



**City of Carpinteria
Planning Commission Agenda
Monday, April 6, 2026
Council Chamber, 5775 Carpinteria Avenue,
Carpinteria, CA 93013**

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

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (<https://carpinteriaca.gov/city-hall/agendas-meetings/>).
- View the meeting on Government Access Television Channel 21 (broadcast live and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m. and 5:00 p.m., respectively).
- Call 669-900-9128 (and enter Webinar ID 886 2938 3844) to listen to the meeting.
- [Join the City's Zoom webinar by clicking here.](#) Alternatively, you can join the Zoom webinar by logging on to www.zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 886 2938 3844.

How to Provide Public Comments

- Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Planning Commission by 12:00 P.M. on the day of the meeting by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, or (2) follow this link (<https://carpinteriaca.gov/city-hall/agendas-meetings/>), select the meeting you want to provide a comment on, and click the Submit Comments button located on the left hand side of the agenda portal. Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.

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

may be made available at the meeting.

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

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

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

Planning Commissioners

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

Call to Order

Roll Call

Pledge of Allegiance

Introductions, Presentations, Announcements

Public Comments

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

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

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

Consent Calendar

1. Approve the minutes of the meeting held October 6, 2025
2. Approve the minutes of the meeting held February 2, 2026

New Public Hearing

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

Review Procedure:

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

3. **Verizon Wireless Communications Facility**

Planner: Bret McNulty

Applicant: Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC

Location: 912 Linden Avenue, (other addresses 944, 954, 962, and 970)

Continued hearing from February 2, 2026, on the request of Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC to consider Project 25-2336-CUP/CDP/ARB (application filed on March 6, 2025) for approval of a Conditional Use Permit and Coastal Development Permit to allow for installation of a new wireless telecommunications facility with screening on the roof top of an existing single-story retail-commercial building, including two (2) new wireless antenna arrays adjacent to the sides of the Carpinteria clock tower, one (1) new wireless antenna array at the south end of the building , and one (1) battery and radio support equipment enclosure on the roof of an accessory structure at the rear of the building along Cactus Lane, roof top access ladders, and dedicated parking for an emergency generator truck, and installation of utility connections within the Cactus Lane public right of way under the provisions of Section 6409(a) of the federal Spectrum Act; the Carpinteria Municipal Code (CMC) § 14.22 Central Business District, § 14.44 Visitor Serving/Highway Commercial Overlay District, § 14.62.010 Conditional Use Permit, § 14.56 Wireless Communications; and to approve an Exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN: 003-263-029, addressed as 912 Linden Avenue, (other addresses 944, 954, 962, and 970).

Applicant has requested a continuance of this item to the June 1, 2026 Planning Commission agenda.

Other Business

Matters Presented by Commissioners

Director's Report

4. Action Minutes of the Architectural Review Board Meeting 12-11-25
5. Calendar for the month of April 2026
6. Planning Activity Report for March 2026
7. Building Permit Report for March 2026

Attendance of Planning Commissioners for the Next Meeting

Adjournment

Notes

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

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

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

This agenda was posted on April 1, 2026 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.

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

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

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.

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

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

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

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 VanAntwerp Others Present: Nick Bobroff, Community Development Director Bret McNulty, Principal Planner Syndi Souter, Senior Planner 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 announced that the Draft Environmental Impact Report for the Surfliner Inn project is out for public review and comments are being accepted until March 9th. The Environmental Review Committee (ERC) will be holding a public meeting for it on February 18th at 5:30p.m. in the Council Chambers.	ANNOUNCEMENTS
PUBLIC COMMENT District 5 resident and Architectural Review Board (ARB) member Patrick O'Connor expressed disappointment about the approval process for the project at 4934 Dorrance Way. He said when it was reviewed by the ARB on May 1st, Design Guideline 4 (DG-4) was overlooked regarding the proportion of the second floor to the first. Subsequently, the Planning Commission's review on August 4th addressed it and approved the project with a Condition of Approval (COA) requiring second floor reductions. He commented that the ARB's decision-making process was superseded in that it was forced to approve the project when it returned for final drawings because the guideline had been met. He questioned whether a consequence resulted from the awkward condition and said planning should not advocate meeting COAs to an advisory body. O'Connor then spoke about how the resulting density from state housing laws and the encroachment on setbacks is creating fire hazards, warning we could end up like Lahaina. He said additional safety measures such as	PUBLIC COMMENT

firewalls and sprinklers should be imposed on projects encroaching on setbacks. He suggested having a safety trigger when non-conformances are being used as a mechanism to significantly redevelop projects. Nathan Pratt said he emailed a request for verbal updates on major meetings and thanked Nick for doing it. He noted there is a ballot issue for capital funds for trees and landscape maintenance. He spoke about how there is significant value in landscaping and said two big trees in front of a house create a 5-7% increase in value. Regarding fire suppression, he expressed support for firewalls, fire-rated windows and sprinklers. Chair Allen pointed out to Mr. Pratt that updates on projects and development are given at the end of the meeting under the Director's Report.	
CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held December 1, 2025 MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Benefield, the Planning Commission voted unanimously to approve the minutes of the regular Planning Commission meeting of December 1, 2025, as submitted.	CONSENT CALENDAR
NEW PUBLIC HEARING 2) Coeler New Residence, 333 Linden Avenue Planner: Syndi Souter Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler Address: 333 Linden Avenue Hearing at the request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB (application filed July 13, 2023) for approval of a Development Plan, Lot Line Adjustment, and a Coastal Development Permit to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet, and a Lot Line Adjustment with the adjacent property at 355 Linden Avenue that would result in two 7,537 square-foot parcels under the provisions of Carpinteria Municipal Code (CMC) §14.14- Planned Residential Development District, §14.68- Development Plan,	NEW PUBLIC HEARING

and §16.12- Map Provisions; and to approve an Exemption pursuant to §15303, §15304, §15305, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-440-027 and -028, addressed as 333 and 355 Linden Avenue.

DISCLOSURE OF EX-PARTE COMMUNICATIONS

Commissioner Moyer said he drove by the site a couple of times, Chair Allen said he is familiar with the property, and Commissioner La Fevers said he visited it.

Senior Planner Syndi Souter presented the staff report. She reviewed the action options and said staff was recommending approval as presented. She proceeded to answer commissioners' questions.

Commissioner VanAntwerp asked if Linden Avenue's continuous civic corridor from the foothills to the beach had been weighed when evaluating the scale and ground level design. She also commented there is a scale and pedestrian experience that needs to be considered.

Souter said most of the analysis was based on the surrounding Beach Neighborhood structures where two-stories is the dominant theme for that section of Linden. She also noted the house will be set back at 20 feet, which is more than other structures on the street.

Commissioner Benefield asked if the owner indicated it would be a short-term rental, and Chair Allen asked if conditioning for future application of short-term rentals is a discretionary action.

Community Development Director Nick Bobroff explained short-term rentals are allowed in the Beach Neighborhood provided a property owner obtains a license, and the homeowner could apply for and pursue such a license when one comes available.

In response to a question from Chair Allen whether it's under the commissioners' discretion that one residence versus another could not apply based on circumstances, City Attorney Cody Sargeant said his initial thought aligns with Mr. Bobroff's. He said because it is an allowable use in this zone and there are no standards in the city code prohibiting it, he is not sure what standards the commission would be relying on in applying that condition of approval. He added he would get back with better information.

Community Development Director Nick Bobroff elaborated that the neighborhood has a certain number of available licenses and is further divided into four subdistricts with each having a certain number of licenses

allotted. He said a couple of the districts still have licenses available and others are fully occupied, with this home located in a district that currently has a waiting list.

Commissioner La Fevers asked if consideration was given to reconfiguring the driveway to save the palm tree, and Senior Planner Syndi Souter explained there was a trade-off where it was being removed to save an onsite native sycamore.

Commissioner VanAntwerp asked for information on the design guideline for garage façades, and Souter said no more than 50% of the building frontage can be garage doors. She shared her math where calculations resulted in 46% with it at 19-feet wide.

Chair Allen brought to attention that the home has 4 bedrooms and 5 bathrooms, with a room located adjacent to a bathroom labeled as a den. He pointed out it can be used as a bedroom, making the project a 5-bedroom house with potential for greater use. He asked if the home's intention was to be a vacation rental.

Senior Planner Syndi Souter agreed the den could technically be used as a bedroom. Regarding the project's intended use, she said all four of the Coeler projects are on a waiting list to be used as vacation rentals.

PUBLIC HEARING OPENED

Marilyn Jenkins, 301 Linden Avenue, said the project is 3,866 sq. ft., 5 bedrooms, 5 bathrooms, and two stories, while she lives next door in a one and a half story, 1900 sq. ft. house and the home behind her is 1200 sq. ft. She said this couple is proposing three houses, all over 3,000 sq. ft., all two-story, and all on a list to be short-term rentals. She predicted 15 total people would rent them while two-car garages only accommodate two people. She complained about problems backing out of her house. She also expressed concern that her view of the mountains will be impeded, noting state law says if a view has existed a long time that it should not be impeded by new development. The view from her home and others nearby has been available since 1923. She spoke about how she was forced to combine two lots when building a house in 2008. She said this project will be five feet from the Stein House which is also owned by the Coelers and was the first hotel in town that has been there since the 1920s. She believes it will be torn down because they have let it rot, and they should be forced to tell us what they plan to do with it. She complained the project does nothing to alleviate the housing problem and is designed to be a short-term rental.

Architect Dylan Chappell described the project as being in a unique location in Carpinteria in one of the most visible corners in the beach neighborhood. Regarding why the garage faces the street, he explained that a wider lot of at least 55 feet was needed to be able to do a side-loaded garage. He described the project as the least dense on the block, nowhere near the maximum development allowed and said they could legally have come in with 3 homes and 2 ADUs on the lot. He then provided estimations about setbacks of surrounding structures. Regarding the room labeled den, he explained you are not legally allowed to have a bedroom off a garage, which is why it's called a den, and because the home is near the beach, an extra bathroom is helpful. He said the applicant's homes were put on the vacation rental waiting list because they didn't know at the time what they would be doing with them. He believes this home will be a personal home for the owners.

George Manuras, agent for the applicant, clarified the Stein House is on Dorrance Way and Lot 1 and Lot 5 (behind Lot 1) are one parcel. Regarding questions about the lot coverage, Chappell said there is 2000 sq. ft. they could apply and still be within code.

Commissioner VanAntwerp commented that other homes don't build up to the full envelope of the parcel, which is what keeps development in compliance with the neighborhood itself and the General Plan. She said even though it is 2/3rds of the lot, it's pushing up there with respect to neighborhood compatibility. She asked what elements they'd be willing to reduce if a materially smaller building envelope was required.

Architect Dylan Chappell said although he could do anything as an architect, they are already the smallest on the street. He proceeded to compare the project to others in the area, saying his house is not the biggest. Regarding re-designing to save the palm tree, he said they are always open and willing to save trees. He noted the tree is not on their property and there are back-out safety issues.

George Manuras, agent for the applicant, stated they would be willing to relocate the tree to make it work.

Patrick O'Connor, District 5 resident and ARB member said the project originally was proposed as a duplex then shifted to a single-family home in 2025, and the lot line adjustment was not discussed during most of those reviews. He said the ARB was reviewing structures too big for the lots, which is why discussions were wonky. Regarding the tiering of heights from the Stein House to Ms. Jenkin's house, he said, among other things, Ms. Jenkin's property deserves respect as a gateway property that is also important. He explained there was in fact access on Dorrance Way for the

lot that is now taken away and believes a lot line adjustment could allow for a driveway off it. He said design guideline DG-4 should be addressed.

Chair Allen asked if three lots will become two, and Souter explained there were three lots; however, Lots 1 and 5 were transferred together for so many years that the City Surveyor confirmed they had become one legal lot, and with Lot 2 one legal lot, making for a total of two.

Nathan Pratt expressed concern about the historical façade of downtown. He said based on the renderings it could go from a finely handcrafted home to a cheesy tract home. He said he was not bowled over by the renderings which could be an apartment in the Valley, Westlake Village, or anywhere; and he doesn't see anything that relates to the beach community about the look. He said it's a red herring that they cannot run a driveway through the back, and the palm tree can easily be moved or replaced. He said the project doesn't fit the vibe of what everyone is trying to do with the town, and he wishes they would take more time, look at all the projects and get a global build out perspective.

Eileen Marcussen (via Zoom and also submitted a letter) reminded George Manuras that his father Harry Manuras spoke a dozen years ago before the Planning Commission regarding the former Islands Apartment remodel project, now a short-term rental property at Linden and Third. She said he went on record saying the Coelers were going to use the second-floor unit as their home, and it didn't happen, so when she hears Chappell saying the Coeler plan is to make it their home, she has to express skepticism. She said a hotel in disguise is right on the money, and the beach neighborhood doesn't need any more beach rentals.

PUBLIC HEARING CLOSED

Commissioner Benefield said the house is 3,900 sq ft. and not the average or the vibe for the neighborhood, and she really resents the backing out onto Linden Avenue, which could have been figured out so easily. She thinks the home is too big, explaining that they bootstrap on the last one, then make one a little bigger, while the area has a lot of small bungalow houses. She described it as too big, too large and imposing, and said it will be a short-term rental for sure. She said she fully denies it and does not want to condition it.

Commissioner La Fevers expressed support. He said heights are kept to a reasonable level compared to elsewhere in the neighborhood and other parts of the city. It's a lot of square footage and bedrooms, but he believes property owners should be able to build the homes they want, assuming the zoning and guidelines are met. He said the architectural design is positive,

and he expects it to be a nice-looking building. He agreed it is large but would rather not speculate on how it will be used in the future. He sees no reason why they cannot work out creating an easement to the back for the garage and said it could be done with a lot line adjustment or recorded easement. He doesn't see an advantage to having the garage on the front facing Linden and a relocation avoids the conflict of traffic, the busy sidewalk and protects the iconic palm tree.

Chair Allen said he agreed with most of La Fevers' comments but would like to hear from the applicant. He thinks it is doable and appropriate to have an easement or lot line adjustment allowing a garage in the rear. He said it's not good design to be backing out on Linden, and it's not in keeping with our preferred streetscape design. He recognizes the size, bulk, and scale are within our city guidelines and the garage is back 20 feet. He doesn't like Spanish style for the beach neighborhood and prefers craftsman. He said he would like to see it come back with a side entrance and doesn't find the square footage offensive. He believes it will be a short-term rental, noting it's historically in an area where they have been approved.

Regarding short-term rentals, City Attorney Cody Sargeant explained they are allowed but noted we have a short-term rental program which has a waitlist. He explained an outright ban of short-term rentals has been struck down by the CA courts and believes it would be challenged.

Commissioner Moyer said he pretty much agrees with La Fevers. He doesn't like the traffic situation with the garage, because there are a lot of cars, pedestrians and bikes at the same time. He pointed out that the Planning Commission denied a project on Eighth Street because the applicant wanted the garage in front where they could watch their kids play basketball. He noted we have short-term rental guidelines and rules. He spoke positively about the Coelers' past projects, pointing out that it is expensive to build here (\$1000/sq ft.) and so much of the housing stock needs to be rebuilt. He said the roof was boosted Boral which is not cheap, and there is no cutting back on any of it.

Commissioner VanAntwerp said she didn't hear discussion about sea level rise other than in the staff report and meant to ask the applicant about it. She said it's common-sense stewardship to look at utilities, flood resistant ground floor materials and not rely on future armoring. She added that Linden Avenue warrants heightened sensitivity, and compatibility must consider the entire corridor and not just two neighborhoods. She thinks the project size and mass feels out of proportion to nearby homes, and the ground floor experience matters more than just the façade averaging discussed earlier. She thinks there are some real poor design concerns and

has policies she is prepared to quote, but it pretty much comes to excessive size, bulk and scale. About the garage-dominant ground floor, ways were discussed to get around it. It has weak pedestrian orientation, and the street rhythm is off because of it. She said she's not able to support the project.

Community Development Director Nick Bobroff was asked to provide direction for a motion. He recommended continuance of the project to a future Planning Commission hearing with direction to the applicant to revise the project in such a way that the garage is relocated to the rear of the lot, with access taken from Dorrance Way at the discretion of the applicant through an easement or lot line adjustment, with a further condition or limitation that in the readjustment of the site plan and the structure itself should not move any closer to Linden than where it's presently located, meaning the 20-foot setback from the property line would be preserved, with the living area brought to that 20-foot setback line rather than the garage at that setback line.

MOTION

Commissioner La Fevers moved, and Commissioner Moyer seconded, to continue the item to a future Planning Commission meeting and to direct staff to work with the applicant to make adjustments as elaborated by staff, with the intent to locate the garage to the rear of the lot, with access to the garage obtained from Dorrance Way, and for the location of the footprint of the residence to remain essentially the same. La Fevers asked to incorporate Community Development Director Nick Bobroff's specific language into the motion. Motion passed 3-2 (Benefield and VanAntwerp opposed) by the following roll call vote: VanAntwerp voted no, La Fevers voted yes, Benefield voted no, Moyer voted yes, and Chair Allen voted yes.

BREAK - Chair Allen Called for a 5-minute break.

3) Verizon Wireless Communications Facility

Planner: Bret McNulty

Applicant: Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC

Address: 912 Linden Avenue, (other addresses 944, 954, 962, and 970)

Hearing on the request of Celeste Magennis, Centerline Communications, for Verizon Wireless, LLC to consider Project 25-2336-CUP/CDP/ARB (application filed on March 6, 2025) for approval of a Conditional Use Permit and Coastal Development Permit to allow for installation of a new wireless telecommunications facility with screening on the roof top of an existing single-story retail-commercial building, including two

(2) new wireless antenna arrays adjacent to the sides of the Carpinteria clock tower, one (1) new wireless antenna array at the south end of the building , and one (1) battery and radio support equipment enclosure on the roof of an accessory structure at the rear of the building along Cactus Lane, roof top access ladders, and dedicated parking for an emergency generator truck, and installation of utility connections within the Cactus Lane public right of way under the provisions of Section 6409(a) of the federal Spectrum Act; the Carpinteria Municipal Code (CMC) § 14.22 Central Business District, § 14.44 Visitor Serving/Highway Commercial Overlay District, § 14.62.010 Conditional Use Permit, § 14.56 Wireless Communications; and to approve an Exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN: 003-263-029, addressed as 912 Linden Avenue, (other addresses 944, 954, 962, and 970).

DISCLOSURE OF EX-PARTE COMMUNICATIONS

Chair Allen assumed everyone had seen the site. Commissioner Moyer disclosed he spoke to the owners of Pacific Health and looked at the back part of the store where they are concerned about the structure.

Principal Planner Bret McNulty presented the staff report and said staff is recommending adoption of the resolution thereby approving the project.

Chair Allen asked if the colors, textures and materials of the new enclosures for the wireless facilities are to be consistent with the existing structure. He said colors are not always identical and asked if a condition would be acceptable to the applicant that the exterior surface be identical.

Principal Planner Bret McNulty said their understanding is that the material is a vinyl infused with fiberglass and textured to look like stucco. He explained the technology for the enclosures is getting better and if it doesn't meet the COAs, they'll work with them until it does. Community Development Director Nick Bobroff added they typically will have the applicant come to the final ARB to work out the details, and the Planning Commission can add additional language.

Chair Allen asked that it return to them at intervals to examine the consistency of materials for compatibility.

In response to a question from Allen whether staff supported the conclusion this location is necessary to provide service, McNulty explained that Verizon appeared to have followed the requirements by law in doing

investigations of alternatives and explaining why they didn't choose those other sites.

The commissioners brought up concerns. Chair Allen said he doesn't think an allowance for co-locations is appropriate for the site, and McNulty explained a permit is not included for one and it'd be up to the applicant to explain how it would work. Commissioner Benefield expressed concern about the loss of a parking space. McNulty said it was his understanding parking was not currently allowed on the space, but we can clarify and ensure we keep them allotted appropriately. About business disruption, McNulty said there's a condition requiring that businesses won't have to adjust their hours and ensure customers can get in and out of them during construction. Bobroff added that if there is going to be disruption, it's something the tenant can negotiate with Verizon and the landlord.

Commissioner VanAntwerp asked that McNulty better explain how the applicant demonstrated the specific configuration represents the least intrusive means for addressing their service objectives. She wants to ensure it is not merely a convenient or preferred location. McNulty said Verizon's study was reviewed and upon being asked for clarifications, they provided a revised document with more details. There was another site it was asked to explain why it was not chosen, and it was asked to move antennas back by ARB but according to Verizon their signals could not reach past the parapet.

VanAntwerp said 13 sites were looked at and it looked like 3 or 4 were due to a pitched roof, and the remainder were landlord issues leading to 1 out of 13. She asked how many rooftops were looked at. She noted the Memorial Hall and Library are County property and said it would be nice if those locations worked out and the City could collect the rent. McNulty responded that they did not propose any different locations, noting the owner and Verizon are in an agreement about this site.

VanAntwerp expressed concerns about adequate noticing, and McNulty explained it followed City requirements and staff considers it an important task. Community Development Director Nick Bobroff added notices are posted in the newspaper, the kiosk box outside city hall, the City's website and more recently on social media channels through the public information officer. They go above and beyond, he said.

She also asked if an analysis of cumulative effects of wireless facilities over time in the downtown core had taken place, and McNulty explained yes, the code requires ¼ mile distance between co-located facilities, and the RF analysis is a type of cumulative analysis that considers FCC standards. The analysis in the staff report appears to demonstrate those rules have been

addressed, and a COA requires additional monitoring and check-in to ensure settings have not changed.

Regarding the scope of repair and painting of the façade, Community Development Director Nick Bobroff explained that the condition is not more specific than the façade and clocktower, so at a minimum the expectation would be the Linden façade. Staff is open to other ideas if the Planning Commission thinks the condition should go further than that.

Celeste Magennis from Centerline Communications said she was present on behalf of Verizon, along with Josh, an RF engineer. She explained that the site is important for public safety and communications and provided project details. Regarding parking, she said the parking space is shown in the drawings and there for emergencies, but parking spaces are not expected to be regularly taken up. If needed, they will park in the street, but they like to know the space is there. About alternative sites, others were investigated and it was determined no alternative one could meet their coverage needs. They also cannot do anything if landlords are not interested. There was a potential county property, but they could not find a person to speak with, while there was a willing landlord at this location. Verizon chose the facility because it allows them to close the coverage gap with a single carefully designed facility without requiring multiple installations throughout the community. She asked that the Planning Commission recommend approval for the project subject to the conditions of approval.

Commissioner Benefield asked how much effort was put into locating those landlords or property owners who didn't respond. Magennis said they send a letter, then a certified letter, then look for emails and phone numbers. They send another certified letter, evaluate if they need to keep reaching out and sometimes stop by in person. Benefield said she wishes they would be more assertive and maybe provide bigger compensation for some sites.

Commissioner Moyer asked if a structural analysis took place, and Magennis explained it was submitted. In response to what they do if part of the building is deemed unsafe, she said they evaluate to see if they can remedy it and wouldn't build there if it's not structurally sound.

Moyer commented that the building has been let go for a long time and the owner is very old. Because it is a health food store, he said the project would be detrimental to the business because a percentage of their clientele would stop coming due to the antenna. He asked how they would compensate for that. Magennis explained she hasn't worked on a project with this outcome and wouldn't know how to compensate.

Chair Allen expressed surprise that the County was not responsive. Regarding issues with matching materials, he asked how they anticipate matching what is there. Magennis explained they will use fiber reinforced plastic that is painted and matched as best as possible and have been very successful. In response to whether they would be okay with a condition to return in a couple of years to evaluate the color, Magennis said yes.

PUBLIC HEARING OPENED

Francis Brand said Pacific Foods showed up during Covid in a way that went far beyond commerce. He described it as a community hub and gathering place. He asked if alternative locations had been explored and pointed out potential sites around town, such as the vacant Rite-Aid building, Smart 'n Final and the Veterans Building. He asked that the Planning Commission reconsider the project location and at the very least, situate it on city property so the community can directly benefit from the revenue and improve services and quality of life.

Rose Deacon asked about the age of the building, whether rent is being paid and if a health study is being done with regards to humans, wildlife and birds. She asked if there is a safe and healthy distance for people working inside the building directly underneath these installations for all those businesses. She expressed support for Pacific Health Foods, said the location is not adequate, and there must be a better place. She noted the clock tower has been around for 100 years and asked that we give it the respect and protection it deserves.

Chair Allen asked that staff or counsel address the potential health effects of radio frequency (RF) radiation above the building and federal laws about our discretion.

Principal Planner Bret McNulty explained they are limited as far as the amount of time they are allowed to review the project. He said the RF standard are established by the Federal Communications Commission (FCC), and it is not within the City's purview to deny a project based on an RF report, and it is up to the FCC. He said denying a project in an area that does not have service is also not within their purview.

Mary Doiron said she has lived here since 1981, and it has been a joy to have Pacific Health Foods in the community. She said she felt safe shopping there during Covid. She questioned why Verizon cannot have access in a less conspicuous area. She commented that we are one of the few towns that still has a beach community feeling. She expressed concern about RFs coming through the ceilings and said we need to really think about where we are putting this.

Rick Jeffers said he has seen studies and research that show there are headaches, dizziness and sleep disturbances due to proximity of cell towers. He questioned why Verizon doesn't find a place where the city can benefit if it's paying money and place the tower where it is not in harm's way for anybody. He said kids sit at the tables and eat lunch there, noting cell towers are not placed near schools due to children's thin cranials. Among other things, he expressed concern about contamination of the store's food itself. He added there isn't another store for miles that offers the wide spectrum offered at Pacific Health Foods.

Geoffrey Jensen questioned why Verizon does not build a 50-ft lighthouse on the Bluffs and disguise an antenna or put it on top of the 18-story proposed apartment building at the Frontier Communications property. His comments included that we're in danger of losing the charm that makes people want to come here, we're pricing out the people that make Carpinteria what it is, and you cannot park downtown anymore. He expressed disappointment at recent changes taking place around Carpinteria and said "Keep Carp Shoal" which he said means keep it ours. He implored not to bow to corporate greed.

Nathan Noll, owner of Pacific Health Foods, expressed opposition. His comments included that they re-did the accessory building on the back half of the store and structurally it is not sound to hold any equipment. Equipment to run the compressors for a walk-in freezer and refrigerator had to be on the main roof due to its weight. Placing equipment on top of the accessory building would hinder their business quite a bit, and it used to be a tin shed that they framed in and made part of the store. He explained that the ladder moved to the side is where they receive all their pallets and will restrict how they will get product into the store. He spoke about how they've served the community for decades and their customer base trusts them. He described their customers as the type that would not be persuaded by RF regulatory assurances alone and expressed concern that their trust would be eroded due to the antenna. He expressed economic concerns. He said they have been in talks with the landlord about repairing some of the building and preserving the character as the key entrance to Carpinteria. He said it is not an appropriate or compatible location for the project and asked that they recognize that the proposal's place is not a good place for towers.

BREAK – Chair Allen called for a 3-minute break.

Roy Lee, 1st District County Supervisor, said his office never received notices and something was amiss. He said the County is open to having the towers at its facility on Walnut Ave, and they're more than happy to work with Verizon and the community to bring forward the best and safest

project for everyone.

ARB member Patrick O'Connor said ARB spent a lot of time on the design, but they were expressly not able to address the main points which are location or building codes. He suggested in a situation like this the Planning Commission should have reviewed the project first, not after the ARB. He said somehow the judgement that location and building codes were unimportant is a miss. He described the situation as a third missed opportunity on the combination of all these boards this month, which isn't a good start to the year. He requested that we put the shot clock back.

Whitney Noll, owner of Pacific Health Foods, expressed opposition. Among other things, she said they were never notified about the second ARB meeting and asked for hand delivery of notices. She expressed concerns about the physical integrity of the building and accessory structures, as well as risks due to additional structural loads. Her comments included the roof needs full replacement according to local contractors. There are 4-foot horizontal cracks in the cinderblock wall above the back-office window where rainwater penetrates and the proposed antenna will be located. Pinched office windows indicate shifting of the block wall and ongoing structural movement. The back wall had an opening cut out for a roll-up door and adding weight or stress could further weaken it. Concrete walls might not hold up on downtown buildings built in the 1930s/40s. Dry rot and subterranean damage has been found on storefronts and supporting lumber. The accessory structure behind the building was marginally constructed, and a ladder cannot go there due to confirmed rot. Regarding parking, she said to obtain her building permit two spaces were required. Verizon said they did not need a spot, but one will be needed if their generator goes out, and they cannot block traffic on Cactus Lane. She asked that the Planning Commission give serious consideration to the cumulative structural and operational risks proposed by the project.

Eddie Hall, safety coordinator of the Farmers Market on Linden, said store owners asked that he speak on their behalf. He said they object to 5G energy bombarding their stores. He spoke about an experience last Wednesday at Farmers Market where he and other vendors were feeling energy on Seventh Street while motorists were driving erratically. He expressed opposition, describing the energy as dangerous and commenting he would never believe what an RF engineer says.

Note: AK submitted a public comment letter prior to the meeting.

PUBLIC HEARING CLOSED

The applicant was asked if the shot clock could be extended. Celeste

Magennis said it expires tomorrow and they were hoping for approval with conditions. She said they would have to extend the shot clock and requested a break so she could contact Verizon about it.

RECESS – Chair Allen called for a 5-minute recess.

Celeste Magennis returned and said Verizon would like a continuance. It is also asking for a condition that if they want them to work with the County that there be a timeframe on the lease for approvals, so if the County falls through this location comes back for consideration.

Discussion followed about the application process. City Attorney Cody Sargeant stated there is currently a signed agreement between the applicant and City that set the shot clock expiration date as tomorrow, but if the applicant is mutually willing to extend the date, it will keep the application open as they explore other options. If the County's option don't pan out, they would still have this as a pending application under the mutually agreed shock clock, he said.

The continuance was discussed. Chair Allen asked about its length and Magennis suggested two months. He clarified it would be two months to a future Planning Commission hearing date and Magennis agreed. Bobroff asked if it would simply be a commitment that the alternative location with the County has promise or a fully redesigned project with RF studies. Magennis said they will explore but want this location as an alternative.

City Attorney Cody Sargeant clarified the continuance would include extending the tolling agreement that the parties entered on October 29th. Magennis agreed.

Commissioner La Fevers expressed support for a continuance and asked that staff contact the 1st District Supervisor's office to facilitate expediting the process. The commissioners agreed with La Fevers' recommendation.

MOTION

Commissioner La Fevers moved to continue the item to the April regular Planning Commission meeting and the motion include that the applicant has agreed to suspend or reset the shock clock on this project, and that during this time period city staff work with the County Supervisor 1st District Office to facilitate the lease agreement with the County. Commissioner Moyer seconded the motion.

In response to concerns two months was not long enough and whether three months was okay, Magennis noted the County's eagerness. She explained she needs to talk to Verizon but doesn't want to appear sloppy by extending

it past two months. She said they will need a commitment and basic terms to proceed from the County. MOTION PASSED Motion passed 5-0 by the following roll call vote: Commissioner VanAntwerp voted yes, Commissioner La Fevers voted yes, Commissioner Benefield voted yes, Commissioner Moyer voted yes, and Chair Allen voted yes. Regarding concerns about what can be accomplished in two months, Community Development Director Nick Bobroff clarified the two-month continuance is for Verizon to see if there is strong potential or likelihood a deal can be made with the County.	
OTHER BUSINESS Community Development Director Nick Bobroff suggested that the selection of the Chair and Vice Chair be agendized for the March Planning Commission meeting. The commissioners agreed.	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Chair Allen shared information on harbor seal counts, noting there is a continuing downward trend again this year. Commissioner VanAntwerp encouraged distribution of the BEACON sea level rise adaptation presentation to the general public.	MATTERS PRESENTED
DIRECTOR'S REPORT 4) Action Minutes of the Architectural Review Board Meeting of October 16, 2025 and November 13, 2025 5) City Calendar for the month of February 6) Planning Activity Report as of January 7) Building Permit Report as of January Community Development Director Nick Bobroff reported that the Chevron decommissioning has commenced and provided details on its phases. In addition, building permits were issued for the Palms and Arnie's Rooftop Bar, with renovations underway. He said updates on larger housing projects can be found on the City's website, such as Lagunitas (Via Real Townhomes), Bluffs 1/Tee Time at 5885 Carpinteria Avenue, and the project at 5115 Ogan Road. He added that the Via Real Project was submitted for the third time, with a completeness determination to be issued later this week, and Tee Time's application was called complete at the end of last year, with an EIR required and consistency review in progress.	DIRECTOR'S REPORT

He also reported that the application for 5115 Ogan Road was called incomplete for the third time, and the applicant is claiming the City is conducting a course of conduct for improper purposes, such as to harass or cause unnecessary delays. He explained a notice must be posted about this on the City website for 60 days to receive public comment, then the City must issue a statement to the applicant within 30 days to cease the conduct or provide written findings explaining what we have asked for. He stated it sets the steps for a potential legal challenge by the applicant.	
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF Monday, March 2, 2026 – All commissioners indicated they plan to be present.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair Allen adjourned the meeting at 10:10 p.m. _____ Secretary, Planning Commission ATTEST: _____ Chair, Planning Commission	ADJOURNMENT

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: April 6, 2026

ITEM FOR CONSIDERATION

Verizon Wireless Telecommunications Facility
Project 25-2336-CUP/CDP

Continued hearing from February 6, 2026 on the request for a Conditional Use Permit and Coastal Development Permit to allow installation of a new wireless telecommunications facility on an existing one story retail commercial building located at 912 Linden Avenue. The request includes the installation of three (3) wireless telecommunication antennas, three (3) wireless radios, three (3) wireless remote radios, with architectural screening materials to visually shield the antennas and an associated rooftop equipment enclosure. Access and dedicated parking and utility installation will be located adjacent to and within the Cactus Lane right of way. No other wireless facilities are located on the site.

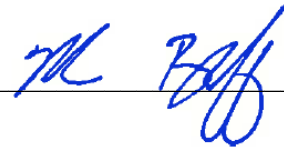
Applicant is requesting a continuance of this matter to the June 1, 2026 Planning Commission hearing.

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



SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department



SIGNATURE

Owner: Sarguis Francis Separate Property
Trust/16

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

Project Location: 912 Linden Avenue

APN: 001-190-056

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

General Plan Designation: Visitor-Serving
Commercial (VC)



I. RECOMMENDATION

That the Planning Commission grant the request by Celeste Magennis, applicant, on behalf of Verizon Wireless for a continuance of Project 25-2336-CUP/CDP to the June 1, 2026 Planning Commission hearing to allow Verizon additional time to complete a due-diligence evaluation of an alternative wireless facility location at the Veteran's Memorial Building (941 Walnut Avenue) in coordination with the County of Santa Barbara.

II. PROJECT HISTORY

The new wireless facility proposal for 912 Linden Avenue was previously considered by the Planning Commission at their February 2, 2026 hearing. Following public comment, which included an offer from the First District County Supervisor's office to consider an alternate location on a County-owned facility, the applicant requested the Planning Commission continue the matter to the April 6th Planning Commission meeting to provide the parties with time to explore an alternative location for the project at the Veterans Memorial Building located at 941 Walnut Avenue. The Planning Commission unanimously voted to grant the requested continuance.

III. ANALYSIS

Pursuant to the Planning Commission's adopted motion, the proposed project is being brought back to the Commission for further consideration.

Per the attached letter from the applicant, Verizon is currently conducting a due-diligence review of all projects, and as a result, has not yet been able to complete their evaluation of the Veteran's Memorial Building site ahead of this hearing. Based on the timing needed to complete this assessment, the applicant has requested that the hearing be continued an additional two months to the June 1, 2026 Planning Commission meeting to allow Verizon additional time to complete their evaluation of the alternative location for their project.

Since the February 2nd hearing, the applicant has been in ongoing contact with City staff and County representatives to investigate the feasibility of the alternative location. Staff believes the applicant has been making a good faith effort to investigate the alternative site and supports the applicant's request for additional time to complete their due diligence investigation. In the event the applicant elects to pursue a wireless facility at an alternative location, they would be required to apply for a new Conditional Use Permit and Coastal Development Permit application unique to that new site. Relatedly, if Verizon elects to no longer pursue the current location (912 Linden Avenue), they would be asked to formally withdraw this application.

A continuance of an agenda item is not a project as it is considered an administrative activity of governments that will not result in a project that is approved, nor will it result in direct or indirect physical changes to the environment pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) §15378 (b)(5).

IV. ACTION OPTIONS

1. Adopt a motion, granting the applicant's request for a continuance of the hearing on Project #25-2336 CUP/ARB to the June 1, 2026 Planning Commission hearing; and further find that a continuance of an agenda item is an administrative activity that will not result in a project that is approved, nor will it result in direct or indirect physical changes to the environment pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) §15378 (b)(5). (staff's recommendation)
2. Provide other direction to the applicant and/or staff concerning the current project application.

V. ATTACHMENTS

Attachment A: Continuance Request Letter from Applicant, Celeste Magennis, dated March 24, 2026.

Attachment A

Continuance Request Letter from
Applicant, Celeste Magennis, dated
March 24, 2026



Continuance Request Letter

Date: March 24, 2026

To:

Bret McNulty
Principal Planner
City of Carpinteria
5775 Carpinteria Ave
Carpinteria, CA 93013

Cc:

Nick Bobroff
Michelle Duarte
Paul Albritton

Subject: *Request for Continuance – Verizon Wireless Antenna Project, 912 Linden Avenue*

Dear Bret,

Thank you for your email and for coordinating the process related to the Verizon Wireless facility proposed at 912 Linden Avenue.

Verizon Wireless respectfully requests a continuance of the Planning Commission hearing to the June 2, 2026 meeting. As you are aware, during the February 2, 2026 Planning Commission hearing, a representative from the County expressed renewed interest in exploring the Veterans Memorial Building as an alternative location. Although this site had been included previously in our ASA with no response, the County has since indicated a desire to move forward, and our team began reviewing this alternative accordingly.

Verizon is currently conducting a due-diligence review of all projects, and as a result, we have not yet been able to complete the evaluation of the Veterans Memorial Building site ahead of the April 6 hearing. We intend to resume and finalize this review as soon as that internal process is complete. In the meantime, we are maintaining the original 912 Linden Avenue candidate site as a contingency should the County-owned alternative ultimately prove infeasible.

Based on the timing needed to complete this assessment, we respectfully request that the hearing be continued to the June 2, 2026 Planning Commission meeting, consistent with City staff's recommendation. I plan to attend via Zoom and will be available to address any questions.

Please confirm receipt of this request, and let me know if any additional materials are needed for the staff report.

Sincerely,

Celeste Magennis

Site Acquisition Specialist

Centerline Communications

cmagennis@clinellc.com

FINAL ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Acting Chair O'Connor. Acting Chair O'Connor reordered the agenda to hear Item #3 first to accommodate the Board's schedule.

ROLL CALL

Boardmembers present: Patrick O'Connor, Vice Chair
Richard Johnson
Richard Little
Lisa Woolf, left the meeting after Item #3.

Boardmembers absent: Amy Blakemore, Chair

OTHERS PRESENT: 2 members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

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

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for final review of a proposal to demolish an existing 1,060 square foot residence and a 309 square foot garage and construct a new 3,046 square foot two-story single-family residence with an attached 377 square foot two-car garage, for a total size of 3,423 square feet and a maximum height of 24.08 feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: None.

Staff Comments: Syndi Souter presented an overview of the project that was approved by the Planning Commission on August 4, 2025. She reviewed the Board's prior comments on the project during preliminary review on May 1, 2025, that included:

- The second story should be reduced in size, "wedding-caked," and articulated more to reduce the overall massing and "muscular" appearance,
- The entry alcove should be opened-up to reduce darkness in the space,
- Plant materials are appropriate to include on renderings, but should not be included on the elevation drawings,
- Eliminate the hedges in the rear corner with the avocado tree, and
- Provide a different plant palette for each of the three new residences.

In response to the ARB comments, the plans were updated prior to the Planning Commission's review of the project with the following changes:

- The proposed color for the stucco was changed to Navajo White, which is a cream color with a lower light reflective value;
- The arch at the front entry was enlarged to allow more sunlight to enter the alcove;
- The second story was reduced in size by 46 square-feet with additional articulation and “wedding caking” of the walls to reduce the massing;
- The roof lines were modified and additional stone and wooden elements were added to soften the appearance; and
- As a result of changes to the second story, the overall height was reduced by six-inches to 24.08-feet above finished grade.

Syndi reviewed changes to the floor plans, elevations, roof plan, colors, and new outdoor sconce choices. The final plans include the revisions in response to the ARB’s preliminary comments as described above, with the following additional refinements since the Planning Commission’s approval of the project, as follows:

- The front entry alcove was reduced in size by 10 square feet and the exterior is now proposed to be Santa Barbara sandstone veneer;
- The window to the left of the entry alcove is now arched with a Santa Barbara sandstone surround and decorative accent tile below the window;
- The three windows above the front entry alcove are now arched windows with six lites each; and
- The proposed color for the stucco was changed to Greek Villa, which is a darker cream color with a low light reflective value.

No changes to the landscaping plan are proposed and Chair Blakemore’s comments about the avocado tree in the corner were not addressed in the revised plan.

Syndi provided the following summary of issues for consideration by the Board:

- Proposed materials change to the front entry alcove from stucco with a decorative tiled arch to Santa Barbara sandstone;
- Proposed architectural details and color scheme, including doors and windows; and
- Proposed exterior light fixtures, including night-sky compliance.

Questions for Staff

Boardmember Johnson asked if staff has any problems with the one piece tile that looks like a two piece rooftop tile. Syndi replied staff had no issues with the tiles. Boardmember Johnson expressed that he has the same tile on his project and he does not like it.

Applicant Comments:

George Manuras, the project contractor, expressed that he and Dylan have addressed the issues with the project and that it will be a great project to enhance the downtown neighborhood.

Dylan, via Zoom, explained that the roof tile is a simulated one-piece tile with booster pieces that articulate to simulate a two-piece tile.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson expressed that he was a little disappointed about the south elevation for the bathroom windows but he could do popouts to make that area more interesting. Maybe, they could be different, glass block, or not have them be the same. He really likes the changes to the entry tower and the modulation of the second story. He told the applicant team they did a good job.

Boardmember Little expressed that he likes the design they came up with. His general comment about all three housing projects is that he was looking forward to the duplexes coming online with 6 new housing units. He expressed disappointment that the additional units won't be available to the community. He expressed that they would likely be vacation rental party houses. He reiterated that he really likes the design despite the parking issues that are not a part of the review.

Acting Chair O'Connor he expressed that he liked how they addressed the changes, including the entry vestibule and color changes. He likes the neutral color. He likes all the lighting and expressed that any variation will be fine for the projects.

ACTION: Motion by Acting Chair O'Connor, seconded by Boardmember Johnson, to recommend final approval with no changes.

VOTE: 3-0

2) Project: Coeler New Residence, Project 23-2234-DP/CDP/ARB

Address: 4934 Dorrance Way

Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler

Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB for final review of a proposal to demolish an existing 1,275 square foot residence and accessory structures and construct a new 3,716 square foot two-story single-family residence with an attached 437 square foot two-car garage, for a total size of 4,153 square feet and a maximum height of 24.92 feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

Ex Parte Communications Disclosure: Acting Chair O'Connor attended the Planning Commission hearing on the project.

Staff Comments: Syndi Souter presented an overview of the project that was approved by the Planning Commission on August 4, 2025. She reviewed the Board's prior comments on the project during preliminary review on May 1, 2025, that the applicant:

- Provide a different plant palette for each of the three new residences (referencing the additional proposals at 333 Linden Avenue and 4949 Dorrance Way).

She explained that the Planning Commission added a Condition of Approval to the project that requires the project to comply with Beach Neighborhood Design Guideline No. 4 (DG-4), which states the second story of a two-story residence should comprise not more than 40% of the total floor area.

Syndi reviewed the site aerial, proposed final site plans, elevations, landscape plans, architectural features, colors, and light fixtures. She explained that the applicant addressed the DG-4 guideline by modifying the floor plans to reduce the size of the second story by 72 square feet at the front above the garage and by adding side walls to the rear covered patio, which allows it to count towards the floor area. The revisions to the floor plan result in the second story comprising 39.75% of the total floor area, which is below the 40% maximum. The final landscaping plan has been revised to include only one olive tree and a larger variety of shrub species in the planted areas of the front yard.

Syndi identified the following summary of issues for consideration by the Board:

- Proposed architectural details, including colors, materials, doors, and windows;
- Proposed revisions to the landscape plan; and
- Proposed exterior light fixtures, including night-sky compliance.

Questions for Staff:

Acting Chair O'Connor asked for confirmation about the calculation of the first floor and second floor. Syndi explained the method for the calculations used to establish that the second story remained less than 40% of the of the first floor area.

Applicant Comments:

Project contractor George Manuras explained how the architectural revisions addressed both the Board and Planning Commission comments. He noted that pushing the front of the residence back from the street would serve to make the building less imposing as viewed from the street. He expressed that he did not think the project was overpowering and would complement the downtown.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson noted the flat pitch on the roof eyebrow depicted on the section is less steep than on the elevation and he insisted that it be steeper and as steep as possible.

Acting Chair, O'Connor summarized the deliberation by the Planning Commission and explained to the Board that the Commissioners expressed in their motion that they wanted the DG-4 calculation to be implemented by having the bulk of the reduction be attained by reducing the second floor area. He also asked if there is a limit on the number of meetings allowed for the project.

Syndi noted that the approach to comply made an adjustment of both the first and second floor areas to comply with DG-4. She expressed that the Planning Commission had left it to the Board to determine if DG-4 had been complied with. She noted the CDD Director had reviewed the approach used by the applicant and found it met the DG-4 guideline. She also clarified that the SB 330 meeting limits do not apply to this project.

Boardmember Little clarified that the concern is that the Planning Commission would not approve of the approach used to comply with DG-4.

Boardmember Johnson expressed he understood the other Boardmembers' comments and that the approach used included adjustments to both floors, and that the second floor is stepped-in all around,

which provided flexibility to meet DG-4. He expressed that using the walls to create first floor area may not have been the approach the Planning Commission was considering but it is a solution. He expressed that it meets DG-4 but did not the expectations.

ACTION: Motion by Acting Chair O'Connor, seconded by Boardmember Johnson, to recommend approval on the basis that the project complies with DG-4.

VOTE: 3-0

- 3) Project: Verizon Wireless Facilities, Project 25-2360-CUP/CDP
 Address: 912 Linden Avenue (business addresses 944, 954, 962,
 and 970 Linden Avenue)
 Applicant: Celeste Magennis, Centerline Communications,
 on behalf of Verizon and Francis Sargus, Owner
 Planner: Bret McNulty

Request of Celeste Magennis, Centerline Communications, for Verizon Wireless, to consider Project 25-2336-CUP/CDP for preliminary review (continued from the October 16, 2025 meeting) of a revised proposal to install three (3) new wireless telecommunications antenna array installations and one (1) support equipment enclosure that would be located on the roof tops of the existing single-story commercial building located between Linden Avenue and Cactus Lane. Antenna arrays would be installed at both sides of the existing Carpinteria clock tower located on the north corner of the building and in a new enclosure located on the south corner of the building. The proposed support equipment enclosure would be located on the roof top of an accessory structure attached to the east-oriented back of the main building and adjacent to Cactus Lane. One emergency parking spot is proposed next to the equipment enclosure adjacent to Cactus Lane and across from City parking lot #2. The property is a 13,068 square foot parcel zoned Central Business District (CB) and shown as APN 003-263-029.

Ex Parte Communications Disclosure: Woolf spoke with a building tenant. O'Connor had conversations with two tenants in the building.

Staff Comments:

Bret McNulty provided a presentation describing the project pointing out the locations of the wireless facility on an aerial. He reviewed the Board comments from the 10/16/2025 meeting which included the following issues:

- ARB expressed concern over the visual impact of the installations as a key issue, noting that maintaining the appearance and character of the existing building frontages was paramount. As currently proposed, the ARB did not feel they could make the necessary consistency findings.
- ARB questioned the compatibility and appropriateness of the selected location.
- Provide a more detailed discussion of the alternative sites considered by Verizon with a discussion about why the other locations were rejected and the current location was selected.
- If the site cannot be relocated, the ARB asked the applicant to consider leaving the tower alone and studying whether the antennas could be moved back towards the center of the building while still meeting project objectives.

- Provide more information regarding the building's historical significance to demonstrate the structure's level of historical significance and that the proposed improvements would not diminish the site's historical integrity.
- ARB expressed concern about existing deferred maintenance of the tower and building citing the non-functioning clock and crumbling masonry as examples of neglect, and were concerned that the proposed antenna installations could further add to long-term maintenance problems if not properly maintained.

Bret reviewed details of the changes proposed by the applicant for the antenna installations as shown on the roof plan, elevations, and photo simulations, including:

- The clock tower antenna installations would add one new screening fin wall antenna installation on each side of the tower and no height extension to the existing tower elements as was previously proposed.
- The new antenna installation at the south corner of the building has been moved back from the corner of the building and reduced in height slightly from 8 feet 10 inches to 8 feet 4 inches (-5 -inches lower).
- The six 4-foot tall panel antennas (2 at each antenna array location) have been removed and replaced with a different smaller antenna model, requiring only one antenna at each array location resulting in a reduction in height of the proposed tower wing installation by 5-inches.
- The proposed new equipment box dimensions have increased in height from 7 feet to 8 feet to accommodate mounting the intersect cabinet and telco box equipment on a new metal H-frame. The equipment enclosure has also increased in width from 10 feet to 11 feet 8 inches.
- One new wireless electrical meter will be installed inside the electrical box and the number of wireless Raycap antennas was reduced from 3 to 2.
- Decorative trim caps on the antenna enclosures were also revised.

Bret noted the previous plans proposed to extend the existing wings and them appear wider and provided an overall flattening of the existing steep angle of the tower. He also described how an increase in the setback of the antenna installation from the southeast corner of the building would reduce its visibility from the adjacent shops and surrounding views. He reviewed the relevant policies and standards applicable to the project for the Board to consider and identified the following policy consistency and design issues for the Board to address and the Planning Commission findings that the project is designed to minimize visual impacts as required by the Carpinteria Municipal Code (CMC) Section 14.56.090.

Policy Consistency:

- The Board's comments on the proposed antenna and equipment installations in compliance with wireless communications facilities development criteria (B) and (D).
- The Board's comments on the proposed project's consistency with the applicable community design objectives and policies, and "Small Beach Town" character.
- Overall project compliance with the wireless communications development standards; applicable public views preservation, and community design policies.

Design Review:

Bret summarized staff's review of the revised Plan Set, stating that staff believes the revision to the proposed antennas to be mounted on each side of the clock tower represent an improvement over the previous proposal. At the same time staff believes some additional refinements to the design remain

warranted. In particular, staff would ask the Board and applicant to consider recommendations in the staff report.

Antennas

- In particular, staff would ask the Board and applicant to consider whether the proposed width and depth of the screening fin wall along the flanks of the clock tower can be further reduced to better relate to the tower feature's proportions.
- Detailing of the proposed antenna screening fin walls also remains in important consideration. As currently shown, the Sheets A-1, A-1.1, A-2.1 depict the tower and fins as having a flat surface that is flush with the existing building's walls. This is not entirely accurate, however, in that the clock tower and its flanking fins includes subtle offsets in the vertical planes of the tower and stepped fins, which help to give the feature dimension and architectural interest.
- Accordingly, staff would ask the applicant to incorporate a slight vertical offset in the face of the new screening fin wall from the adjacent tower feature and to revise the Site plan sheets to accurately depict the clock tower and proposed antenna screening wall as being slightly set back from the building edge to avoid incorrect placement during construction.
- The back sides of the antennas still may be observed from locations along Linden Avenue, Carpinteria Avenue and Cactus Lane and adjacent areas. Staff suggests the antenna enclosures should completely enclose the antennas to ensure they are not visible as viewed from Linden Avenue, Cactus Lane and other viewpoints.
- The south antenna is shown at edge of the building but in this drawing does not reflect the proposed setback from the rear corner of the building and should be corrected.
- Reconsider the type of crown selected to identify potential options with visual continuity with the crown and wing lines along the sides of the clock tower.

Support Equipment

- Staff is asking the Board and applicant to consider reducing the size of the equipment enclosure further to reduce its visual footprint.
- In addition, staff suggests the wiring harness and security ladder could be further concealed or shielded to further blend into the existing wall, or moved to another other side of the accessory structure behind the existing fence to reduce public views of these items.
- The ARB and applicant should carefully consider the enclosure's placement, proposed exterior finishes and detailing, and overall dimensions, in an effort to ensure it is the least visually intrusive as possible.

Summary of Issues

Bret reviewed the following design review issues for the Board to consider:

- Potential visual effects of proposed reduced antenna panel screening that would affect the integrated vertical and horizontal scaling of the existing clock tower;
- Compatibility of proposed facility locations within the context of the existing architectural elements;
- The adequacy of visual concealment screening;
- The design and finishes of the proposed screening elements; and
- Overall project compliance with the wireless communications development standards and applicable public views preservation, and design policies.
- Staff also recommends that the clock on the clock tower be fixed.

Questions for Staff:

Boardmember Little asked for clarification about the location analysis and Bret reviewed the location analysis slide displayed at the previous meeting and responded that the applicant had just provided a revised analysis that had explored locating the antennas at the Eugenia Place Office complex but had determined that it did not provide the direct line of sight coverage they required.

Boardmember Woolf asked a question about why the building owner did not attend the meetings. Bret explained that Celeste's company was hired and to present the proposed project to the City on behalf of Verizon Wireless and the owner.

Boardmember Johnson asked if the building had been determined to be a historic resource. Bret replied that the Phase II Historical Report identified the building as a locally important historic resource based on review by federal criteria. The report concluded the property appears to meet the criteria for historical significance under Criterion A. The City has not yet designated the tower as a historic structure but the building remains eligible for listing on the National Register of Historic Places.

Boardmember Johnson asked about the physical condition of the clock tower, expressed that the clock should be fixed, and whether staff supported fixing the clock. Bret explained that the City Building Official had visited the building and identified some issues. He stated that issues would need to be addressed during building permit review. In addition, the project is being processed as a Conditional Use Permit and the and the Planning Commission could condition the project to require that the structures be maintained. Bret replied that staff does support fixing the clock and a condition of approval would be appropriate tool to ensure the repair occurs.

Acting Chair O'Connor did not have questions at this time.

Applicant Comments:

Celeste Magennis, Project Applicant from Centerline Communications discussed issues and questions raised at the previous meeting on October 16, 2025.

Location. Verizon identified this site as an important location to enhance and close a gap in its emergency service and service area.

Site Selection. She discussed the alternatives analysis and explained that an updated analysis was submitted. She explained that Eugenia Place location was explored but it is too close to an existing AT&T antenna which is not allowed by code. Celeste further explained that several sites were explored and that several conditions need to line up, including location, willing owners, and the feasibility of an installation.

Stealth enclosures materials. The proposed enclosure materials are made of fiberglass infused colored plastic that is the industry standard that can match the existing color. It allows the FRF signals to pass through while providing concealment.

Clock Tower. She expressed the investigation found it is not historical. clock tower is not a historic building but is important locally. Verizon is considering fixing the clock, lighting, and paint the tower to match the installation if the project is approved.

Questions for Applicant

Boardmember Johnson asked where on the example projects photos provided to the Board by the applicant the FRP is located and asked the age of the example projects. and Celeste explained the location on the example structures and that she would find out the age of the examples.

Boardmember Little expressed that he would have preferred different examples as a couple of them are quite ugly. They are architecturally large and in your face. He noted the church was a good example of a clean installation.

Boardmember Woolf expressed that she researched Verizon's coverage and found that it is 90% in the area, cited public comments from the previous meeting stating that existing service is good downtown near the clock tower and asked if Verizon really needed this location.

Acting Chair O'Connor asked about the southeast elevation and the installations by the Torri Shops open space and asked if it could be moved further back, and if there are a noise and visual effects from the equipment that would affect people in the patio. Celeste stated she would inquire whether the installations could be moved further back and as for noise there would be a low humming right near the antenna.

Public Comments: None

Boardmember Discussion:

Acting Chair O'Connor clarified that the purview of the Board is to focus their discussion on the design of the project.

Boardmember Johnson expressed the following comments:

- He agreed with staff that the roof plan has to relate to the elevation and need to be drawn correctly.
- He asked that the vertical planes [along the parapet] be redrawn to be setback anywhere from 6 inches to one foot back from edge of the building to provide depth from adjacent tower structure.
- In regard to color and heights, he expressed that passersby would not notice the installation the day after it was installed as opposed to the day as it would blend into the tower.
- He agreed with staff that the antenna would be visible from nearby second story uses and should be completely enclosed.
- He supported moving the south installations further back from the patio area and that the ladder and electrical connection be moved out of sight to reduce visual clutter in the alley.
- He expressed that it should not be up to the applicant to maintain the building and asked that staff investigate how to address that issue with the owner of the building.
- He expressed he does not have a problem with the project.
- In regard to coverage, he expressed that he generally has good signal in town, except when had to stay at the Best Western where the signal was non-existent.

Boardmember Little thanked the applicant for investigating the Eugenia Place location and expressed disappointment that it did not work. He also expressed gratitude to the applicant for being willing to fix the clock. In regard to architecture,

- He expressed concerns about the shielding and asked how long it will last compared to the stucco that is crumbling.
- He supports completely enclosing the antennas
- He would like the ladder to be moved back behind the fence to remove some of the clutter from Cactus Lane.

He expressed that he hoped that users without service would benefit from the project.

Boardmember Woolf expressed that

- She does not think a fiberglass screen would match the existing masonry of the clock tower and it does not think it is a good architectural substitute. She does not think it is a good material to use for any historical structure.

Acting Chair O'Connor expressed that that the design is getting away from the classical corner design. The City would address the maintenance issues during permit review. He asked staff how many reviews are allowed for the project and expressed concerns about the number of comments staff had made and how to capture the issues during staff review during the short amount of time allowed.

Bret responded that the Federal “shot clock” rules limit the time period allowed for review. In this case the “shot clock” expires on the date of the February 2nd Planning Commission hearing. He stated that the Board’s concerns and recommendations would be forwarded to the Planning Commission for consideration and addressed at the CUP level.

Bret observed that the staff report makes a number of recommendations and suggested that if the Board agreed with those recommendations, a motion could be made to recommend to the Planning Commission that they adopt staff’s recommendations as detailed in the staff report.

ACTION: Motion by Boardmember Johnson, seconded by Little, to recommend That the project be approved for preliminary review with the Board and staff recommendations included.

VOTE: 3-1

OTHER BUSINESS: None.

CONSENT CALENDAR:

4) Action Minutes of the Architectural Review Board Meeting of October 16, 2025

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to approve the minutes as presented.

VOTE: 3-0

5) Action Minutes of the Architectural Review Board Meeting of November 13, 2025

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to approve the minutes as presented.

VOTE: 3-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Syndi Souter presented a proposed minor change to the Bono Duplex project located at 4788 & 4792 Dorrance Way that previously received Final Review by the Board. The applicant proposes to change the approved horizontal siding around the base of the duplex to stucco. The stucco would be painted the same white color as the horizontal siding. The vertical siding would remain unchanged. The applicant presented an example of the wood trim board that would line the top of the stucco siding. The Boardmembers expressed support for the change to stucco, the color, and the trim board and had no questions or further comments.

ADJOURNMENT

Co-Chair O'Connor adjourned the meeting to the next scheduled meeting to be held tentatively on January 29, 2026 at 7:15 pm.

All Boardmembers present expect to attend.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

April 2026

May 2026

Su	Mo	Tu	We	Th	Fr	Sa
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			12	13	14	15
			17	18	19	20
			24	25	26	27
			31			

April 2026

Su	Mo	Tu	We	Th	Fr	Sa
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	19	20	21	22	23	24
	26	27	28	29	30	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 29	30	31	Apr 1 9:45am Leah & Torrie fire district mtg walk-through 5:00pm Fire District Board Meeting	2 8:30am DTBAB Meeting (Council Chambers) 2:00pm PW Dept Staff Meeting (Council Chamber) - John	3	4
5	6 5:30pm Planning Commission Meeting - TELEVIEWED	7	8 5:30pm Water District Board Mtg - Televised (Council Chamber)	9 2:00pm PW Dept Staff Meeting (Council Chamber) - John 4:30pm Canceled: Interdepartmental	10	11 9:00am Carpinteria Beautiful Meeting
12	13 8:00am Hold GovWell Training (ms) 3:00pm City Council Meeting - Televised	14 10:00am BEACON - SAC Meeting 12:30pm Hold GovWell Training (ms) 5:30pm School District	15 9:00am Canceled: Fire Extinguisher Training 3:00pm UPDATED DATE - April COSMAB (City 5:00pm Traffic Safety	16 2:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin 5:00pm ARB	17	18
19	20 3:00pm General Plan Update Committee Meeting 5:30 Start Time	21	22 5:30pm Water District Board Meeting - Televised	23 2:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin	24	25
26	27 3:00pm City Council Meeting - Televised	28	29	30 2:00pm PW Dept Staff Meeting (Council Chamber) - John Ilasin 5:00pm ARB	May 1	2

City of Carpinteria
Planning Activity Summary

March 2026

- | | | | |
|-----------------------------|--------------------|---------------------------|------------------------|
| 1. In 30-day review process | 5. Schedule for PC | 9. Schedule for final ARB | 13. BP issued |
| 2. Incomplete | 6. PC approved | 10. Final ARB Approval | 14. Under construction |
| 3. Schedule for ARB | 7. Schedule for CC | 11. Schedule for CCC | 15. C of O issued |
| 4. Director's Decision | 8. CC Approved | 12. In plan check | |

Last Edited 3/24/2026

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
26-2376-CDP/ADU	Kyle Wigley	4937	Nipomo Avenue	New 100sf detached ADU	Submitted 1/14/2026. Under review.	Syndi	1	
26-2375-CDP/ARB	Barbara Eliades	5452	Cameo Road	131sf addition and remodel to SFD	Submitted 1/8/2026. Under review.	Syndi	1	
25-2352-DP/TTM/CDP/ARB	Nick Patterson for City Ventures	6380	Via Real	97 new townhomes & associated tract map improvements	Submitted 5/29/2025. Incomplete 6/25/2025. Resubmittal 9/2/2025. Incomplete #2 9/26/2025. Resubmittal 1/6/2026. Under review.	Syndi	1	
25-2367-DPR/CDP/ARB	Forrest A. Carter	5201	Sixth Street	New Palm Avenue driveway, fencing/gates, and landscaping.	Submitted 9/29/2025. Incomplete 10/24/2025.	Syndi	2	
25-2358-DP/CDP/TPM/ARB	Carpinteria Group LLC	5115	Ogan Road	18-Story, 130-Unit, Multifamily Residential SB 330 Submittal	Submitted 6/26/2025; Incompleteness letter sent to applicant 7/18/2025; Applicant provided a GC 65589.5(h)(6)(D)(ii) notice and City response filed with County Clerk, posted on City website on 8/11/2025. 2nd application submitted 9/29/2025, 2nd application incomplete letter 10/28/2025, new 60 day resubmittal period ends 12/27/2025 and 90 days ends 01/26/2025; GC 65589.5(h)(6)(D)(ii) City response to applicant sent on 10/29/2025; Applicant's designer's email questions recieved on 11/12/2025 and under review; Applicant resubmitted application and responses on 11/25/2025; City issued 3rd Incompleteness Letter on 12/23/2025; Applicant provided a second GC 65589.5(h)(6)(D)(ii) notice and City response filed with County Clerk, posted on City website on 1/8/26; Public and agency comment period for second GC 65589.5(h)(6)(D)(ii) ends 3/9/2026.	Bret	2	
25-2353-SIGN	Dylan Chappell for the Nugget	892	Linden Avenue	1 hanging sign, 1 painted sign	Submitted 6/9/2025. Corrections sent to applicant. Pending resubmittal.	Marysol	2	
24-2317-TPM/CDP	Frontier California Inc.	5115	Ogan Road	Two Way Lot Split	Submitted 11/14/2024. Incomplete 12/12/2024.	Syndi	2	
24-2315-DPR/CDP/ARB	The Towbes Group	1001-1025	Casitas Pass Road	Site access improvements, modify trellis and central landscape area	Submitted 10/28/24. Under Review. Incomplete 11/15/24. Resubmittal 8/6/25 with reduced project scope. Waiting for additional applicant info.	Megan	2	
24-2304-SIGN	Santa Barbara Signs for OneLegacy	4180	Via Real	Wall mounted sign, 3 dimensional letters, non-illuminated.	Submitted 7/19/2024. Under review. Incomplete. Pending resubmittal.	Marysol	2	
24-2287-CDP/ARB	Samatha Anderson	5444	Cameo Road	Extensive int/ext remodel and 747sf of additions to existing SFD	Submitted 3/26/2024. Incomplete 4/18/2024.	Syndi	2	
23-2215-SIGN	Neon Plus Signs / Fancy Floors	1015	Casitas Pass Road	1 wall electric channel letter sign and 1 hanging sign	Submitted 3/23/2023. Incomplete. Resubmittal 4/26/2022. Incomplete. 7/31/2023. Incomplete 8/2/2023.	Marysol	2	

21-2099-CUP	Family Baptist Church	5026	Foothill Road	New portable classrooms for elementary school	Submitted 3/15/2021. Incomplete 4/13/2021. Resubmitted 5/26/2021. Incomplete 6/24/2021. Prelim ARB 6/17/2021, continued to 7/1/2021 with comments. Project on hold per applicants.	Marysol	2	
20-2073-SIGN	Ramiro Vega	830	Maple Avenue	New illuminated sign (as-built)	Submitted 11/6/2020. Incomplete 12/3/2020. Pending resubmittal.	Marysol	2	Yes
20-2033-SIGN	Yummy Yogurt	1005	Casitas Pass Road	New sign	Submitted 2/7/2020. Incomplete 3/6/2020. Resubmitted 4/10/2020. Under review. Pending resubmittal.	Marysol	2	Yes
19-2018-FENCE	Ernesto Verburgt	4516	El Carro Lane	7 foot side yard fence (resulting from grade difference)	Submitted 10/25/2019. Incomplete. Partial resubmittal 12/10/2019. Building Permit in plan check. Awaiting solution for last incompleteness item.	Marysol	2	
25-2356-DP/CDP/TTM	Spencer Kallick	5885	Carpinteria Ave.	191 housing units	Submitted 6/17/2025. Incomplete 7/17/25. Resubmittal 10/15/25. Incomplete 11/13/2025. Deemed Complete 12/30/25. Conducting EIR consultant selection.	Mindy	3	
25-2336-CUP/CDP/ARB	Verizon Wireless	912	Linden Ave	New Telecom Facility on roof	Submitted 3/06/25, under review. Incomplete 4/01/25. Phase II submittal 8/25/25. Incomplete 9/16/25. ARB scheduled for 10/16/25 per Spectrum Act shot clock; ARB continued the item on 10/26/25; applicant initiated shot clock tolling after meeting beginning 9/17/25 and extended PC hearing date to 12/2/25; applicant's attorney extended 2nd tolling again to move the PC hearing date to 01/05/26; applicant sent 3rd email to City with recommendation to extend the tolling to reschedule PC hearing to the 2/26 PC hearing and awaiting Verizon's concurrences, Applicant looking into hiring As historical architect, alternative locations, and different types of stealth for the antennas including flag pole type. As of 10/28/25, awaiting revised submittal from applicant to set a schedule for the ARB meeting continued on 10/16/25. Exsting tolling expires 11/11/25. New tolling agreement signed and emailed to Verizon attorney on 10/29/2025; revised plan set recieved on 11/13/2025 and scheduled for 12/11/2025 ARB meeting that was previously continued from 10/16/2025. ARB Preliminary Review approved with comments 12/11/25, Applicant submitted revised Plan Set on 1/23/26, PC hearing date, 2/2/2026; item continued by PC on 2/2/2026 to 6/1/2026 PC hearing to allow Verizon opportunity to explore alternative location.	Bret	3	

23-2207-DP/LCPA/TPM/CDP	Carp Bluff, LLC	5669 & 5885	Carpinteria Avenue	New 99-room resort and 41-unit apartment building.	Submitted 2/3/2023. Incomplete 3/3/2023. Resubmitted 7/19/2023. 2nd Incomplete 8/18/2023. Resubmittal 10/12/2023. 3rd Incomplete 11/8/2023. Resubmittal 11/16/2023. Complete 11/21/2023. To ARB on 1/25/2024 for prelim review-continued with comments. RFP for EIR out for bids on 5/20/2024. Three bids received. Project on hold per agent.	Syndi	3	
25-2366-CDP/ADU	Jose Martinez	1061	Cramer Road	New detached 1000sf ADU with an attached 268sf one-car garage.	Submitted 9/2/2025. Incomplete 9/25/2025. Resubmittal 10/13/2025. Director approval 11/12/2025.	Syndi	4	
25-2359-SIGN	Jaclyn Kucharski	5212	Carpinteria Avenue	(1) 3'x3' black metal wall sign. Non-illuminated	Submitted 7/7/2025. Director approved.	Marysol	4	
25-2351-CDP	Santa Barbara County Flood Control District		5800 Via Real, 893 Concha Loma Drive, 615 Concha Loma Drive, 5400 6th Street, 447 Concha Loma Drive, and 5446 Eighth Street	Annual Routine Maintenance of Carpinteria Creek, Annual Routine Maintenance Plan Update 2025-2026, Sites 12-19	Submitted 6/2/2025. Director Review; Director Approval 7/2/2025; No Local Appeal; FLAN sent 7/18/25; Received CCC Notice of Appeal Rec 7/28/25; FLAN issued.CCC Appeal period ends 8/1/2025; No CCC Appeal filed. Project ready for annual implementation by County.	Bret	4	
25-2350-TUP	Reality Church/Adam Smith	5315	Foothill	Request for 1 year TUP extension for church use at existing Girls Inc. campus	Submitted 5/29/2025. Director review. TUP Approved with conditons 9/12/2025	Bret	4	
25-2349-CDP/ADU	Mark Gonzales	1159	Church Lane	New 554sf attached ADU	Submitted 5/22/2025. Incomplete 6/18/2025. Resubmittal 7/10/2025. Director approval 8/7/2025.	Syndi	4	
25-2345-CDP/ADU	Jerry & Christi Anderson	5664	Calle Pacific	Convert (e) 443 garage to an ADU	Submitted 4/30/2025. Director approval 5/23/2025.	Syndi	4	
25-2334-DPR	Shepard Place Apts Improvements	1069	Casitas Pass Road	Exterior improvements	Submitted 2/24/25. Incomplete 3/25/2025. Complete on 6/23/25. Prelim ARB review completed 10/16/2025.Scheduled for Director's decision.	Mindy	4	Yes
24-2326-CDP/ADU	Sara Brito	1232	Vallecito Road	Convert 320sf garage and add 220sf for a new 540sf ADU	Submitted 12/18/2024. Director Approval 1/16/2025. TEX approval 1/7/2026.	Syndi	4	
24-2305-DPR/CDP	Noormand and Sons, Inc.	5205	Carpinteria Ave	Private parklet	Submitted 7/23/24. Under review. Complete 8/14/24. Director approval 10/08/24. Awaiting BP submittal.	Bret	4	
23-2269-CDP/ARB	George & Marijo De Mattos	413	Calle Dia	290sf bedroom & kitchen addition and 900sf remodel, & new driveway	Submitted 12/7/2023. Incomplete 1/5/2024. Resubmitted 5/2/2024. Complete 5/14/2024. Revised project submitted 1/28/2025. To ARB for prelim review 3/27/2025. Awaiting revised plans w/ ARB comments.	Syndi	4	

21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023. In progress.	Marysol	4	
21-2112-LCPA	City of Carpinteria		Citywide	Downtown Design Overlay Program	RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM.	Nick/RRM	4	
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	Nick/Mindy	4	
25-2331-DP/CDP	Surf Cottages, LLC	4716	Seventh St	Remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units.	Submitted 2/24/25. Incomplete 3/12/25. Resubmittal 8/5/25. Incomplete 9/2/25. Resubmittal 11/24/25. Deemed complete 12/8/25. ARB 1/29/26 continued to 2/26. ARB granted prelim approval 2/26.	Megan	5	
23-2254-DP/CUP/CDP/ARB	499 Linden Managers LLC	499 & 399	Linden Avenue	New 36-room two-story hotel with roof deck and new 83-space parking lot	Submitted 9/13/2023. Incomplete 10/13/2023. Resubmittal 5/9/24, under review. Incomplete 6/7/24. Resubmitted 7/18/24. Under review. Complete 8/15/24, ARB preliminary review 12/12/24. Preliminary ARB complete 12/12/24. EIR RFP distributed 1/22/25. EIR consultant selected and agreement approved 4/14/25. EIR Kickoff by 5/1/25. NOP 5/29/25 to 6/27/25. Draft EIR Public Review scheduled: 1/22/26 to 3/9/26. Preparing Final EIR with Responses to Comments.	Mindy	5	
23-2248-CUPR	St. Joseph Catholic Church	1532	Linden Avenue	CUP revision to allow for an elementary school	Submitted 8/30/2022. Incomplete 9/28/2023. Resubmitted 11/2/2023. Complete 12/28/2023. Met with applicant on 11/12/2025 to review draft COAs; recieved comments from Alayna Frazzer on 12/21/2025; met with Fr. Marini onsite and received amplified sound explanation document 2/6/2026; met with Alayna Frazer to discuss COAs draft on 2/19/2026; follow up meeting scheduled for 3/4/2026;	Bret	5	

23-2232-DP/CDP/ARB	Peter Coeler	333	Linden Avenue	New 2-story SFD on a vacant lot	Submitted 7/13/2023. Incomplete 8/10/2023. Resubmitted 3/15/24. 2nd Incomplete 4/15/24. Resubmitted 12/06/24. 3rd Incomplete 1/02/25. Resubmittal 1/16/2025. Complete 2/13/2025. Prelim ARB on 5/1/2025. Cont'd Prelim ARB on 11/13/2025. Tentatively scheduled for PC on 2/2/2026.	Syndi	5	
23-2231-ORD/LCPA	City of Carpinteria		Citywide	ADU Ordinance amendments to address changes to state law.	Initiated by CC 08/28/23. PC rec'd approval 3/4/24. CC approved first reading 7/8/24. Submitted to Coastal Commission 8/13/24. Postponed from September '24 CCC agenda. To be scheduled for PC in early 2026 to review new changes.	Megan	5	
16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2025. GPUC reconvened 3.18.24. All draft elements reviewed by GPUC. Complete public draft released 6/8/25. Public Workshop held 7/8/25. GPUCs concluded Oct 2025. Begin EIR process early 2026.	Nick/WSP	5	
05-1210-ZTA/LCPA	City of Carpinteria		Citywide	Zoning Code Update	Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Ongoing.	Nick	5	
22-2194-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New 1,500sf storage building	Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023.	Syndi	6	
20-2072-CUP/CDP	Ben Paul	4652	Fourth Street	Exterior and interior remodel of two existing detached dwelling (as-built).	Submitted 10/20/2020. Incomplete 11/19/2020. Resubmittal 01/08/2021. Prelim/Final ARB 01/14/2021. Incomplete 2/4/2021. Resubmittal 3/8/2021. Complete 3/25/2021. Planning Commission 6/7/2021. Approved. Pending Building Permit submittal.	Marysol	6	yes
25-2370 FENCE	Arbor Trailer Park	4677	Carpinteria Avenue (Ninth Street)	New frontage fences	Prior permit 15-1783 SIGN/FENCE submitted 08/05/2015 withdrawn with new submittal on 10/28/2025.ARB MBS on 1/29/2026, Building permit issued.	Bret	7	
21-2111-LCPA	City of Carpinteria		Citywide	Density Bonus Program	PC rec'd approval 6/3/24. On hold pending legislative info and Coastal Commission collaboration.	Nick/Mindy/Megan	7	

19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. CC selected Alt 3 to proceed 5/15/23. Back to CC.	Nick	7	
19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Revised first read to CC 1/8/24. Staff to hold public workshop & then return to CC.	Dan / Nick	7	
24-2313-CUP/CDP	Carpinteria Valley Water District	Various		Carpinteria Advanced Purification Project (CAPP)	Submitted 9/09/24. Under review. Incomplete 10/08/24. Resubmitted 2/07/25. 2nd Incomplete 3/6/2025. Complete 4/29/2025. ARB Final 5/15/2025. Tentatively scheduled for PC on 9/2/2025. Approved by PC on 9/2/2025. No City Council or Coastal Commission appeals filed. Awaiting BP submittal.	Bret	8	
24-2302-DPR/CDP	Ebbink/Little Dom's	686	Linden Ave	Private parklet	Submitted 7/03/24. Under review. Incomplete 7/23/24. Sent intent to close letter 1/02/25. Phone call with agent 1/09/25, intend to resubmit, keep open. Resubmitted 2/25/25, under review. Complete 3/06/25. ARB Prelim/Final 3/27/25. Director Review Approved 3/24/2025, no appeal. FLAN issued 5/20/2025. Awaiting BP submittal.	Bret	8	
25-2335-DP/CDP/ARB	4956 Fifth, LLC	4956	Fifth Street	Renovations to (e) 7-unit apartment building.	Submitted 3/6/2025. Incomplete 4/3/2025. Resubmittal 4/24/2025. 2nd Incomplete 5/23/2025. Resubmittal 6/23/2025. 3rd Incomplete 7/18/2025. Resubmittal 8/12/2025. Complete 9/11/2025. Prelim ARB review on 10/16/2025. Project revised, tentatively scheduled for Final ARB on 1/29/2026. BP #14960 submitted "at-risk" on 12/16/2025.	Syndi	9	

25-2328-CUP/CDP/ARB	Gordon Burgess	748	Maple Avenue	Remodel, 726sf 1st floor addition, & 1190sf new 2nd story to a 997sf SFD	Submitted 1/28/2025. Incomplete 2/25/2025. Resubmittal 3/20/2025. Complete 4/11/2025. Prelim ARB review on 7/31/2025. To PC on 11/3/2025- approved. Scheduled for PC on 12/1/2025 to modify conditions of approval- no action taken and request withdrawn. Tentatively scheduled for Final ARB on 1/29/2026. BP #15019 submitted "at-risk" on 12/11/2025.	Syndi	9	
16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Resubmittal 7/14/16. Incomplete 8/11/16. Resubmittal 9-12-16. Incomplete 10/11/16. Resubmitted 10/31/16. Complete 11/30/16. Prelim ARB 12/15/16, cont'd to future meeting. In-progress ARB review 2/16/17. Prelim ARB approval 3/30/17. Env. review underway. Reviewed updated biological/wetland reports; CCC determined creek regulations apply. Site visit w/ CCC 6/8. Revised project submitted 7/24/19; under review. Revised preliminary ARB review 8/29/19; continued to 11/21/19 ARB meeting. Revised prelim ARB approval 11/21/19. Draft MND released for 30-day public comment period 10/15/22. ERC recommended approval of MND 11/1/22 to PC. Proposed Final MND underway. PC approved 4/3/23. CCC appeal period ends 5/2/23. Awaiting Building Permit submittal. BP, submitted Time Extension request 10/28/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. FLAN sent 12/17/24. BP submitted 9/24/24, Planning corrections required on 11/4/24 and prior to routing for plan check. Applicant proceeded with at risk plan check without addressing 11/4/24 comments. Applicant asked PW to pause plan check 9/16/25 due to potential redesign due to underway Geotechnical report; applicant informed no permit extension option available on 12/5/25; on 12/10/25 met with applicant who asked for permiot extension, staff again	Bret	9	
25-2360-ARB/CDD	Kolbe	4445	La Tierra Lane	Garage door and driveway relocation, landscape and fencing plans, hardscaping, and work in the City ROW to replace City tree and sidewalk areas	Submitted 7/8/25; Incomplete 9/8/25; Resubmitted 10/13/25. In 2nd completeness review as of 10/28/25; ARB recommended preliminary/final approval w/conditions 11/13/2025	Bret	10	
25-2329-DP/CDP/ARB	CUSD	4545	Carpinteria Ave	New Kindergarten building at Aliso School	Submitted 1/17/25. Incomplete 2/12/25. Complete 4/30/25. ARB preliminary approval 7/31/25. PC approved 10/6/25. Final ARB approval 3/12/26.	Megan	10	

14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
17-1896-LCPA/ORD	City of Carpinteria			Citywide commercial cannabis regulations	12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway.	Nick	11	
25-2374-CDP/ADU	David & Valerie Powdrell	5503	Calle Arena	Convert 362sf of (e) residence and a 144sf addition to create a 506sf attached ADU	Submitted 12/22/2025. Director Approval 1/21/2026. BP #15031 in plan check.	Syndi	12	
25-2371-SIGN	Shawn Godkin for Ojai Rotie Deux	5003	Carpinteria Avenue	Two new wall signs. Metal, illuminated.	Submitted 11/5/2025. ARB matters by staff 11/13/2025. Approved 11/24/2025. Building Permit submitted for TI, sign included, 12/16/2025. In plan check.	Marysol	12	
25-2369-CDP/ADU	Dave Moore	5550	Calle Ocho	Convert 970sf of (e) residence to an attached 970sf ADU.	Submitted 10/23/2025. Incomplete 11/20/2025. Resubmittal 12/8/2025. Director Approval 12/15/2025. BP #15035 submitted 1/13/2026.	Syndi	12	
25-2368-CDP/ADU	Michael Wiltshire	1550	Myra Street	Demo an (e) 192sf shed and construct a new 400sf detached ADU (City Prototype Plan #1).	Submitted 10/10/2025. Director approval 11/7/2025. BP #15016 submitted 12/11/2025.	Syndi	12	
25-2364-CDP/ADU	Leo Cruz	4996	Foothill Road	New detached 800sf ADU with a 223sf covered porch above new garage.	Submitted 8/12/2025. Incomplete 9/12/2025. Resubmittal 9/15/2025. Director approval 10/14/2025. CCC appeal period ends 11/19/2025. BP #15005 submitted 11/20/2025.	Syndi	12	

25-2363-CDP	Leo Cruz	4996	Foothill Road	New detached 1,337sf 4-car garage & storage bldg.	Submitted 8/12/2025. Incomplete 9/12/2025. Resubmittal 9/15/2025. Director approval 10/14/2025. CCC appeal period ends 11/19/2025. BP #15004 submitted 11/20/2025.	Syndi	12	
25-2341-CDP/ADU	Bernardo Cruz	1028	Cramer Road	New detached 573sf ADU	Submitted 3/25/2025. Director approval 4/29/2025. BP #14952 submitted 11/18/2025.	Syndi	12	
25-2339-CDP/ARB	Alan Smith	5560	Calle Ocho	Addition and remodel of an existing SFD	Submitted 3/17/2025. Under review. Incomplete 4/16/2025. Complete 6-5-2025. ARB 7/31/2025. Director approved. Final ARB 11/13/2025. Building permit submitted 12/11/2025. In plan check.	Marysol	12	
24-2323	Carp-Summerland Fire	911	Walnut	Addition and interior remodel.	Submitted 11/27/24. Under Review. Incomplete 12/18/24. Complete 1/16/25. Director approval 3/04/25. Flan send 3/18/25. In plan check.	Brian	12	
24-2300-CDP/VAR	City of Carpinteria Pubic Works	5775	Carpinteria Ave	Equipment Carport	Submitted 6/20/24. Complete 07/17/24. Scheduled for PC 10/7/24. PC approved, CCC appeal period expires 11/07/24. Awaiting BP submittal. BP 14624 submitted 1/15/24, in plan check.	Brian	12	
24-2297-DPR/CDP	Smigel/Sunburst Parklet	5080	Carpinteria Ave	Private parklet	Submitted 6/07/24. Under review. ARB Matters by Staff 7/11/24. Director approval 7/30/24. Waiting for Bldg permit submittal. BP 14520 submitted 9/20/24, ready to issue.	Brian	12	
24-2292-CUP	Dish Wireless	6267	Carpinteria Avenue	(N) Wireless Facility	Submitted 4/11/24. Incomplete 5/2/24. Resubmitted 7/05/24. Complete 7/10/24, preliminary ARB 8/15/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. Flan send 12/17/24. Scheduled for Final ARB 1/16/25. Final ARB approval 1/16/25, awaiting BP submittal. BP 14660 submitted, in plan check. Awaiting revised plan set for plan compliance review.	Brian	12	
24-2281-DP/CDP/ARB	City of Carpinteria	Franklin	Creek Trail	Landscaping & hardscape improvements to trail b/t Carpinteria Avenue & Seventh Street	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmittal 7/31/2024. 2nd Incomplete 8/30/2024. Resubmittal 9/9/2024. Complete 10/10/2024. Prelim review at ARB 4/17/2025. PC approved on 7/7/2025. Final ARB on 10/16/2025. BP #14940 submitted 9/18/2025.	Syndi	12	

23-2234-DP/CDP/ARB	Peter Coeler	4934	Dorrance Way	New 2-story SFD, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. 2nd Incomplete 12/27/23. Resubmitted 6/10/24. 3rd Incomplete 7/10/24. Resubmitted 12/18/24. 4th Incomplete 1/14/2025. Resubmittal 1/16/2025. 5th Incomplete 2/14/2025. Resubmittal 2/24/2025. Complete 3/24/ 2025. Prelim ARB on 5/1/2025. PC approved on 8/4/2025. Final ARB on 12/11/2025. BP #15027 submitted 12/18/2025.	Syndi	12	
23-2233-DP/CDP/ARB	Peter Coeler	4949	Dorrance Way	New 2-story SFD, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023. Resubmitted 12/1/23. 2nd Incomplete 12/27/23. Resubmitted 6/10/24. 3rd Incomplete 7/10/24. Resubmitted 2/26/2025. 4th Incomplete 3/28/2025. Complete 4/11/2025. Prelim ARB on 5/1/2025. PC approved on 8/4/2025. Final ARB on 12/11/2025. BP #15028 submitted 12/18/2025.	Syndi	12	
23-2218-ARB/CDP	Joseph Cardenas	5401	Cameo Road	New 587 sf 2nd story addition, 460 sf garage conversion, new 587 sf garage.	Submitted 4/4/2023. Incomplete 5/3/2023. Complete 6/21/2023. ARB P/F 7/27/2023. Director approved 10/24/2023. Building Permit application submitted to plan check 10/26/2023. On hold at applicant's request 05/2024.	Marysol	12	
23-2209-CDP/ARB	Mark & Megan Pfaff	5559	Calle Arena	New 2,631 sf 2-story SFD with a 401sf attached 2-car garage.	Submitted 2/8/2023. Incomplete 3/10/2023. Resubmittal 4/13/2023. Incomplete #2 5/12/2023. Resubmittal 5/24/2023. Complete 6/22/2023. To ARB on 8/17/2023 for prelim review-continued with comments. Resubmittal 4/18/2024. Cont'd prelim review at ARB on 7/11/2024. Director approval 9/17/2024. CCC appeal period ended 10/21/2024. Final ARB on 2/13/2025. BP #14956 submitted 10/7/2025.	Syndi	12	
22-2164-DPR/CDP	Parga Construction for The Spot	389	Linden Avenue	Patio Cover over steel structure and canvas shades	Submitted 6/23/2022. Incomplete 7/21/22. Resubmittal 12/22/2022. Incomplete 1/19/2023. ARB 3/16/2023. Pending resubmittal in response to comments. Resubmittal 7/17/2023. Director Approval 01/16/2024. Final ARB 02/29/2024. Building Permit submitted 11/7/2024, in plan check. Corrections back to applicant, pending response. Resubmittal received 1/9/2026, in plan check.	Marysol	12	

22-2145-ARB/CDP	Heather & Sean Findley	864	Arbol Verde Street	Garage conversion to living space and 567sf addition with new garage and foyer.	Submitted 3/15/2022. Incomplete 4/14/2022. Resubmittal 5/24/2024. 2nd Incomplete 6/24/2024. Resubmittal 8/1/2024. Complete 8/2/2024. Director approval 8/19/2024. CDP TEX to 8/19/2026. BP#14687 submitted 3/18/2025.	Syndi	12	
21-2129-DPR/CDP	The Storage Place	6250	Via Real	New storage units (modular)	Submitted 10/27/2021. Incomplete 11/24/2021. Resubmitted 12/10/2021. Complete 1/4/2022. PC 3/7/2022. Building Permit in plan check. Plan check on hold at applicant's request.	Marysol	12	
18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building facade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal. Proposal to proceed with partial relandscaping only under review. Project on hold at applicant's request.	Marysol	12	
15-1781-DP/CDP	Bernardo Cruz	4675	Carpinteria Ave	Construct (N) 2-story mixed use building	Submitted 07/09/2015. Incomplete 8/06/15. Concept ARB review 03/29/20. Resubmittal 07/22/20. Incomplete 8/21/20. Resubmitted 2/8/21. Incomplete 3/8/21. Resubmitted 5/17/21. Prelim ARB Approved 9/16/21. PC approved 2/6/23. In-Progress ARB 6/29/23. Scheduled for Final ARB 11/14/24. Final ARB approved 11/14/24. Awaiting BP submittal. In Plan check 4/1/25.	Brian	12	
25-2365-SIGN	Extra Mile at Chevron	4290	Via Real	sign replacement (illuminated). Repainting.	Submitted 8/21/2025. Matters by Staff 9/25/2025. Director Approved. Building Permit submitted 11/18/2025, in plan check. 12/10/2025 final processing, pending applicant. Buildin Permit issued 1/27/2026, pending payment and pickup.	Marysol	13	
25-2357-CDP/ADU	Linda Hernandez	1471	Trenora Street	Demo (e) trellis and construct a new 600sf detached ADU	Submitted 6/17/2025. Director approved 7/17/2025. BP #14889 issued 12/3/2025.	Syndi	13	
25-2355-FENCE/ARB	Karl & Diana Dempwolf	954	Concha Loma	New 6' tall front fence & gate	Submitted 6/12/2025. Complete 7/3/2025. To ARB on 9/25/2025. Director approval 11/12/2025. BP #15025 issued 1/15/2026.	Syndi	13	Yes

					Submitted 7/15/24. Under review. Incomplete 8/14/24. Complete 9/24/24. Preliminary ARB approval 9/26/24. Scheduled for PC 12/02/24. PC Approved 12/02/24. Flan sent 12/17/24. Awaiting Final ARB plans. Scheduled for Final ARB 2/13/25. Final ARB approved 2/13/25. Application for Director Decision on Deli Annex Revision 4/16/25. Director Approval 5/27/25. No Appeals Filed on 6/9/25. FLAN 6/9/25. BP submittals on 6/12/2024 and 7/17/25. Shell BP planning review, COA changes to plans required 10/30/25; COA changes and lighting specifications added, Planning Approval to Core and Shell Plans on 11/19/2025. Applicant inofrmed Deli plans must have rooftop screening on 12/18/2025. Deli cleared Planning review on 1/ Applicant submitted rooftop screening approved and applicant notified 12/22/25, Deli BP passed Planning Review on 1/9/26, awaiting submittal of sign permit application as of 1/26/26.			
24-2303-DP/CDP/ARB	701 Linden LLC	701	Linden	Palms Restaurant Renovation		Bret	13	
24-2282-CDP/ADU	Mark Rolph	4715	Aragon Drive	New 749sf ADU attached above (e) garage.	Submitted 2/26/2024. Incomplete 3/27/2024. Resubmitted 3/28/2024. Director approved 4/26/2024. TEX requested 4/24/2025 and approved 5/9/2025. BP #14533 issued 4/28/2025, BP TEX until 2/25/2026.	Syndi	13	
23-2262-CDP/ADU	Jonathan Paola	730	Olive Avenue	Convert (e) 957sf acc. bldg. to a 744sf ADU and 213sf craft room.	Submitted 11/6/2023. Incomplete 12/6/2023. Resubmittal 12/18/2023. Director approval 1/24/2024. CDP TEX approved thru 1/24/2026. BP#14364 issued 2/24/2025; with BP TEX expires 12/16/2025 w/o inspection prior.	Syndi	13	
23-2253-SIGN/ARB	Extra Space Storage	6250	Via Real	New illuminated monument sign	Submitted 9/5/2023. Incomplete. Resubmittal 3/6/2024. Incomplete. Resubmittal 5/22/2024. Complete. Schedule for P/F ARB 5/30/2024. Director Approval 6/27/2024. Building Permit issued.	Marysol	13	
23-2228-CDP/ARB	Emma Davis	5459	Shemara Street	New covered porch, new trellis over garage, garden wall, fence	Submitted 6/20/2023. Incomplete 7/20/2023. Resubmitted 8/31/2023. Complete 9/28/2023. P/F ARB 10/26/2023. Pending resubmittal. Director Approved 3/8/2024. Building Permit in final processing 10/2024. Building Permit ready for pick up 11/21/2024. Revision submitted 3/18/2025. Corrections to applicant. Pending response.	Marysol	13	

21-2128-DP/CDP	Chevron	5675	Carpinteria Avenue	Decommissioning and Remediation of the Carpinteria Oil and Gas Processing Facilities	Submitted 10/25/2021. Labels Submitted 11/10/21. Complete 3/8/22. NOP Issued 8/1/2022. IS comment period extended to 9/30/2022. Draft EIR comment period underway until 1/31/24. ERC meeting held 12/18/23. PC approved 5/5/25. Appeal filed 5/15/25. CC approved 7/15/25. NOD & FLAN filed 7/18/25. Appeal filed with CCC 7/30/2025. SI Hearing w/ CCC scheduled 10/8/25. Demo Permit issued 1/23/26.	Nick/Luis	13	
19-1985-ARB	Brian Pera, HLW for Procore	6303	Carpinteria Ave	Renovation of exterior facade of an existing 1,315 accessory structure	Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued.	Marysol	13	
25-2361-CDP/ADU	Tom Burns	4819	Dorrance Way	Convert (e) 471sf detached garage/storage to a 471sf ADU	Submitted 7/24/2025. Director approval 6/21/2025. BP#14907 issued 12/11/2025.	Syndi	14	
25-2348-SIGN/ARB	Front Signs for Seaside Apartments	4573	Carpintiera Avenue	1 non-illuminated wall sign, new design, new location	Submitted 5/22/2025. Schedule for ARB. Director Approval 8/13/2025. Building Permit in process. Issued 9/4/2025.	Marysol	14	
25-2343-SIGN	Saurabh Bajaj, Fastsigns for Aloha Dental	1145	Eugenia	1 non-illuminated 47" x 6" tenant sign on existing directory ground monument. Aloha Dental Care	Submitted 4/7/2025. Director approved 4/21/2025.	Marysol	14	
25-2342-CDP/ADU	Robert Burlison	5035	Seventh Street	New 480sf detached ADU (City Prototype Plan #2)	Submitted 4/1/2025. Resubmittal 4/30/2025. Director approval 5/9/2025. BP #14751 issued 7/31/2025.	Syndi	14	
25-2337-SIGN	Goleta Signs for 700 Linden	700	Linden	New signage for Linden Square and individual signs for each tenants	Submitted 3/7/2025. Under Review. Incomplete. Resubmitted 3/25/2025. Approved 3/27/2025. Building Permits for each tenant in Plan Check. Issued 4/24/2025. Pending revisions and final sign off.	Marysol	14	
25-2327-SIGN	Conejo Valley Signs	901-B	Linden	New signage for Haru Massage & Spa	Submitted 1/6/2025. Under review. Incomplete. Approved 3/10/2025. Building Permit Plan Check. Issued 3/19/2025, pending payment and pickup. Picked up 4/15/2025.	Marysol	14	
24-2325-CDP/ARB	Tom Brown	600	Arbol Verde Street	New 127sf addition & exterior alterations	Submitted 12/11/2024. Incomplete 1/9/2025. Resubmittal 2/11/2025. 2nd Incomplete 3/13/2025. Resubmittal 3/17/2025. Complete 4/10/2025. Prelim ARB on 5/15/2025. Director approval 5/23/2025. BP #14791 issued 7/8/2025.	Syndi	14	
24-2324-CDP/ADU	Chris & Renee Jaimes	588	Elm Avenue	New 527sf attached ADU & 219sf covered deck	Submitted 12/11/2024. Incomplete 1/8/2025. Director Approval 1/16/2025. BP #14676 issued 5/19/2025.	Syndi	14	

24-2320-CDP/ADU	Barbara McNally	5511	Calle Ocho	Garage conversion and addition to create attached ADU.	Submitted 11/21/24. Under Review. Complete 12/19/24. Approved 1/07/25. BP 14590 submitted 12/05/24, in plan check. BP Issued 2/27/25.	Syndi	14	
24-2319-CDP	Barbara McNally	5521	Calle Ocho	Addition to SFD	Submitted 11/21/24. Under Review. Complete 12/17/24. Approved 1/07/25. BP 14591 submitted 12/05/24, in plan check. BP Issued 2/27/25.	Syndi	14	
24-2318-CUP/CDP	Mark Llamas	1082	Elm Avenue	Interior remodel to legal nonconforming SFD	Submitted 11/20/2024. Incomplete 12/20/2024. Resubmittal 1/21/2025. Complete 2/19/2025. PC approved on 4/7/2025. BP #14745 issued 9/2/2025.	Syndi	14	
24-2306-DP/CDP/ARB	Jeffrey Becker, Seaside Apartment Investors, LLC	141-155	Holly Avenue	New landscaping & exterior paint colors for 4 apartment buildings (Driftwood Apts.)	Submitted 7/24/2024. Incomplete 8/15/2024. Partial resubmittal 8/28/2024. To ARB for Prelim/Final review with conditions 9/26/2024. Director Approval 3/5/2025. BP #14755 issued 7/23/2025.	Syndi	14	
24-2286-CDP/ADU	Aaron Johnson	4975	Sawyer Ave	New 747 sf detached ADU	Submitted 3/26/24. Under review. Incomplete 4/23/24. Resubmittal 5/22/24, under review. Complete 6/18/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction.	Syndi	14	
24-2285-CDP/ARB	Aaron Johnson	4975	Sawyer Ave	Demo unpermitted acc. Structures, new attached garage, new spa	Submitted 3/15/24. Under review. Incomplete 4/15/24. Resubmittal 5/28/24, under review. Complete 6/18/24, preliminary/final ARB 7/11/24. Director approved 7/23/24, waiting for Bldg. permit submittal. Bldg. permit submitted 9/30/24, in plan check. BP issued 2/13/25. Under construction.	Syndi	14	Yes
24-2283-ARB	Eric Nystrom	1477	Manzanita	Exterior Remodel	Submitted 2/26/24, under review. Complete 3/26/24. Scheduled for 4/11 ARB. ARB Approved 4/11/24. In plan check. BP issued 7/24/24, under construction.	Brian	14	
24-2276-FENCE	Amber & Jenny Scouras	1493	Trenora Street	New 6' wooden fence on top of 2.5' retaining wall	Submitted 2/6/2024. Director approval 2/13/2024. BP#14172 issued 6/18/2024. Under construction.	Syndi	14	
24-2275-CDP/ADU	Mauricio & Angelina Rosales	4585	El Carro Lane	Convert (e) 634sf attached garage/workshop to an ADU	Submitted 2/6/2024. Incomplete 3/5/2024. Resubmitted 3/27/2024. Director approved 4/26/2024. TEX approved. BP#14301 issued 10/8/2024.	Syndi	14	
24-2273-CDP/ADU	Rafael Hernandez	4954	Fifth Street	Convert (e) 496sf detached garage with a 110sf add'n to a 606sf ADU.	Submitted 1/9/2024. Incomplete 2/5/2024. Resubmittal 2/20/2024. Director approved 3/21/2024. BP#14270 issued 2/19/2025.	Syndi	14	

23-2263-CUP	Sanchez Rebuild CUP	5091	Foothill Road	Rebuild Residence	Submitted 11/20/2023, under review. Incomplete 12/18/23. Complete 1/25/24. Scheduled for PC on 3/4/24. PC approved, waiting for Bldg. permit submittal. Bldg. permit submitted 9/26/24, in plan check. BP issued 2/01/25, under construction.	Syndi	14	
23-2257-DPR	Carp Business Park	4185 & 4195	Carpinteria Avenue	Landscape Improvements	Submitted 10/09/2023. Incomplete 11/3/2023. Resubmittal 11/13/2023. Complete 11/21/2023. Prelim ARB complete. Director approved 1/9/24. Final ARB 02/29/24. In plan check. BP Issued 1/30/25, under construction.	Brian	14	
23-2237-CUP/CDP/ARB	Brandon Bono & Lorraine Pulido	4788 & 4792	Dorrance Way	New 371sf 2nd-story addition to duplex & remodel	Submitted 7/21/2023. Incomplete 8/17/2023. Resubmittal 9/22/2023. Complete 10/17/2023. To ARB for prelim on 12/14/2023. Approved by PC on 4/1/2024. Final ARB on 7/11/2024. BP#14347 issued 3/13/2025.	Syndi	14	
23-2236-ARB/CDP	Schlobohm	5030	Carpinteria Avenue	Facade improvements to the building	Submitted 7/18/2023. Incomplete 8/17/2023. Prelim/Final ARB 8/31/2023. Resubmittal 11/28/2023. Director Approved 03/29/2024. Building Permit in Plan Check. Building Permit issued 11/2024. Under construction. Inspection 12/2025, corrections.	Marysol	14	
23-2221-DPR/CDP	Justin Klentner	4745	Carpinteria Ave	Revision to 4,304 sq.ft.commercial space to keep 3,404 sq. ft. commercial and change 2,807 sq.ft. to 6 hotel rooms.	Submitted 5/5/2025. Complete 5/20/2025. Director Decision Approved 6/6/2025. Appeals filed 6/16/2025. PC scheduled 8/4/2025. PC Denied Appeals 8/4/25. BP issued 9/26/25.	Bret/Nick	14	

23-2221-DPR/CDP	Justin Klentner	4745	Carpinteria Ave	Mixed Use development: 24 apartments & 4,304 sq. ft. commercial space. Applying State Density Bonus provisions. DPR for conversion of commercial to hotel use (6) units.	Submitted 4/14/23. Incomplete 5/12/23. Conceptual ARB Review 5/25/23. Resubmittal 6/22/23. Incomplete 7/21/23. To Prelim ARB 8/31/23. Cont'd to Prelim ARB 10/26/23. Prelim ARB Approval 10/26/23. Awaiting submittal of final incomplete item. Complete 11/28/23. PC approved 2/5/24. CC appealed, schedule for CC. CC approved 3/26/24. Demo permit issued. Grading permit under review. Final ARB 8/15/24. Building permit in Plan Check review. Grading permit issued. Pre-Con meeting 9/26/24. Demo/Grading in progress. BP Issued 12/12/24, under construction. DPR for commercial to hotel use (6 units). Complete letter issued 5/5/25, CCD approval 6/6/2025, PC appeals filed 6/16/2025, PC appeal denied 8/4/2025. BP issued for 6 hotel units 9/23/2025, under construction; 1/21/26 applicant requested routing slip for responsible agencies review; City delivery of routing slip pending week 1/26/26; routing slip for COO sent to applicant and agency representatives on 2/23/2026;	Bret	14	
22-2184-DP/CDP/ARB	Gregg & Beth Scerni	4610	Fourth Street	New 2,257sf 2-story SFD with 504sf detached 2-car garage	Submitted 9/13/2022. Incomplete 10/13/2022. Resubmittal 3/6/2023. Complete 3/21/2023. To ARB on 4/27/2023. Approved by PC on 9/5/2023. VM recorded 9/15/2023. Final ARB on 12/14/2023. BP#14198 issued 8/26/2024. Under construction.	Syndi	14	
22-2183-ARB/CDP	Tyler Mayer	5557	Calle Arena	Addition to SFD	Submitted 9/12/2022. On hold pending project redesign. Resubmittal 12/14/2022. Incomplete 1/11/2023. Resubmittal 5/26/2023. 2nd Incomplete 6/23/2023. Resubmittal 7/27/2023. 3rd Incomplete 8/15/2023. Resubmittal 8/25/2023. Complete 8/28/2023. To ARB on 9/14/2023 for prelim review-continued with comments. Resubmittal 2/26/2024. To ARB for cont'd prelim review on 5/16/2024. Approved by PC on 8/5/2024. Final ARB 3/27/2025. BP #14682 issued 5/14/2025.	Syndi	14	

22-2182-ARB/CDP	Mark Rolph	4715	Aragon Drive	1,375sf two-story addition to (e) SFD	Submitted 9/6/2022. Incomplete 10/6/2022. Resubmittal 11/6/2022. 2nd Incomplete 12/7/2022. Resubmittal 12/12/2022. Complete 1/3/2023. Prelim review at ARB on 2/16/2023. Continued prelim review at ARB on 5/25/2023. Director approval 6/20/2023. TEX requested 4/9/2024 and approved on 5/7/2024; new expiration date is 6/20/2025. BP #14532 issued 4/28/2025.	Syndi	14	
22-2172-ARB/CDP	Flourish Trust	5637	Calle Pacific	New swimming pool & shade trellis.	Submitted 7/20/2022. Incomplete 8/19/2022. Resubmitted 8/24/2022. Complete 9/8/2022. To ARB for Preliminary review 9/29/2022. Resubmittal 11/9/2022. Final ARB review on 12/15/2022. Resubmittal 2/8/2023. Director approval 3/21/2023. BP#13895 issued 6/2/2023. Under construction.	Syndi	14	
22-2163-SIGN	City of Carpinteria	5141	Carpinteria Ave	New ground sign for the Carpinteria Community Library	Submitted 6/10/2022. Approved. Building Permit issued	Marysol	14	
22-2162-DP/CDP/ARB	John Howard	4818	Dorrance Way	New 1,895sf 2-story SFD and a detached 471sf garage with a 408sf workshop above.	Submitted 6/9/2022. Incomplete 7/8/2022. Resubmitted 9/8/2022. 2nd Incomplete 10/3/2022. Resubmittal 12/7/2022. Complete 12/28/2022. To ARB on 3/16/2023. Resubmittal 6/8/2023. To PC on 8/7/2023-continued due to lack of a quorum. Approved by PC on 9/5/2023. Final ARB on 5/16/2024. BP#14261 submitted 3/19/2024. TEX submitted on 8/27/2024, to PC on 10/7/2024. BP#14261 issued 12/19/2024.	Syndi	14	
22-2161-SIGN	Ben Mascari / Carpinteria	873	Linden Avenue	Redesign and reinstall previous hanging sign	Submitted 6/1/2022. Approved. Pending inspection.	Marysol	14	
22-2152-SIGN	Reese Corp Signs / Carp Physio	5432-34	Carpinteria Avenue	New signage	Under review. Complete. Director approved 6/28/2022. Building permit issued, pending inspections. Building Permit expired.	Marysol	14	
22-2143-DPR	Bega	1000	Bega Way	Energy storage system & sound wall	Submitted 2/7/2022. Complete 3/8/2022. Approved 4/5/2022. Building Permits issued 7/2022 (Phase 1 and 2). Phase 1 signed off. Pending Phase 2.	Marysol	14	
21-2107-CUP/CDP/ARB	City of Carpinteria/S&S Seeds	6155	Carpinteria Avenue	Coastal Vista Trail Segment	Submitted 4/28/2021. Incomplete 5/27/2021. Resubmitted 12/28/2021. Complete 1/13/2022. Prelim/Final review at ARB on 3/31/2022. Approved by PC 5/2/2022. CCC appeal period ended 5/31/2022. Demo permit BP#13860 issued 1/9/2023.	Syndi	14	

21-2092-SDU/CDP	J. Bradley Stein	1315	Casitas Pass Road	Validate (E) guest house as SDU & permit remodel of SDU & attached accessory structures	Submitted 2/26/2021. Complete 3/19/21. Prelim ARB approved 3/25/21. Director approved 6/1/21. BP issued 6/23/21. Under construction. BP extension granted. Revision approved 10/10/24, under construction.	Brian	14	
21-2087-ARB	Paul & Michelle Sanchez	1481	Sterling Avenue	SFD remodel, 391sf of add'ns, new front porch, & full re-roof	Submitted 2/9/2021. Incomplete 3/5/2021. Resubmitted 3/26/2021. Complete 4/1/2021. Prelim & final at ARB 4/15/2021. Director approval 5/4/2021. BP#13369 issued 9/21/2021. Under construction.	Syndi	14	
21-2083-DP/TPM/CDP/ARB	Jerry & Lisa Zins	4905	Eighth Street	New condominium triplex	Submitted 1/13/2021. Incomplete 2/12/2021. Owners have decided to do condos instead of apts. Resubmitted 9/17/2021. 2nd Incomplete 10/11/2021. Revised duplex apt. project submitted 2/4/2022. Complete 3/7/2022. To ARB for prelim 4/28/2022. Revised plans for 3 condos submitted 6/27/2022. Revised plans submitted 8/30/2022. To ARB for cont'd prelim review on 9/15/2022. Revised plans submitted 11/15/2022. Approved by PC on 2/6/2023. PM to City Surveyor for review 10/12/2023. BP#14159 submitted 10/19/2023. Final ARB on 12/14/2023. CC accepted map 12/9/2024. Map recorded 12/26/2024. BP issued 9/8/2025.	Syndi	14	
20-2066-SIGN	Singing Springs	5455	Eighth Street	New monument sign	Submitted 8/17/2020. Director approval 9/15/2020. Building Permit issued 1/2021. Under construction, pending landscaping re-installation.	Marysol	14	
20-2061-ARB/CDP	Brandon and Julia Wheatley	1150	Vallecito Road	Master bedroom addition	Submitted 7/31/2020. Under review. Incomplete 8/25/2020. Incomplete 10/9/2020. Prelim/Final 10/29/2020 ARB. Incomplete 11/16/2020. Complete 01/14/2021. Director Approval 2/2/2021. BP issued. Under construction. Revision 1 issued.	Marysol	14	
20-2057-DP/CUP/CDP	Martha Marquez	4684	Seventh Street	Construct a 258 SF addition and new entry porch to Unit A on the existing duplex.	Submitted 7/22/2020. Incomplete 8/21/2020. Resubmittal 3/23/2021. Incomplete 4/21/2021. Resubmittal 3/16/2022. Complete 4/15/2022. To ARB for preliminary review on 5/26/2022. Approved by PC on 12/5/2022. Final ARB on 4/27/2023. BP#14153 submitted 10/16/2023. TEX for Planning & BP submitted 6/20/2024. TEX to PC on 10/7/2024. BP#14153 issued 9/4/2025.	Syndi	14	

20-2056-ARB	Rod Herman	1423	Camino Trillado	Exterior updates, new porch overhang, new curbs and 3' garden wall, new hardscape and landscaping.	Submitted 7/2/2020. Complete 7/30/2020. To ARB for prelim/final 9/17/2020. Director approved 9/23/2020. BP#13204 issued 4/26/2021. Under construction.	Syndi	14	
19-2029-DPR/CDP	Carpinteria Arts Center	855	Linden Avenue	Courtyard improvements: new hardscape, landscaping, a living wall, storage, utility sink, fencing, and trash enclosures	Submitted 12/20/2019. Complete 01/16/2020. Prelim ARB 2/27/2020. Approvals pending. BP submitted 10/23/2020. BP issued.	Marysol	14	
19-2012-DPR	Mac Partners / Jeremy Rogers	6384	Via real	Building facade renovation, addition of new patio areas, new permeable area for future parking area.	Submitted 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Final ARB 5/13/2021. Building Issued. Under construction. Exterior light demonstration under review ARB matters by staff 3/3/2022. Minor revision pending.	Marysol	14	
19-1965-DPR/CDP	Carpinteria Business Park	4185-4195	Carpinteria Ave	Exterior architectural façade improvements to five of the buildings within the Flood Hazard and Coastal Appeals Overlay.	Submitted 2/5/2018. Incomplete 3/19/2019. Resubmitted 3/28/2019. Incomplete 4/25/2019. Prelim ARB 06/13/2019. Complete 6/21/2019. Resubmittal 8/23/2019. Director Approval 9/26/2019. Final ARB 10/31/2019. Building Permit application submitted 12/17/2019. Building Permit issued. Under construction. Revision to lights approved by ARB 1/14/2021. Minor awning revision 8/2021. Monument sign revision 11/2021. Final Building Permit revisions submitted for review 04/2023.	Marysol	14	
18-1938-CDP	CA State Parks	205	Palm Avenue	Sewer replacement, Santa Rosa Campground	Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction.	Marysol	14	
17-1850-CDP	CA Dept. of Parks and Recreation	205	Palm Avenue	State Beach Phase II ADA Improvements	Submitted 1/3/2017. Incomplete 1/31/2017. Resubmittal 5/22/2017. Complete 6/15/2107. Director Approval 9/13/2017. Pending resubmittal of minor modifications and signed Conditions of Approval. Received 9/6/2018. Time Extension approved 7/31/2019. Under construction.	Marysol	14	

15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, under construction.	Brian	14	
04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CoFO issued on rear unit.	Nick	14	
25-2362-SIGN	Taco Bell	1045	Casitas Pass Road	1 illuminated wall sign (channel letters and logo)	Submitted 8/6/2025. Comments back to applicant. Pending resubmittal. Resubmitted. Director approved 11/24/2025. Building Permit submitted 12/01/2025. Issued 12/10/2025. Completed 03/23/2026	Marysol	15	
24-2316-SIGN	Sutter-Sansum Clinic	4806	Carpinteria Avenue	Replace existing signs with new signs, updated business name	Under review 11/7/2024. Incomplete. Approved 12/24/2024. Building Permit Plan Check. Building Permit Issued 2/18/2025. Corrections and revision. Final sign off 11/04/2025.	Marysol	15	
24-2322-SIGN	Fastsigns Ventura for Edward Jones	1145	Eugenia	Non-illuminated sign plate on an existing directory ground sign	Under review 11/25/2024. Approved 12/18/2024.	Marysol	x	
24-2321-CDP/ADU	Tim Finnigan	4213	Carpinteria Avenue	New 996sf ADU, 240sf deck, & 430sf garage	Submitted 11/21/2024. Director Approval 12/19/2024. Approval expired.	Syndi	X	
24-2309-SIGN	Santa Barbara Hives	516	Palm Avenue # C	2 non-illuminated wall signs	Submitted 7/31/2024. Approved 8/15/2024. Building Permit issued 8/19/2024. Under construction.	Marysol	x	

24-2301-SIGN	CB & G Sign Solutions, Inc. for property owner	1145	Eugenia Place	New sign program for the property	Submitted 6/27/2024. ARB 8/15/2024.	Marysol	x	
24-2279-LCPA/ORD	City of Carpinteria		Citywide	Housing Element rezones and associated Title 14 amendments	Planning Commission 11/04/24, City Council first reading 11/25/24. City Council second reading 12/9/24. Coastal Commission Hearing with modification 3/14/25. City Council accepted mods 4/14/25. Now in effect.	Mindy/Megan	X	
23-2347-SIGN	Kasey Clark for T Mobile	1006	Casitas Pass Road	illuminated wall sign and non illuminated hanging sign	Submitted 5/13/2025. Corrections. Resubmittals. Director approved 6/3/2025. BP issued.	Marysol	x	
23-2271-ORD	City of Carpinteria	Citywide		Multifamily Housing Smoking No-Smoking regulations	CC feedback 3/11/24 CC 1st read 6/24/24 CC 2nd read 7/8/24. Outreach underway Spring 2025. Ordinance in effect 7/1/2025	Megan/Mindy/David	X	
23-2241-SIGN	Mollie's Italian Deli	1039	Casitas Pass Road	Acrylic wall mounted sign and a hanging blade sign	Submitted 8/1/2023. Corrections. Resubmittal under review. Approved 9/14/2023. Building Permit for one sign issued. Deferred building permit for second sign in plan check 01/22/2024. Building Permit ready for issuance, pending pickup 3/18/2024. Permit still pending pickup 09/30/2024. Expired.	Marysol	x	
23-2238-SIGN	Super Springs International	5251	6th Street	New signage	Submitted 7/21/2023. Incomplete. Resubmitted 8/22/2023. Under review. Approved 9/21/2023. Building Permit issued 12/04/2023.	Marysol	x	
22-2187-SIGN	West Coast Signs for Channel Islands Center	4994	Carpinteria Ave	(2) non-illuminated wall signs, individual letters	Submitted 10/06/2022. Approved 10/13/2022. Building Permit 10/27/2022. Pending inspection.	Marysol	x	
22-2180-SIGN	Goleta Signs for Lao Thai Restaurant	1017	Casitas Pass Road	Wall sign and hanging sign	Submitted 8/30/2022. Approved 9/13/2022. Building Permit submitted and approved 9/26/2022. Under construction, pending inspection.	Marysol	x	
22-2150-SIGN	US Bank	5420	Carpinteria Avenue	New signs	Submitted 4/27/2022. Incomplete. Resubmittal 09/30/2022. Complete 1/24/2023. Director Approved 1/26/2023. Building Permit in plan check. BP issued 2/1/2023.	Marysol	x	
22-2142-SIGN	John Crispis for Albertsons	1018	Casitas Pass Road	New illuminated wall sign and parking lot signs	Submitted 1/20/2022. Incomplete. Resubmittal 12/1/2022. Complete. Director approved 1/2023. Building Permit issued 1/23/2023.	Marysol	x	
14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14. Expired.	Nick	X	
Last updated					3/25/2026 13:08			

BUILDING PERMIT REPORT

03/01/2026 - 03/25/2026



Permit #	Permit Date	Issued Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Code Compliance Violation	Fire Permit Required
15102	3/19/2026	3/19/2026	003-780-001	4415 Caitlin Unit A and B	VILLA PINOS OWNERS ASSN	Remove (e) composite shakes; install new 1/2" plywood over (e) sheathing. Install synthetic felt, install new drip metal, install new Landmark shingles and ridge cap. Like for like no change in color or materials. 25 squares total.	22,000	Issued		
15101	3/19/2026		003-291-019	780 Calle Rey Mar	Simon A Poulter and Annick Tardif	Upgrade and relocate (e) 100-amp meter to 200-amps. Meter location subject to SCE approval.	3,000	Ready for Pickup		
15100	3/18/2026	3/19/2026	001-253-003	1260 La Brea Lane	LUBY-BELAND RESIDENCE TRUST 5/6/02	Replace 200 amp electrical panel - under ground, same size and location. New 100 amp sub-panel next to the meter main panel.	6,000	Issued		
15099	3/17/2026	3/14/2026	001-292-013	5422 Dariesa St	PEARCE, LORI REVOCABLE FAMILY TRUST 06/11/2011	SOLAR APP: SA20260313-7273-7-7-A :PV+ST 6 ELNSM54M-HC-N-450 solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS New Busbar count - 2 System Size: 2.7 kW DC (11.5 kW AC)	0	Issued SolarApp		
15098	3/17/2026	3/9/2026	004-027-068	1351 Tomol St	WHITNEY KENNETH W/RITA TRUSTEES (for) WHITNEY KENNETH W/RITA LIV TR 9-12-95	Solar App: SA20260309-7273-6-7-A:PV+ST 10 Q.PEAK DUO BLK ML-G10+ 410 solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS Main Panel Upgrade: Yes System Size: 4.1 kW DC (11.5 kW AC)	0	Issued SolarApp		
15097	3/17/2026		001-070-059	1001-1049 Casitas Pass Rd	SHEPARD PLACE LTD	Provide accessible EV parking stall and EV parking to serve the existing EV charger. Reconfigure one existing ADA parking stall and accessible ramp to provide and ADA compliant path from the EV parking stalls to the existing buildings.	42,549	In Review Planning		
15096	3/13/2026	3/13/2026	001-292-020	5444 Dariesa Street	HOGUE, DEREK	Remove existing asphalt shingle roofing system on house. Installation of new asphalt shingle roofing system. Color like for like, 28.5 squares.	28,200	Issued		
15095	3/10/2026	3/13/2026	004-011-017	1475 Theresa Street	CHAFEY, SUZETTE A LIVING TRUST	Upgrade panel 100 amp to 200 amp as well as bringing bonding and grounding up to code. Same location.	16,700	Issued		
15094	3/9/2026		003-431-005	4610 4th Street	Elizabeth C. & Gregory W. Scerni, Trustees for the Soaring Eagles Trust	Panel upgrade at the existing house with a dual metered panel to accomodate the new structure.	6,000	In Review Building - BV		
15093	3/9/2026		001-190-056	1025 Cindy Lane	MARQUART TRUST 5/10/13	Demo of As-Built T.I to include: Removal of sink and associated water supply. Remove (1) surface mounted electrical sub panel. Remove (42) surface mounted electrical outlets and associated conduit.	0	Final Processing - Pending Applicant		
15092	3/9/2026		003-261-010	4945 Carpinteria Ave #A	MALIBU CASITAS II, LP	New retail shelving, counter and painting. [Coyote's Market]	5,000	Ready for Pickup		

15091	3/9/2026	3/17/2026	001-263-005	5413 El Carro Lane	Julie Romero McKune	Tear off (e) and replace with new CertainTeed Landmark Solaris 30 year composition. Like for like. 21 squares total.	21,876	Issued		
15090	3/9/2026		004-047-016	911 Walnut Ave	CARPINTERIA FIRE DISTRICT ET AL	Fire Department: Scope of Work: Demo drop ceiling, kitchen countertops, cabinets, non-load bearing walls, and deck surface. Replace 6 windows like for like and install sliding patio door. Replace fluorescent light fixtures with LED recessed can lighting. Drywall ceilings and patch walls. Electrical only for new lighting. No plumbing or mechanical work. No permit required for new cabinets, counters, appliances, floors, and painting. Fire sprinkler relocation to be a deferred submittal to Carpinteria-Summerland Fire Protection District.	120,000	Ready for Pickup		
15089	3/5/2026		003-383-005	5596 Calle Ocho	Poe Living Trust 12-6-22	Interior remodel to (e) sfr and game room	1,052,565	Pending - Incomplete App		
15088	3/5/2026	3/9/2026	003-600-049	1425 Azalea Dr	Robert M. and Elizabeth R. Curtis, Curtis Family Trust	Remove existing roof (2 layers of composition shingles), install 1/2" OSB plywood sheathing, and re-roof with Presidential TL Solaris shingles (Country Gray color). Like for like color and material. 21 squares total.	24,000	Final		
15087	3/3/2026	3/3/2026	001-262-004	5408 El Carro Lane	DOOP, TRACY RICHARD TRUST 6/8/94	Tear off (e) roof. Install 7/16 OSB Plywood and new CertainTeed Presidential 50-year composition roofing. Like for like material and color 24 squares total.	38,915	Issued		
15086	3/3/2026	3/3/2026	003-304-009	4826 Seventh Street	SUNG, DAVID & NORA FAMILY TRUST A 12/03/2015	Like for like Reroof Same color and material. Tear off (e) gray shingles and dispose. Install new Class A Fiberglass shingles over DiamondDeck underlayment. Gray. 28 squares total.	40,174	Issued		
15085	3/3/2026	2/26/2026	001-292-022	1547 Myra Street	MORGAN, LAURA W REVOCABLE TRUST 9/3/09	Solar App SA20260226-7273-5-7-A: PV+ST 10 Q.PEAK DUO BLK ML-G10+ 410 solar modules 1 1707000-XX-Y {11.5kW} inverter 1 1707000-XX-Y {11.5kW} ESS New Busbar count - 2 System Size: 4.1 kW DC (11.5 kW AC)	0	Issued SolarApp		

Total Records: 18

3/25/2026