED
DIRECTOR'S REPORT **4) Architectural Review Board Meeting Minutes of July 31, 2025** **5) City Calendar for the month of November 2025** **6) Planning Activity Report as of October 30, 2025** **7) Building Permit Report as of October 30, 2025** Bobroff reviewed distributed materials and reported on upcoming projects. Applications remain incomplete for projects at 6380 Via Real (90 units), Bluffs 1 (around 200 units) and Ogan Road. Recent ARB reviews include	DIRECTOR'S REPORT

the Verizon Wireless installation on Linden Avenue and Shepard Place Apartments site improvements. He said the appeal of Chevron's decommissioning project was dismissed by the CA Coastal Commission. He announced three agricultural properties proposed to be rezoned in the County Housing Element (Bailard Red Tail and Van Wingerden-owned properties across from the high school and behind the Via Real Hotel project) will be considered by the CA Coastal Commission this Thursday, November 6th.	
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF Monday, December 1, 2025 – All plan to be present.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair Allen adjourned the meeting at 7:20 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Allen. **Commissioners Present:** David Allen, Chair John Moyer, Vice-Chair Jane L. Benefield Glenn La Fevers Alexandra Van Antwerp **Others Present:** Nick Bobroff, Community Development Director Syndi Souter, Senior Planner 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 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. 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 **1) Minutes of the regular Planning Commission meeting held November 3, 2025** MOTION 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

NEW PUBLIC HEARING

NEW PUBLIC HEARING

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

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.

DISCLOSURE OF EX-PARTE COMMUNICATIONS
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.

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.

Community Development Director Nick Bobroff added that following the 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."

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 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 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. MOTION 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. 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 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. 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. 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.	MATTERS PRESENTED

DIRECTOR'S REPORT **3) Architectural Review Board Meeting Minutes of September 25, 2025** **4) City Calendar for the month of December 2025** **5) Planning Activity Report as of November 25, 2025** **6) Building Permit Report as of November 25, 2025** 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. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT

Exhibit 4

City of Carpinteria Strategic Plan, FY 2025/26 – 2026/27

City of Carpinteria

Strategic Plan

Fiscal Years
2025/26-2026/27



carpinteriaca.gov

City Manager's Message

To the Residents and City Council of Carpinteria,

I am pleased to present the City of Carpinteria's Strategic Plan for Fiscal Years 2025–2027, which was received and filed by the City Council on June 9, 2025. This plan outlines the City's priorities and vision for the next two years and serves as a roadmap for how we deliver services, invest resources, and respond to community needs.

The Strategic Plan is fully aligned with the FY 2025–2027 Operating and Capital Budget, adopted on June 23, 2025. It reflects our ongoing commitment to thoughtful planning, responsible governance, and community-focused outcomes. This Plan helps guide our work during a milestone year, as the City celebrates 60 years of incorporation on September 28, 2025.

The Plan is organized around four key goals established by the City Council:

- Enhance public outreach, education, and transparency
- Maintain a small beachside town
- Enhance quality of life for residents
- Maintain the fiscal sustainability of the City

In addition to guiding our day-to-day operations, the Strategic Plan affirms the City's broader commitment to good governance—including the efficient use of public resources, long-term financial planning, and transparency in decision-making. By clearly linking goals to actions, we aim to keep the public informed, engaged, and confident in how their local government operates.

These goals reflect the values of our community and shape the daily efforts of our City departments. They also help us make intentional choices about how to allocate limited time, funding, and staffing. As we often remind ourselves: "You can do anything, but you can't do everything." This plan helps us stay focused on current priorities.

This document is designed to make our work more transparent and accessible to the public. It summarizes key objectives and initiatives across departments and demonstrates how each supports the Council's overarching goals. Whether we are enhancing parks and open spaces or expanding community engagement, this Plan connects the City's efforts to the needs and aspirations of our residents.

On behalf of the City's staff and leadership team, thank you to the City Council for your clear direction—and to the residents of Carpinteria for your trust, input, and continued partnership. We are honored to serve this incredible community and excited for the work ahead.

Respectfully,



City Manager
City of Carpinteria

Executive Summary

The Carpinteria City Council has identified five primary goals for FY 2025/26-2026/27 (FY 25-27). The goals are numbered for reference only and do not indicate order of priority. The following pages outline the process used to develop these goals and detail how City staff will support their implementation through the end of the fiscal period on June 30, 2027.

Primary Goal #1

Enhance Public Outreach, Education, and Transparency





Primary Goal #2

Maintain a Small Beachside Town

Primary Goal #3

Enhance Quality of Life for Residents





Primary Goal #4

Maintain the Fiscal Sustainability of the City

Process

With guidance from the City's strategic planning consultant, the City of Carpinteria has developed a comprehensive Strategic Plan and Work Plan for FY 25-27. This new two-year plan reflects a more inclusive, forward-thinking approach to goal-setting and organizational planning. The process featured a range of public engagement opportunities designed to ensure broad community input, including the following:

	November - December	January
Public Participation	**Online Community Survey** (Nov. - Jan.) **On-Site Community Workshop #1** (English) **On-Site Community Workshop #2** (Spanish) **Virtual Community Workshop #3** (Bilingual)	Jan. 18, 2025: **In-Person City Council Retreat** to discuss Vision, Mission, Values and City Council Goals
Council Input	**City Council Online Questionnaire** **City Council One-on-One Interviews**	



Primary Goal #1:

Enhance Public Outreach, Education, and Transparency

The Carpinteria City Council recognizes that its outreach and education efforts must better reflect the city's diverse population. To address this, the Council is prioritizing enhanced public outreach, transparency, and engagement—especially with youth, seniors, and Spanish-speaking residents—to foster greater civic participation, ensure more inclusive decision-making, and build stronger community connections.

Priorities:



Provide staff support and resources for City Council-led community outreach initiatives



Strengthen communication and engagement tools, with an emphasis on reaching youth, seniors, and the Spanish-speaking community



Enhance partnerships with community organizations

Translating Goals Into Actions

To support the City Council's Primary Goal—**Enhance Public Outreach, Education, and Transparency**—outlined in FY 25-27 Strategic Plan, each City department has developed targeted strategic goals:

General Government

Program	Strategic Goal	Objectives
Emergency Preparedness	Strengthen community outreach and engagement to enhance emergency preparedness and resilience.	Develop, translate, and print City of Carpinteria emergency preparedness materials that align with ReadySBC messaging.
		Conduct emergency preparedness outreach through a combination of digital and in-person efforts.
		Coordinate logistics and outreach efforts for LISTOS and CERT trainings.
	Develop and update emergency response plans and coordinate staff training.	Review existing emergency plans, identify critical gaps or outdated sections, prioritize necessary updates, and create new plans as necessary to ensure comprehensive emergency preparedness and compliance.
		Ensure staff preparedness for disaster shelter operations.
Communications	Strengthen inclusive and transparent communication between the City and its diverse communities.	Develop, present, and implement a comprehensive Communications Strategy that focuses on enhancing outreach strategies, building meaningful partnerships, improving communication policies, and using data-driven tools to increase engagement, responsiveness, and trust.
		Increase the effectiveness and inclusivity of communication between the City and its Spanish-speaking and Latino populations.
		Enhance the tracking and reporting systems for both digital and in-person engagement efforts.
		Promote transparency and civic engagement by supporting a local State of the City event to increase public awareness of City initiatives.
Administration	Provide staff support and resources for City Council-led community outreach initiatives.	Assist councilmembers with planning, organization, and marketing of district engagement events.
Community Services Support Grants Program	Enhance partnerships with community organizations.	Build a stronger connection with non-profits, especially through the Community Services Support Grants Program.
		Fulfill current contract agreements with community service- based contracts and agreements, and engage with non-profits assisting the Spanish-speaking community.

Community Development

Program	Strategic Goal	Objectives
Advanced Planning	Improve and Update City Environmental Review Process.	Update City Environmental Review Guidelines & Thresholds (Resolution No. 4082).
Administration	Strengthen communication and engagement tools, with an emphasis on reaching youth, seniors, and the Spanish-speaking community.	Expand Spanish Language Outreach for Community Development Department-related business.
	Enhance partnerships with community organizations.	Enhance public awareness of Rental Housing Mediation Program (RHMP) Services.
Code Compliance/ Animal Control	Enhance partnerships with community organizations.	Increase public awareness of public and multifamily smoking regulations.

Parks, Recreation, and Community Services

Program	Strategic Goal	Objectives
Administration	Advance inclusion and accessibility.	Translate AgeWell, Community Garden, and Rental applications and forms to Spanish.
		Translate Community Garden Signage into Spanish.
		Create surveys for rentals in English and Spanish.
	Strengthen partnerships with culturally connected organizations.	Partner with NGOs connected to the Spanish speaking community to offer relevant programming in Spanish.

Public Works

Program	Strategic Goal	Objectives
Administration/ Engineering	Multi-language translation for GoGov Platform.	Collaborate with GoGov Software to implement multi-language translation capabilities across the embedded City website platform, GoGov website, and mobile application to improve accessibility for non-English speakers.
	Promotion of Public Works Boards and Committees.	Enhance visibility and community engagement with Public Works Boards and Committees (e.g., Downtown T Business Advisory Board, Tree Advisory Board, Traffic Safety Committee, Integrated Pest Management Advisory Committee) through targeted outreach and transparency efforts.
	Modernization of Public Works Permit Workflow.	Conduct market research to evaluate permitting software solutions for public agencies. Focus on features that improve efficiency, such as centralized workflows, real-time communication tools, status tracking, and robust data collection.
	Community Driven Capital Improvement Planning Workshops.	Host annual Capital Improvement Plan (CIP) workshops dedicated to gathering community input on desired city projects, including infrastructure, recreational facilities, trails, sports courts, and technology enhancements.
Sustainability/ Environment	Increase public awareness of existing programs and regulations, as well as the resources available to the community.	Increase outreach by continuing to prioritize providing all materials in Spanish and English, as well as adding visual information to include the community at large.
		Work with Promotores to reach out to Spanish speaking community to raise awareness about disposal options for regular waste and hazardous waste.
		Contract with Explore Ecology to bring organic waste, composting, and water quality education programs to Carpinteria students.
		Collaborate with Carpinteria Community Library for Creek Week and other events to increase community engagement through reading.
		Partner with PRCS to expand composting education, including holding workshops and having a demonstration project at the Community Garden.



Primary Goal #2:

Maintain a Small Beachside Town

The Carpinteria City Council is committed to preserving the city's unique small beachside town character while planning thoughtfully for the future. To achieve this, the Council is strengthening regional collaboration, advancing long-range planning efforts, and focusing on policies that protect neighborhood character, support community livability, and address housing affordability across the Carpinteria Valley and South Coast.

Priorities:



Strengthen regional collaboration with the County and other regional agencies on planning and policy affecting the Carpinteria Valley and Greater South Coast.



Advance and sustain comprehensive long-range planning initiatives.



Preserve neighborhood character and community livability and address housing affordability.

Translating Goals Into Actions

To support the City Council's Primary Goal—**Maintain a Small Beachside Town**—outlined in the FY 25-27 Strategic Plan, each City department has developed targeted strategic goals:

Community Development

Program	Strategic Goal	Objectives
Administration	Improve Inter-Agency Coordination on Development Projects and Permits.	Restart monthly Inter Departmental Advisory Group (IDAG) Meetings.
		Execute Memorandum of Agreement (MOA) Concerning Land Use Matters with County of Santa Barbara.
Advanced Planning	Advance and sustain comprehensive long-range planning initiatives.	Achieve meaningful progress towards certification of the General Plan/Coastal Land Use Plan (GP/CLUP) Update.
		Complete ADU Ordinance Update.
		Complete Density Bonus Ordinance Update.
		Adopt SB 9 Ordinance.
		Complete Special Needs & Supporting Housing Ordinance Update.
	Streamline residential permitting process.	Adopt objective design standards for residential zone districts.



Primary Goal #3:

Enhance Quality of Life for Residents

The Carpinteria City Council is committed to enhancing residents' quality of life by investing in essential infrastructure, expanding community and recreational opportunities, and improving accessibility for all. The Council is also focused on upholding community standards, strengthening local partnerships, and supporting a balanced economy with diverse jobs, business support, and housing options for all income levels.

Priorities:



Maintain and improve high-priority infrastructure.



Enhance existing and explore new recreational and community engagement opportunities.



Improve pedestrian, bicycle, and ADA accessibility while enhancing mobility options for all residents.



Primary Goal #3:

Enhance Quality of Life for Residents (cont.)

Priorities (cont.):



Uphold community standards through proactive education and compliance efforts.



Invest in City staff and organizational excellence.



Strengthen community institution collaboration.



Support a balanced economy through a broad range of employment opportunities, business support strategies and housing options for all income levels.

Translating Goals Into Actions

To support the City Council's Primary Goal—**Enhance Quality of Life for Residents**—outlined in the FY 25-27 Strategic Plan, each City department has developed targeted strategic goals:

General Government

Program	Strategic Goal	Objectives
Emergency Preparedness	Coordinate staff training, in compliance with emergency response plans.	Coordinate with the Human Resources Team to establish a framework for emergency preparedness and
		All staff to participate to participate in an annual City-wide emergency exercise.
Economic Vitality	Reinvigorate the City's commitment to fostering economic vitality through a more active and strategically focused Economic Vitality Committee.	Clarify the mission, vision, and roles of the Economic Vitality Committee to guide its efforts in promoting a vibrant and resilient local economy.
Staff Recruitment and Retention	Update and streamline the City's personnel policies.	Create a Comprehensive Personnel Rules and Regulations and replace outdated or overlapping documents, including the Conditions of Employment (COE) and existing outdated Personnel Rules, and maintain a separate Memorandum of Understanding (MOU) for bargaining unit employees.
	Invest in City staff and organizational excellence.	Conduct a comprehensive Organizational Assessment and Classification and Compensation Study to ensure the City's job classifications and salary structure are competitive, equitable, and aligned with organizational needs and market standards.
City Administration	Improve transportation safety related to use of e-conveyance.	Develop and implement an e-conveyance education and enforcement strategy.

Community Development

Program	Strategic Goal	Objectives
Building & Safety	Improve safety and living conditions in multifamily residences.	Develop and implement multifamily housing inspection program.
	Invest in City staff and organizational excellence.	Obtain Certified Building Official (CBO) designation.
		Obtain Certified Accessibility Special (CASp) designation.
Advanced Planning	Enhance short-term rental (STR) enforcement & compliance.	Complete updates to STR & Home Stay Ordinances: Update fines and penalties for STR violations & allow for legislative subponeas.
	Support affordable housing production.	Identify and pursue strategies for affordable housing production.
Code Compliance/ Animal Control	Invest in City staff and organizational excellence.	Adopt Code Enforcement safety standards (per SB 296).
		Obtain Certified Animal Control Officer (CACO) designation (per AB 1125).
		Complete CalAnimals Officer Academy Basic training.
	Invest in City staff and organizational excellence.	Complete Supervisor Academy for Code Compliance Supervisor.
Current Planning	Improve Business Licensing Program.	Pursue improvements to efficiency of Business Licensing Program.
	Streamline permitting process.	Update Planning Project application and checklists.

Parks, Recreation, and Community Services

Program	Strategic Goal	Objectives
Library	Implement the Library's 3-Year Strategic Plan.	Facilitate the formal adoption and launch of the Library's three-year strategic plan.
Aquatics	Initiate and lead a capital fundraising campaign for Community Pool renovations, aligned with Community Pool Facility Condition Assessment recommendations.	Develop a detailed fundraising plan, including target fundraising goals, timelines, donor prospect lists, and marketing strategies.
	Expand equitable access to aquatic programs.	Increase community access by offering Sunday swim lessons.
	Expand ocean recreation opportunities.	Expand aquatics program activities by developing and offering kayaking, stand-up paddleboarding (SUP), and other ocean-based programs.
	Establish a Youth Aquatics Scholarship Program supported by donations and sponsorships to promote increased and equitable access to swim lessons and Junior Lifeguards.	Develop and adopt a scholarship policy that defines eligibility criteria, application and verification process, and program funding mechanisms. Promote the scholarship opportunity to underserved and income-qualified families through targeted outreach.
Administration	Launch initial Planning Phase for Rincon Bluffs (Bluffs III) Open Space.	Recommend a consultant for conceptual design and EIR services, and initiate conceptual design and EIR process.
AgeWell	Enhance data- driven decision making for AgeWell programming	Implement regular feedback collection methods (e.g., forums, surveys, suggestion boxes) to gather participant, volunteer, and staff input to guide program improvements and development, and increase participation.
		Use participant, staff, and volunteer feedback and data analysis to inform targeted enhancements to existing classes, events, and wellness services.
Garden	Enrich Community Garden community programming	Gather feedback from gardeners through surveys and informal conversations to measure program satisfaction and to identify needs and any areas for improvement.
		Explore different programming opportunities and collaborations with local and regional partners to co-host events, educational workshops, and other engagement opportunities.

Public Works

Program	Strategic Goal	Objectives
Administration/ Engineering	Increase capital projects revenues.	Secure federal- and/or state-aid funds at no less than 75% of project cost.
		Fund local match at no more than 25% of project cost.
Sustainability/ Environment	Reduce greenhouse gas emissions.	Develop 100% energy sustainable and resilient City facilities.
	Increase landfill diversion.	Join the Community Hazardous Waste Collection Center.
	Deliver impactful community events to promote environmental sustainability and community connection.	Host at least four annual community events focused on increasing awareness of existing programs and regulations, sustainability education, landfill diversion, local environmental initiatives, and community engagement.
	To protect local watersheds.	Implement Trash Implementation Plan regulation.
Maintenance	To increase and diversify maintenance operations capabilities.	Ensure maintenance staff possess at least one (1) special skill, e.g. carpentry, mechanical, electrical, plumbing, concrete finishing, equipment operation, etc.

Administrative Services

Accounting Technician	Invest in City staff and organizational excellence	Modernize technology infrastructure to support staff productivity and collaboration.
Administrative Services Director		Promote professional development and knowledge sharing.



Primary Goal #4:

Maintain the Fiscal Sustainability of the City

The Carpinteria City Council is committed to maintaining the City's long-term fiscal sustainability while ensuring efficient and effective operations. To achieve this, the Council is exploring opportunities to enhance and diversify revenue streams, driving cost recovery through targeted economic initiatives, and prioritizing sound financial management practices that support the City's ability to serve the community now and into the future.

Priorities:



Explore ways to enhance and diversify revenue streams.



Ensure efficient operations of the City.



Drive cost recovery through targeted initiatives.

Translating Goals Into Actions

To support the City Council's Primary Goal—**Maintain the Fiscal Sustainability of the City**—outlined in the FY 25-27 Strategic Plan, each City department has developed targeted strategic goals:

General Government

Program	Strategic Goal	Objectives
City Clerk	Streamline agenda review process	Implement agenda management software
Administration	Explore ways to enhance and diversify revenue streams	Facilitate voter survey to identify the City's options regarding revenue measures that would need to be approved by either voters or property owners.
		Analyze potential revenue mechanisms, including approval process and revenue potential, and present to City Council for approval.
		Select outreach firm and create a public education/outreach plan for any and all selected revenue generation mechanisms and ballot measures.
	Drive cost recovery through targeted initiatives	Align assessment district rates with actual service costs.
		Identify and pursue outside funding opportunities for City priorities.
	Ensure efficient operations of the City	Develop a City Council Legislative Policy Platform.

Community Development

Administration	Improve permitting and licensing processes.	Launch online permitting and licensing platform.
	Achieve full cost recovery for Building and Safety services.	Update Building Permit Fee schedule.
Code Compliance/ Animal Control	Improve fines and penalties collections.	Implement data ticket services.

Parks, Recreation, and Community Services

Program	Strategic Goal	Objectives
Administration	Develop and implement a formal Fundraising, Sponsorship, and Donation Policy.	Research and draft a comprehensive policy that outlines guidelines, procedures, and ethical standards for accepting monetary and in-kind donations corporate sponsorships, and community fundraising efforts.
		Adopt and begin implementation of the policy, including the creation of promotional materials and staff training.

Public Works

Program	Strategic Goal	Objectives
Administration/ Engineering	Explore cost-effective pavement strategies.	Organize collaborative, internal and regional workshops and think tanks to evaluate innovative and non-traditional pavement maintenance strategies aimed at reducing costs.
	Feasibility Study: In-House vs. Outsourced Operations.	Conduct a comprehensive cost-benefit analysis of all major departmental operations (e.g., landscaping, janitorial, sidewalk maintenance, berm construction) to evaluate whether continued contracting or transitioning to in-house service delivery.
	On-Call maintenance contracts.	Reduce overall maintenance costs by securing on-call service agreements (e.g., HVAC, electrical, plumbing, locksmith, vehicle maintenance) through pre-negotiated rates, etc.

Administrative Services

Program	Strategic Goal	Objectives
Administration	Ensure timely grant reimbursement requests.	Develop and implement a comprehensive Grant Management Policy outlining roles, responsibilities, and timelines.
	Ensure efficient operations of the City.	Develop standard operating procedures to improve internal customer service and reduce external processing times.
		Complete Office 365 Migration.

Exhibit 5

Staff Report, 2025 General Plan Annual Progress Report

CITY OF CARPINTERIA

GENERAL PLAN ANNUAL PROGRESS REPORT

City Council Meeting

March 23, 2026

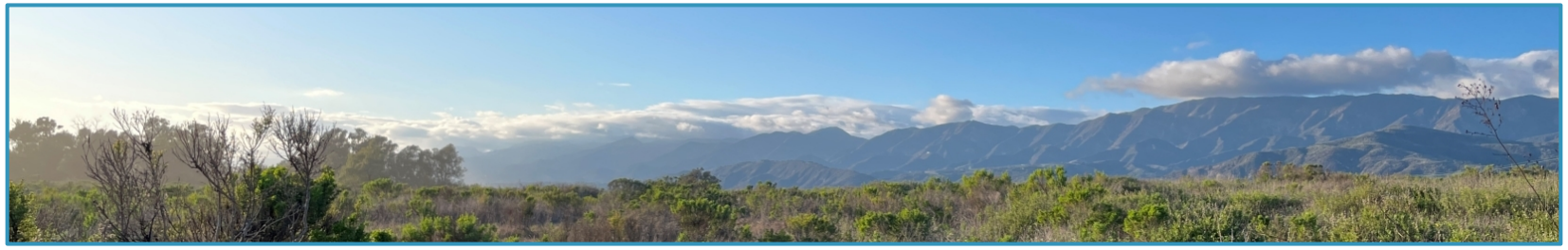
Background

- Required annual report on City's General Plan (Gov Code § 65400)
- Submit to LCI and HCD
- Separate from but related to Housing Element APR
- Purpose: Provide the State and public with info and updates
  - Is the City meeting its goals?



Structure of GP APR

1. Introduction
2. Development Activities/Projects and Program Review
3. General Plan Elements and Implementation
   - Reviews progress under each Element
4. Amendments to the GP/CLUP and Zoning Code
5. Goals, Priorities, and Objectives



2025 Highlights

Building Permits	330	Building Permits issued
	12	Certificates of Occupancy
ARB	22	projects reviewed
Planning Commission	6	DP or DPR, CDP
	3	CUP
	1	EIR certified

City Council

- Form standing Public Engagement Committee
- Citywide goals and values for two-year Strategic Plan
- Adopt CCC mods to implement HE Program 1
- MOA with SBC OEM for ReadySBC alerts and Genasys emergency zone mapping
- Uphold PC's decision to approve Chevron Decommissioning Project
- $10k for nonprofits supporting immigrant community
- Celebrated City's 60th Anniversary!
- Held State of the City

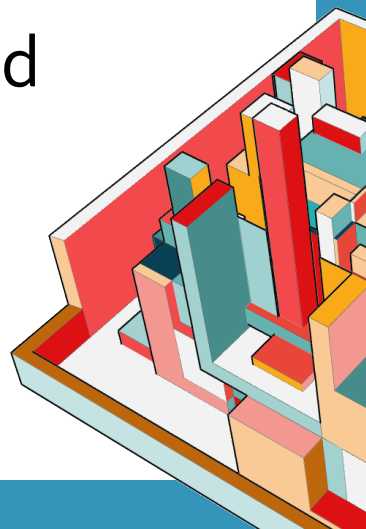
2025 Highlights

Land Use

- Strong overlap w/ Housing Element implementation
- *Proposed Housing Projects* webpages for applications 25+ units

Community Design

- Objective Design Standards in effect for RMU zone + streamlined housing projects



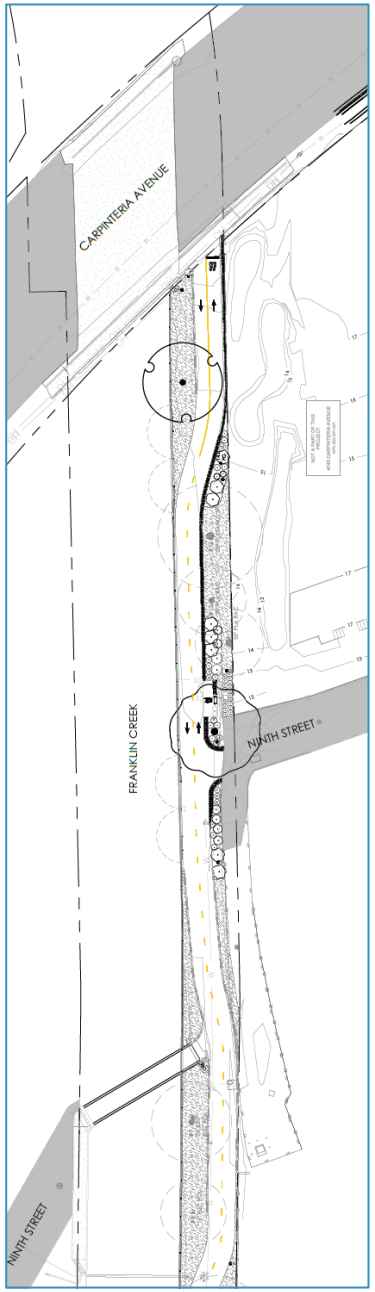
2025 Highlights

Circulation

- ❖ Franklin Creek Trail Improvement: PC approval July 2025, Final ARB October 2025
- ❖ Linden Ave Improvements Project: construction contract granted summer 2025, now well underway

Open Space, Recreation & Conservation

- ❖ Rincon Gateway acquisition by Land Trust of SBC
- ❖ Monte Vista Dog Park: pilot program continued

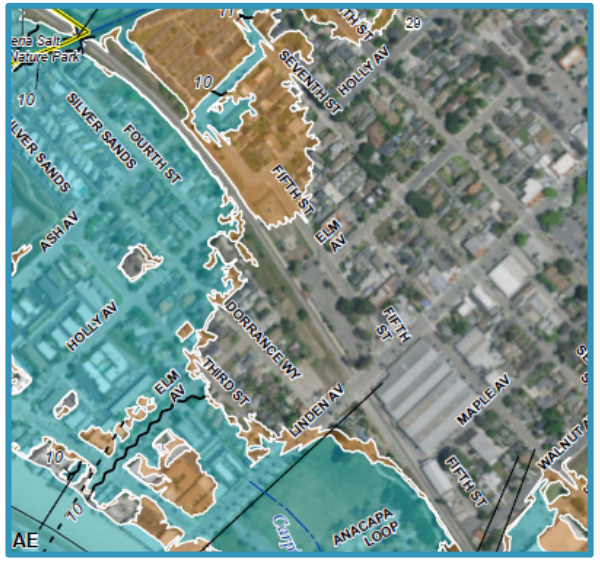


2025 Highlights



Safety

- CERT training resumed in 2025
- EOC and Shelter Preparation trainings for staff
- New Flood Insurance Rate Maps approved by FEMA; effective June 10, 2026



Noise

- Entertainment Licenses: 7 active @ end of 2025

2025 Highlights

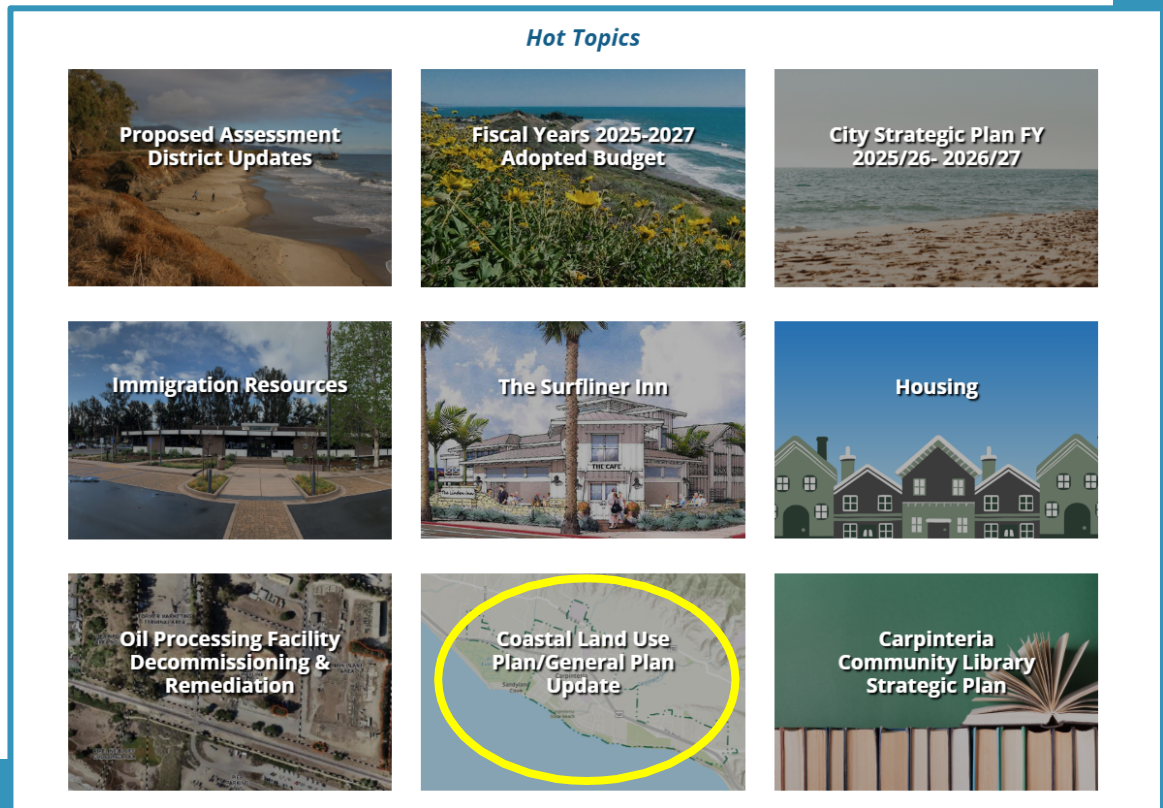
Public Facilities & Services

- Living Shoreline Project: Env review & engineering design services consultant selected, early planning & technical study in progress
- Community Pool: Facilities Needs Assessment April 2025, RFP released Nov 2025



General Plan Update

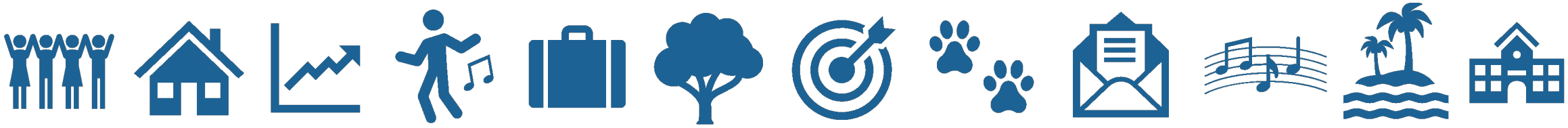
- Coastal Land Use Plan/General Plan (CLUP/GP) updated draft available to view
  - Markups
- Next step: Environmental Review
  - Notice of Preparation, Scoping Meeting for draft Program EIR



Staff Recommendation

Sample motion:

I move to accept the 2025 General Plan Annual Progress Report and to direct the Community Development Director to submit the Report to the Governor's Office of Land Use and Climate Innovation and the Department of Housing and Community Development.



Agenda Section: Other Business
Agenda Item No.: 19
Council Meeting Date: March 23, 2026

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Resolution Adopting the City Council Policy Titled "Policy on Policies" and Initiating a Legacy Policy Audit

STAFF RECOMMENDATION

Adopt Resolution No. 6445 adopting the City Council policy titled "Policy on Policies" and initiating the legacy policy audit and update process.

Sample Motion: "I move to adopt Resolution No. 6445 approving the City Council Policy on Policies."

BACKGROUND

The City currently lacks a standardized process for developing, approving, tracking, and maintaining municipal policies. While Resolution No. 135, adopted in 1968, authorized the City Manager to issue administrative regulations and established an Administrative Manual intended to house City policies, it did not create a comprehensive system governing the development, approval, tracking, and maintenance of City policies.

Over time, policies have been adopted through a variety of methods including resolutions, administrative directives, and departmental procedures. Additionally, the City does not currently maintain a consistent numbering system or centralized repository for policies, which makes tracking active policies difficult.

Establishing a formal policy management framework will improve transparency, ensure appropriate approval authority, and create a consistent process for developing, maintaining and updating municipal policies.

DISCUSSION

The proposed resolution accomplishes two primary objectives:

1. Establishment of the Policy on Policies Framework:

The proposed “Policy on Policies” establishes a standardized framework for the development, review, approval, and management of City policies.

The framework:

- Establishes criteria distinguishing City Council approved policies from City Manager approved administrative policies
- Implements a standardized policy numbering and tracking system
- Introduces uniform policy templates and documentation standards
- Establishes an internal routing process for policy review by relevant departments, including Finance, Human Resources, Risk Management, and the City Attorney when applicable
- Creates a centralized policy repository maintained by the City Clerk

This structure ensures policies are clearly documented, consistently formatted, and approved by the appropriate authority.

2. Legacy Policy Audit and Update Project

Following adoption of the Policy on Policies framework, staff will initiate a comprehensive review of existing City policies dating back to the 1960s.

Each legacy policy will be evaluated and categorized as:

- **Active –** The policy remains current.
- **Needs Revision or Amendment –** The policy remains relevant but requires updates to reflect current practices or legal requirements.
- **Non-Active –** The policy is obsolete or no longer necessary.

Policies identified as Active will be assigned new policy numbers and incorporated into the centralized policy repository.

Policies requiring revision will be updated using the new policy development process.

Policies identified as Non-Active will be brought forward to the City Council in a future resolution recommending formal repeal.

This review process will ensure the City maintains an accurate and current inventory of all municipal policies.

POLICY CONSISTENCY

Under California Government Code § 36936, the City Council has the authority to adopt resolutions that establish how the city is administrated. Furthermore, Carpinteria Municipal Code § 2.08.110 designates the City Manager as responsible for the efficient administration of city affairs, including the implementation of municipal policies.

FINANCIAL CONSIDERATIONS

No Additional Funding Requested. Minimal staff time to prepare the report is included in the Adopted FY 2025-26 General Fund Budget.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The policy framework includes a standardized review process to ensure policies are evaluated for legal compliance, operational impacts, and potential risk considerations prior to adoption.

OPTIONS

1. Adopt Resolution No. 6445 establishing the Policy on Policies (staff recommendation).

2. Direct staff to modify the proposed Policy on Policies and return at a future date.

3. Do not adopt the resolution.

PRINCIPAL PARTIES EXPECTED AT MEETING

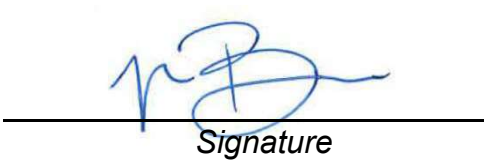
The City Clerk and Risk Management Team Staff.

ATTACHMENTS

Attachment A: Resolution No. 6445

Exhibit A: Policy on Policies (Policy No. P-2026CC-001-000)

Staff contact: Ryan Benson, Management Analyst
(805) 755-4417, riskteam@carpinteriaca.gov



Signature

Reviewed by: Ryan Kintz, Assistant City Manager
(805) 755-4400, ryank@carpinteriaca.gov



Signature

Reviewed by: Michael Ramirez, City Manager
(805) 755-4450, michaelr@carpinteriaca.gov



Signature

ATTACHMENT A

Resolution No. 6445

RESOLUTION NO. 6445

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA ADOPTING THE CITY COUNCIL POLICY TITLED "POLICY ON POLICIES" (P-2026CC-001-000)

WHEREAS, the City of Carpinteria requires a standardized and systematic framework for the development, approval, management, and review of City policies to ensure they are clear, consistent, current, and legally sound; and

WHEREAS, a formal policy management process supports the City's mission, enhances operational efficiency, promotes transparency, and mitigates risk; and

WHEREAS, under California Government Code § 36936, the City Council has the authority to adopt resolutions to establish administrative policies, and under Carpinteria Municipal Code § 2.08.110, the City Manager is responsible for the efficient administration of city affairs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carpinteria as follows:

SECTION 1. ADOPTION OF POLICY ON POLICIES. The City Council hereby formally adopts the "Policy on Policies" (P-2026CC-001-000), attached hereto as Exhibit 1, to serve as the standardized framework for the development, approval, management, and review of all City policies.

SECTION 2. POLICY AUDIT AND UPDATE PROJECT. To create a single, unified system, the City will audit and update all policies and resolutions adopted prior to adoption of this Resolution ("Legacy Policies"). This project will be led by the City Clerk and the Risk Management Team. The process is as follows:

1. **Inventory, Audit and Review:** All departments will identify their Legacy Policies. During review, each policy will be designated as:

    (a) ***"Active":*** The policy is current and will be placed in the policy repository with no changes.
    (b) ***"Needs Revision/Amendment":*** The policy remains relevant but requires revision or amendment.
    (c) ***"Non-Active":*** The policy is obsolete and will be repealed.

    For all policies designated as "Active," the City Clerk will assign a policy number with the year it was adopted (e.g., P-2013CM-XXX-000). The policy will then be placed in the new policy repository.

All policies designated as “Needs Revision/Amendment,” will be logged with their legacy names and processed through the policy development procedures established by the Policy on Policies framework.

2. **Final Action:** The project will conclude in three actions:

(a) A single resolution will be presented to the City Council to formally repeal all policies identified as “Non-Active,” including all administrative and City Council approved policies under their legacy names.
(b) Each *Legacy City Council Approved Policy* identified as “Needs Amendment” will be brought to the City Council as its own individual item. The proposed changes for each policy will be adopted via its own separate resolution, ensuring each receives full review and consideration.
(c) Each *Legacy City Manager Approved Policy* identified as “Needs Amendment” will be updated through the standard policy procedures established by this Policy on Policies. These do not require City Council approval, only City Manager approval.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED on the 23rd day of March, 2026, by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

_____
Mayor, City of Carpinteria

ATTEST:

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on March 23, 2026.

_____
Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

_____
Jena Shoaf Acos, on behalf of Brownstein
Hyatt Farber Schreck, LLP acting as
City Attorney of the City of Carpinteria

Attachments:

Exhibit 1

Exhibit 1 to Resolution 6445

CITY OF CARPINTERIA
CITY POLICY

POLICY ON POLICIES

Effective Date*:	3/23/26	**Originating Dept:**	General Government
Supersedes:	Reso. 135		
Next Review Date	N/A	☐ City Manager Approved Policy ☒ City Council Approved Policy	

* City Clerk to complete Policy Number and Effective Date

PURPOSE OF POLICY:

This policy establishes the formal process for creating, reviewing, approving, amending, rescinding, distributing, and maintaining City policies. The purpose of this policy is to ensure that City policies are clearly written, legally compliant, consistently formatted, approved by the appropriate authority, centrally maintained, and periodically reviewed.

SCOPE:

This policy applies to all City departments and all Citywide policies developed for implementation by the City Council, the City Manager, or City staff. This policy does not apply to ordinances, resolutions other than those adopting Council policies, memoranda of understanding, or department specific standard operating procedures unless those documents are expressly incorporated into a City policy.

DEFINITIONS:

For purposes of this policy, the following definitions apply:

- **City Policy:** An official written directive that establishes Citywide standards, expectations, requirements, or direction regarding the conduct of City business, operations, services, staff, or public interaction. City policies may be adopted by either the City Council or the City Manager, depending on the subject matter and level of authority required.
- **Administrative Policy:** A City policy governing internal administrative operations, procedures, or practices of the City organization. Administrative policies generally address internal staff operations, internal controls, or implementation of City

Council direction and are typically approved by the City Manager, unless elevated to the City Council due to legal, fiscal, or policy considerations.

- **City Council Approved Policy:** A City policy that requires formal approval by the City Council through resolution, typically due to its legal significance, public impact, fiscal implications, or policy importance.
- **City Manager Approved Policy:** An administrative policy approved by the City Manager that does not require City Council action. City Manager Approved Policies are a subset of Administrative Policies and are limited to matters primarily concerning internal operations, implementation, or administrative functions.
- **Standard Operating Procedure (SOP):** A Standard Operating Procedure provides detailed, step by step instructions for implementing a policy or carrying out routine operational tasks. SOPs define how work is performed and are typically developed and maintained at the department level.
- **Procedure:** A set of operational steps or instructions used to implement a policy. A procedure may be included within a policy or maintained separately by the responsible department.
- **Responsible Department:** The department responsible for drafting, implementing, monitoring, interpreting, and periodically reviewing a policy.
- **Policy Owner:** The Department Director, or designee approved by the Department Director, who is responsible for maintaining the policy and initiating amendments when necessary.
- **Policy Repository:** The City's official centralized location for the current approved version of all City and administrative policies and related records.
- **Minor Administrative Revision:** A non-substantive change such as correction of formatting, numbering, cross references, typographical errors, or contact information that does not alter the meaning, scope, or intent of a policy.

POLICY STATEMENT:

All City policies shall be formally documented, developed, reviewed, approved, and maintained in accordance with this policy using the City of Carpinteria Policy Template and Policy Routing Sheet. No Citywide policy may be implemented, amended, or rescinded outside of the formal process established herein.

Consistent with the Council Manager form of government and the Carpinteria Municipal Code, the City Manager retains administrative authority over the policy development

process and shall determine whether a proposed policy should be processed as a City Council Approved Policy or a City Manager Approved Policy.

All City policies shall:

1. Be written in a clear, concise, and consistent format.
2. Be reviewed for operational, legal, risk, fiscal, and labor implications as applicable.
3. Be approved by the appropriate authority.
4. Be assigned an official policy number by the City Clerk.
5. Be maintained in the official policy repository.
6. Be reviewed periodically to ensure continued relevance and compliance with law and City operations.

POLICY CATEGORIES AND APPROVAL AUTHORITY

A. City Council Approved Policies

A policy shall be approved by the City Council if any of the following apply:

- **a.** The policy affects how the public, vendors, contractors, partner agencies, or other outside parties interact with the City.
- **b.** The policy requires new budget appropriations, and/or creates a financial commitment.
- **c.** The policy involves a matter of significant public interest where transparency and Council consideration are appropriate.
- **d.** The policy amends, replaces, or rescinds a previously adopted City Council policy or policy adopted by resolution.
- **e.** The City Manager determines that the policy should be presented to the City Council for consideration.
- **f.** Policies that establish Citywide standards or programs to implement Federal, State, or local law, including those related to regulatory compliance, employee protections, or public-facing requirements, should be brought forward for City Council consideration, as appropriate.

City Council Approved Policies shall be adopted, amended, or rescinded by resolution.

B. City Manager Approved Policies

A policy may be treated as a City Manager Approved Policy when it is administrative in nature and primarily concerns internal operations, employee practices, departmental administration, facilities operations, or implementation procedures, and does not meet any of the criteria for a City Council Approved Policy. The City Manager shall have final administrative authority to determine whether a proposed policy shall be processed as a City Council Approved Policy or a City Manager Approved Policy, subject to applicable law.

POLICY DEVELOPMENT STANDARDS

All City policies shall be developed using the City's approved Policy Template and Policy Routing Sheet. If a policy requires City Council approval, the Policy Resolution Template shall also be used.

Each policy shall identify, at minimum:

1. Policy title
2. Policy number
3. Effective date
4. Originating department
5. Superseded policy, if any
6. Purpose
7. Scope
8. Definitions, if applicable
9. Policy statement
10. Procedures and responsibilities
11. Related forms, attachments, and information
12. Contact department or staff contact
13. Next scheduled review date, if applicable

PROCEDURES

A. Initiation

A new policy, policy amendment, or recission of an existing policy may be initiated by a Department Director, the City Manager, the Assistant City Manager, the City Clerk, Risk Management staff, or another staff member with departmental approval.

B. Preliminary Review and Classification

The Responsible Department shall prepare an initial draft using the approved template and shall determine whether the policy is likely a City Council Approved Policy or City Manager Approved Policy under the criteria in this policy.

If classification is unclear, the City Manager shall determine the approval path.

C. Internal Routing

All proposed Citywide policies shall be routed for review using the Policy Routing Sheet. Review shall include the following, as applicable:

1. Department Director review.
2. If needed, Department Director review from other affected departments (e.g., land use matter that might impact public works).
3. City Clerk review for form, numbering, and repository requirements.
4. Risk Management review for risk implications and consistency with Citywide practices.
5. Finance review if the policy has fiscal, purchasing, budgeting, or revenue implications.
6. Human Resources review if the policy affects employee wages, hours, working conditions, or personnel administration.
7. City Attorney review if the policy presents legal issues, liability implications, or requires Council approval.
8. Meet and confer or bargaining unit notice, if required by law or memorandum of understanding.

D. Preparation of Final Draft

After internal review is complete, the Responsible Department shall work with the City Clerk to prepare the final draft.

For amendments to existing policies, revisions should be shown in a manner that clearly identifies proposed changes.

For all policies, the City Manager and/or designee will review and approval the final draft.

E. Approval

1. City Council Approved Policies: City Council Approved Policies shall be presented to the City Council with a staff report and proposed resolution. Upon Council approval, the City Clerk shall finalize the policy record and maintain the adopted version in the policy repository.

2. City Manager Approved Policies: City Manager Approved Policies shall be approved by the City Manager after completion of required routing and review. Upon approval, the City Clerk shall finalize the policy record and maintain the approved version in the policy repository.

F. Rescission of Policies

A policy may be rescinded when it is obsolete, superseded, inconsistent with law, duplicative, or no longer needed.

City Council Approved Policies shall be rescinded by City Council resolution.
City Manager Approved Policies may be rescinded by the City Manager.

The City Clerk shall mark the final policy status in the repository accordingly.

RESPONSIBILITIES

A. City Council:

The City Council is responsible for adopting, amending, and rescinding City Council Approved Policies.

B. City Manager:

The City Manager is responsible for:

1. Determining final administrative classification of policies
2. Approving City Manager Approved Policies
3. Directing when a proposed policy should be presented to the City Council
4. Ensuring the policy system is administered consistently across the organization

C. Assistant City Manager:

The Assistant City Manager may assist in coordinating policy development, prioritizing policy needs, and facilitating Citywide review of policies.

D. City Clerk

The City Clerk is responsible for:

1. Assigning official policy numbers
2. Maintaining the official policy repository and historical record
3. Maintaining current approved versions of policies
4. Recording effective dates, dates policies were superseded, and review dates (see “Policy Review Cycle” section below).
5. Ensuring policies are properly indexed and retained
6. Making policies accessible to staff and, where appropriate, to the public

E. Risk Management

Risk Management is responsible for reviewing Citywide policies for risk implications, consistency of administration, and coordination with related City practices.

F. Responsible Department

The Responsible Department are responsible for:

1. Drafting and proposing policy language
2. Consulting affected departments and stakeholders as appropriate
3. Ensuring policies reflect actual operations and legal requirements
4. Monitoring implementation and compliance
5. Initiating updates when changes in law, operations, technology, or organizational needs require revision
6. Reviewing each policy in accordance with the review cycle established herein

G. Department Directors and Supervisors

Department Directors and Supervisors are responsible for implementing applicable policies within their departments and ensuring staff are informed of and comply with them.

H. Employees

Employees are responsible for complying with applicable City policies and seeking clarification through supervisory channels when needed.

POLICY NUMBERING CONVENTION

All City policies shall be assigned a unique policy number by the City Clerk using the following format:

P-[YYYY][CC/CM]-[###]-[REV]

Where:

P = Policy
[YYYY] = year of original adoption
[CC/CM] = approval type, either City Council or City Manager
[###] = sequential number
[REV] = revision number, beginning with 000

Example: **P-2026CC-001-000**

The original adopted version shall be revision 000. Each substantive amendment shall receive the next sequential revision number.

If a policy is repealed or rescinded and not replaced, the City Clerk shall reflect that status in the official repository and index.

MINOR ADMINISTRATIVE REVISIONS

The City Clerk may make Minor Administrative Revisions without returning the policy for approval again, provided the revision does not change the meaning, intent, scope, or effect of the policy. Any substantive revision shall follow the approval process required by this policy.

POLICY REVIEW CYCLE

Each policy shall be reviewed by the Responsible Department at least once every five years, or sooner if warranted by:

1. changes in federal, state, or local law
2. changes in City operations or organizational structure
3. audit recommendations or risk findings
4. labor relations developments
5. fiscal or operational impacts
6. identification of policy conflicts, duplication, or obsolescence

The City Clerk, in coordination with the Responsible Department, shall track review dates and notify departments when a policy is due for review.

POLICY REPOSITORY AND ACCESS

The City shall maintain a centralized official policy repository containing the current approved version of all policies. Departments shall not maintain competing official versions of Citywide policies outside of the centralized repository.

Departments may maintain department specific procedures or internal guidance documents, provided those documents do not conflict with adopted City policies and are not represented as official Citywide policies unless approved through this process.

The City Clerk shall serve as the custodian of the official policy repository.

POLICY DISSEMINATION

After approval, the City Clerk or designee shall distribute the finalized policy to the appropriate Department Directors and staff as applicable. The Responsible Department shall ensure that affected employees receive notice of the policy and any necessary implementation guidance or training.

LEGACY AND CONFLICTING POLICIES

Policies adopted prior to the implementation of this framework may remain in their current format until reviewed, amended, or otherwise addressed through the City's legacy policy audit and update process. When practical, legacy policies shall be converted to the approved policy format during review.

In the event of a conflict, contradiction, or inconsistency between a City Policy governed by this framework and other legal or administrative documents, the hierarchy of authority below shall determine which provision prevails. Consistent with the Council-Manager form of government, the order of precedence, from highest to lowest authority, is as follows:

1. **Federal and State Law**
2. **Carpinteria Municipal Code and City Ordinances**
3. **Memoranda of Understanding (MOUs), recognized labor agreements, and formally adopted Conditions of Employment**
4. **City Council Approved Policies (adopted by resolution)**

5. **City Manager Approved Administrative Policies**
6. **Department specific Standard Operating Procedures (SOPs) or internal administrative guidelines**

City Policies shall be interpreted to harmonize with higher-ranking authorities whenever possible. If a City Policy explicitly contradicts a higher-ranking document, the higher-ranking document shall control.

RELATED FORMS, ATTACHMENTS, AND INFORMATION

California Government Code section 36936
Carpinteria Municipal Code section 2.08.110

Attachment A: Policy Template
Attachment B: Policy Routing Sheet
Attachment C: Policy Resolution Template
Attachment D: Policy Development and Routing Instructions

CONTACT / DEPARTMENT RESPONSIBLE

General Government Department

ATTACHMENT A TO EXHIBIT 1 OF RESOLUTION NO. 6445

Policy Number: [YYYY][CC/CM]–[###]-[REV]
Resolution Number (if Council policy) _____

CITY OF CARPINTERIA
CITY POLICY

POLICY TITLE (All City policies must be prepared using this template in accordance with the City of Carpinteria Policy on Policies.)

Effective Date*:		**Originating Dept:**	[GG, PW, PRCS, AS, CDD]
Supersedes:	[Insert Previous Policy Name/Policy Number, or "N/A" if new.		
Next Review Date		☐ City Manager Approved Policy ☐ City Council Approved Policy	

* City Clerk to complete Policy Number and Effective Date

PURPOSE OF POLICY:

(One or two sentences explaining why this policy exists and what objective it achieves for the City.)

SCOPE:

This policy applies to: [All City Employees / Specific Departments / The Public / Volunteers / Contractors/ etc.]

DEFINITIONS (if applicable)

Term: Definition

Term: Definition

POLICY STATEMENT:

(State the rule or requirement being implemented. Clearly identify what the City requires, authorizes, or prohibits.)

PROCEDURES

(Step by step instructions on how the policy is implemented.)

- Insert step here
- Insert step here
- Insert step here

RESPONSIBILITIES:

(Insert responsible party.)

- Department Director / Policy Owner
- Supervisors / Managers
- Employees / Other parties

RELATED FORMS, ATTACHMENTS & INFORMATION:

(List any required forms, related laws, Municipal Code sections, or reference documents. If none, write "N/A".)

Attachment A: _____
Attachment B: _____
Attachment C: _____

CONTACT / DEPARTMENT RESPONSIBLE

[List the Department and/or Title of the person to contact for questions or interpretations regarding this policy.]

APPROVAL

City Manager _____ Date _____

(For City Manager approved policies)

OR

City Council Approval
Resolution No. _____
Adopted: _____

(Delete the City Manager signature line when policy is Council approved.)

ATTACHMENT B TO EXHIBIT 1 OF RESOLUTION NO. 6445

CITY OF CARPINTERIA - POLICY ROUTING & APPROVAL SHEET

POLICY TITLE

ACTION REQUESTED

- ☐ CREATE NEW POLICY
- ☐ AMEND/REVISE EXISTING POLICY (Supersedes Policy #_**P-**_____)
- ☐ REMOVE EXISTING POLICY (Rescinds Policy #_**P-**_____)

ORIGINATING DEPT.

_____

PRIMARY CONTACT

_____

CHECK ALL THAT APPLY:

If **ANY** of these are checked, this is a Council-Approved Policy and requires a Resolution. If NONE are checked, this is only a City Manager-Approved Policy.

- ☐ The Policy changes how the public, vendors, and outside agencies (public and private) interact with the city. [e.g. Pool Code of Conduct].
- ☐ The Policy requires new budget appropriations or locks the city into a financial commitment. (Note: Altering the Municipal Code requires an Ordinance). [e.g. Donation Policy, Procurement Policy, COE].
- ☐ The Policy involves a community interest where transparency is expected [e.g. Code Enforcement Policy].
- ☐ The Policy is a resolution needing to be amended or rescinded.
- ☐ The Policy has been deemed by the City Manager to go to City Council for approval, such as in the case of implementing Federal, State, or Local law.

If any of the above criteria apply, the policy shall be processed as a City Council Approved Policy and requires a resolution.

***Note:** The City Manager has full and final say on determining if a policy needs Council Approval or City Manager Approval.*

POLICY AFFECTS:

- ☐ General Government
- ☐ Administrative Services
- ☐ Public Works
- ☐ Parks, Recreation and Community Services
- ☐ Community Development
- ☐ All Staff
- ☐ The Public

EXECUTIVE SUMMARY: Briefly explain why this policy is being created, amended/revised, or rescinded. What is the core goal or reason for the change?

Note: Routing timeline should be ~2 weeks from start to finish.

➔ ***Department Director for signature. If multiple department directors need to sign, add respectively.***				
1. Department Director(s)	Ensures policy is accurate, clear, and enforced.			
	Comments:			
➔ ***Risk Team & Other Required Checks for signature.***				
2. Risk Management & Other	Ensures policy is legally sound and adheres to city's strategic vision.			
	☐ FINANCE REVIEW *(Only required if the policy involves budget impacts, purchasing, or city funds).* X_____	☐ HR AND/OR BARGAINING UNIT REVIEW (Required review if the policy impacts employees. Also, needs bargaining unit (BU) review if the policy changes wages, hours, benefits, or working conditions. Otherwise, presented to BU as an "FYI" for the bargaining unit's awareness). X_____	☐ LEGAL AND/OR CJPIA REVIEW *(Required for all Council-Approved Policies, or City Manager-Approved Policies with liability/legal risks).* X_____	
➔ ***City Clerk for signature.***				
3. City Clerk	Assigns policy number, gets CM/Mayor signature, ensures policy meets repository requirements.			
	Comments:			

City Clerk to fill out:

CM-Approved Policy

- ☐ Assigned Policy #. #_____
- ☐ Inputted into digital register.
- ☐ Submitted policy to CM E-Signee.
- ☐ City Clerk to disseminate to affected parties.

CC-Approved Policy

- ☐ Assigned Policy #. #_____
- ☐ Inputted into digital register.
- ☐ Item put on council planning calendar. Date _____
- ☐ Assigned Reso. #. #_____
- ☐ City Clerk to disseminate to affected parties (once approved by Council).

ATTACHMENT C TO EXHIBIT 1 OF RESOLUTION NO. 6445

Delete all **PURPLE** and **RED** text!!
Edit ORANGE text!!

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, [ADOPTING / REPEALING] THE CITY COUNCIL POLICY TITLED "[INSERT POLICY TITLE]" (POLICY NO. [P-YYYYCC-###-REV])

[SELECT THE APPROPRIATE "WHEREAS" CLAUSES BELOW AND DELETE THE OTHERS]

[Option A - For Creating or Amending a Policy]:

WHEREAS, the City of Carpinteria has identified a need to establish clear rules and guidelines regarding *[Insert a brief, one-sentence description of what the policy covers, e.g., the use of city park facilities];* and

WHEREAS, the adoption of this policy will promote [Insert the main benefit, e.g., public safety, operational efficiency, transparency, or compliance with state law]; and

[Option B - For Deleting/Repealing a Policy]:

WHEREAS, on [Insert Date of Original Adoption], the City Council adopted the policy titled "[Insert Policy Title]" (Policy No. [P-YYYYCC-###-REV]); and

WHEREAS, the City has reviewed its current operational needs and determined that this policy is [Choose one: obsolete / superseded by State or Federal law]; and

[KEEP THESE CLAUSES FOR ALL ACTIONS]

WHEREAS, in accordance with the City of Carpinteria Policy on Policies, the proposed policy meets the criteria for a City Council Approved Policy and therefore requires adoption by resolution.

WHEREAS, City staff have reviewed the proposed policy and determined that adoption of the policy will support consistent and transparent administration of City operations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carpinteria as follows:

[SELECT THE APPROPRIATE SECTIONS 1 & 2 BELOW AND DELETE THE OTHERS]

[Option A - For CREATING a new Policy]:

SECTION 1. *ADOPTION OF POLICY*.
The City Council hereby formally adopts the Council Policy titled "[Insert Policy Title]" (Policy No. [P-YYYYCC-###-REV]), attached as **Exhibit A**.

SECTION 2. SUPERSEDING CONFLICTS.

This Resolution supersedes any prior City policy, directive, or administrative guidance to the extent it conflicts with the provisions of **Exhibit A**.

[Option B - For REVISING/AMENDING a Policy]:

***SECTION 1. ADOPTION OF AMENDED POLICY*.**

The City Council hereby formally adopts the amended Council Policy titled "[Insert Policy Title]" (Policy No. [P-YYYYCC-###-REV]), attached hereto as **Exhibit A.**

SECTION 2. REPEAL OF PRIOR POLICY.

This Resolution formally repeals and supersedes the prior version of this policy, known as [Insert Old Policy Name & Policy Number / Resolution Number].

[Option C - For DELETING/REPEALING an Existing Policy]:

***SECTION 1. REPEAL OF POLICY*.**

The City Council hereby formally repeals and rescinds the Council Policy titled "[Insert Policy Title]" (Policy No. [P-YYYYCC-###-REV in its entirety.

SECTION 2. ADMINISTRATIVE ACTION.

The City Clerk is hereby directed to mark the above-noted policy as "REPEALED" in the City's official policy index. The City Clerk shall update the City's official policy repository to reflect that the policy has been repealed.

[KEEP ALL BELOW FOR ALL ACTIONS]

SECTION 3. EFFECTIVE DATE.

This Resolution shall take effect immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED on ____ day of _____, 20XY, by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

_____
Mayor, City of Carpinteria

ATTEST:

_____
Brian C. Barrett, CMC, CPMC
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on _____.

_____
Brian C. Barrett, CMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

_____
Jena Shoaf Acos, on behalf of Brownstein
Hyatt Farber Schreck, LLP acting as
City Attorney of the City of Carpinteria

Exhibit A

ATTACHMENT D TO EXHIBIT 1 OF RESOLUTION NO. 6445

MEMORANDUM

Date: March 23, 2026

To: City Staff

From: City Clerk

Subject: Policy Development and Routing Instructions

The City Clerk administers the policy management system, including maintaining the policy repository and coordinating policy routing and numbering. Departments are responsible for drafting policies. Risk Management, Human Resources, Finance, and the City Attorney review policies as applicable based on subject matter.

Before beginning the process, determine whether the proposed policy will be processed as a **City Manager Approved Policy** or a **City Council Approved Policy**.

If the proposed policy meets any of the criteria below, it requires City Council approval:

- ☐ The Policy affects how the public, vendors, contractors, partner agencies, or other outside parties interact with the City. [e.g. Pool Code of Conduct].
- ☐ The Policy requires new budget appropriations and/or creates a financial commitment. (Note: Altering the Municipal Code requires an Ordinance). [e.g. Donation Policy, Procurement Policy, COE].
- ☐ The Policy involves a matter of significant public interest where transparency and Council consideration are appropriate.
- ☐ The Policy amends, replaces, or rescinds a previously adopted City Council policy or policy adopted by resolution.
- ☐ The Policy has been deemed by the City Manager to go to City Council for approval, such as in the case of implementing Federal, State, or Local law.

PART 1: CREATING A NEW POLICY

Creating a new policy is warranted when an informal process needs to be formally written down and implemented.

1. Navigate to the **"01 DRAFTING WORKSPACE"** folder and create a new folder with the title of your proposed policy.
2. Insert the following blank documents from the "00 TEMPLATES" folder into your new folder:
    - A copy of the **POLICY ROUTING SHEET**

    - A copy of the **POLICY TEMPLATE**
    - *Only if it is a Council-Approved policy:* A copy of the **POLICY RESOLUTION TEMPLATE**
3. Fill out the Routing Sheet (page 1 and top of page 2) and draft your policy in the Policy Template.
4. Email the **City Clerk** to notify when the policy is in the drafting folder and ready for review.
5. The City Clerk will move your folder into **"02 PENDING REVIEW"** and route the sheet through Adobe Sign to obtain required departmental reviews and approvals.
    - *If City Manager Approved:* The policy will be assigned a policy number by the City Clerk, logged, and disseminated to relevant staff.
    - *If City Council Approved:* The policy will be assigned a resolution number by the City Clerk and placed on the Council Agenda planning calendar for final approval.

PART 2: AMENDING AN EXISTING POLICY

Policy amendments are necessary when an existing policy requires updates, revisions, or modernization.

1. Navigate to the **"01 DRAFTING WORKSPACE"** folder and create a new folder titled "[Policy Name] - AMENDMENT".
2. Insert the following blank documents from the "00 TEMPLATES" folder into your new folder:
    - A copy of the **POLICY ROUTING SHEET** *(Check the "AMEND/REVISE EXISTING POLICY" box and add old policy number)*.
    - A copy of the **POLICY TEMPLATE** *(Be sure to fill in the "Supersedes" line with the old policy number. It is highly recommended to use tracked changes or highlights so reviewers can see what is being updated).*
    - *Only if it is a Council-Approved policy:* A copy of the **POLICY RESOLUTION TEMPLATE**.
3. Completely fill out the Routing Sheet (page 1 and top of page 2) and draft your amended rules.
4. Email **the City Clerk** to notify when the amendment is in the drafting folder and ready for review.
5. The City Clerk will move the folder into the **"02 PENDING REVIEW"** directory and coordinate routing of the Policy Routing Sheet through Adobe Sign to obtain required departmental reviews and approvals.
    - *If City Manager Approved:* The policy will be assigned its updated revision number [REV] by the City Clerk, logged to supersede the old version, and disseminated.
    - *If City Council Approved:* The updated policy will be put on the Council Agenda for final approval and formally supersede the old version.

PART 3: DELETING (RESCINDING) A POLICY

Rescinding a Policy is warranted when an active policy is deemed obsolete, redundant, or no longer applicable.

1. Navigate to the **"01 DRAFTING WORKSPACE"** folder and create a new folder titled "[Policy Name] - REMOVAL".
2. Insert the following blank document(s) from the "00 TEMPLATES" folder into your new folder:
    - A copy of the **POLICY ROUTING SHEET** *(Check the "REMOVE EXISTING POLICY" box)*.
    - *(Note: Do NOT insert a Policy Template. A Policy Template is not required when rescinding an existing policy.)*
    - *Only if it is a Council-Approved policy:* A copy of the **POLICY RESOLUTION TEMPLATE** *(drafted to explicitly repeal the old policy).*
3. **Fill Out the Routing Sheet:** Completely fill out the Routing Sheet. Use the "Executive Summary" section to explain exactly *why* the policy is being removed.
4. **Notify the City Clerk:** Notify the City Clerk when the removal request is ready for review.
5. **Routing:** The City Clerk will move the folder into the "02 PENDING REVIEW" directory and coordinate routing of the Policy Routing Sheet through Adobe Sign to obtain required departmental reviews and approvals.
    - *If City Manager Approved:* The City Manager will sign the routing sheet, and the City Clerk will officially mark the final revision of the policy as "REPEALED" in the master policy index.
    - *If City Council Approved:* The repeal resolution will be put on the Council Agenda. Once passed, the City Clerk will mark the policy as "REPEALED" in the master index.

Questions regarding policy development or routing should be directed to the City Clerk.

Policy on Policies

Ryan Benson, Management Analyst
General Government Department

CITY OF CARPINTERIA

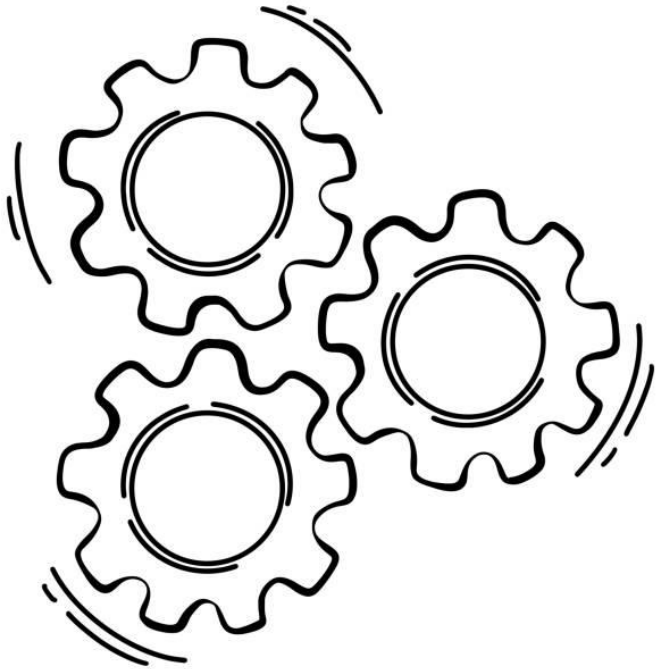
CITY OF CARPINTERIA

1. Why the “Policy on Policies” Update
2. The Policy Framework
3. Next Steps



Why the “Policy on Policies” Update

- **The role of policy**
  - Defines City operations
  - Aligns with Council directives
  - Ensures State and Federal compliance



CITY OF CARPINTERIA

History

RESOLUTION NO. 135

RESOLUTION AUTHORIZING THE CITY MANAGER TO ISSUE ADMINISTRATIVE REGULATIONS FOR THE CITY OF CARPINTERIA

1993 Marketing Plan
Administrative Citation Processing Policy
Administrative Instruction - Access Restriction for Gr...
Administrative Instruction - Carp Creek & Salt Marsh ...
Administrative Instruction - Maximum Occupancy of ...
Administrative Instruction 1
Administrative Instruction 2
Administrative Instruction 3
Administrative Instruction 4
Administrative Instruction
Administrative Policy - Law Enforcement of No Cam...
Administrative Policy for Enforcement of No Campin...



- **The legacy system**

- Established in 1968

- Created a static repository called the Administrative Manual

- Lacked the framework to manage the whole policy lifecycle

CITY OF CARPINTERIA

The Risk & Friction

- **Current challenges**
  - Operational friction and confusion
  - Institutional knowledge loss
  - 5-Year California Joint Powers Insurance Authority (CJPIA) compliance audits



CALIFORNIA J · P · I · A

CITY OF CARPINTERIA

The New Framework

- **Policy on Policies Update**

  - Standardizes policy management

  - Built with input from CJPIA and neighboring cities

  - Focuses on the long-term management of policies

CITY OF CARPINTERIA

Templates & Instructions

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, [ADOPTING / REPEALING] THE COUNCIL POLICY TITLED "[INSERT POLICY TITLE]" (POLICY NO. [P-YYYYCC-###-AMD])

[SELECT THE APPROPRIATE "WHEREAS" CLAUSES BELOW AND DELETE THE OTHERS]

[Option A - For Creating or Amending a Policy]:

WHEREAS, the City of Carpinteria has identified a need to establish clear rules and guidelines regarding *[Insert a brief, one-sentence description of what the policy covers, e.g., the use of city park facilities];* and

Policy Number: [YYYY][CC/CM]–[###]-[REV]
Resolution Number (if Council policy) _____

CITY OF CARPINTERIA
CITY POLICY

POLICY TITLE (All City policies must be prepared using this template in accordance with the City of Carpinteria Policy on Policies.)

PART 1: CREATING A NEW POLICY

Use this process when an informal process needs to be formally written down and implemented.

1. Navigate to the **"01 DRAFTING WORKSPACE"** folder and create a new folder with the title of your proposed policy.
2. Insert the following blank documents from the "00 TEMPLATES" folder into your new folder:
   - A copy of the **POLICY ROUTING SHEET**
   - A copy of the **POLICY TEMPLATE**

CITY OF CARPINTERIA

Approval Authority, Clear Criteria

If **ANY** of these are checked, this is a Council-Approved Policy and requires a Resolution. If NONE are checked, this is only a City Manager-Approved Policy.

- ❑ Changes how the public, vendors, or outside agencies interact with the City.
- ❑ Requires new budget appropriations or financial commitments.
- ❑ Involves high community interest where transparency is expected.
- ❑ Amends or rescinds an existing formal resolution.
- ❑ Specifically escalated by the City Manager for Council review.
- ❑ Implementation of Federal, State, Local Law.

CITY OF CARPINTERIA

Policy Routing Process

➔ *Department Director for signature. If multiple department directors need to sign, add respectively.*				
1. **Department Director(s)**	Ensures policy is accurate, clear, and enforced.			
	Comments:			
➔ *Risk Team & Other Required Checks for signature.*				
2. **Risk Management & Other**	Ensures policy is legally sound and adheres to city's strategic vision.			
	☐ FINANCE REVIEW *(Only required if the policy involves budget impacts, purchasing, or city funds).* X_____	☐ HR AND/OR BARGAINING UNIT REVIEW (Required review if the policy impacts employees. Also, needs bargaining unit (BU) review if the policy changes wages, hours, benefits, or working conditions. Otherwise, presented to BU as an "FYI" for the bargaining unit's awareness). X_____	☐ LEGAL AND/OR CJPIA REVIEW *(Required for all Council-Approved Policies, or City Manager-Approved Policies with liability/legal risks).* X_____	
➔ *City Clerk for signature.*				
3. **City Clerk**	Assigns policy number, gets CM/Mayor signature, ensures policy meets repository requirements.			
	Comments:			

CITY OF CARPINTERIA

Policy Numbering Convention

P-[YYYY][CC/CM]-[###]-[REV]

Where:

P = Policy
[YYYY] = year of original adoption
[CC/CM] = approval type, either City Council or City Manager
[###] = sequential number
[REV] = revision number, beginning with 000

Example: **P-2026CC-001-000**

CITY OF CARPINTERIA

Next Steps

- ✓ Implement the new framework
- ✓ Continue to cleanup the policy “mound”
- ✓ Consent calendar item for legacy removal of all resolutions and administrative policies deemed by the City Manager as needing removal

CITY OF CARPINTERIA

Agenda Section: Legislative Update

Agenda Item No.: 20

Council Meeting Date: March 23, 2026

Take Action

Home / Advocacy / Take Action

Cal Cities' advocacy efforts are strongest when joined by the voices of city leaders. Below is a list of current legislative proposals that local officials should act on to support cities' top legislative priorities, along with sample support or opposition letters.

Support AB 2517 (Calderon) Fire Hazard Severity Zone Maps

Action Requested: Submit a letter of **support** for AB 2517 (Calderon), a Cal Cities-sponsored bill that would improve the Fire Hazard Severity Zone (FHSZ) designation process conducted by the Office of the State Fire Marshal. It would do this by ensuring consistent and timely updates to the local responsibility area FHSZ maps. AB 2517 is awaiting a committee assignment and will be heard this spring.

What the Bill Does: AB 2517 would clarify that this process happens every five years and would require the State Fire Marshal to provide a preliminary release of the maps with a public comment period and regional workshops. This improved process would allow local governments and the public the opportunity to better understand the designations. Additionally, the bill would require the state to make the data and methodology for the fire hazard model publicly available, which increases transparency and understanding of the environmental conditions that may cause hazard.

Why this is Important to Cal Cities Members: Under current law, FHSZ designations in local responsibility areas must be “periodically” reviewed by the State Fire Marshal. This vague timeline often leaves local governments without the scientific data they need to fully understand which areas are at greatest risk for fires. These designations correlate with defensible space and home hardening requirements and are critical for ensuring communities can mitigate wildfires.

Where to Send Letter: See sample letter for legislative portal link. Send copy to *cityletters@calcities.org* and RPAM email.

Questions?: Please contact your RPAM or Legislative Advocate Melissa Sparks-Kranz, *msparkskranz@calcities.org*

Cal Cities support letter Sample city support letter