

***Corrected**
City of Carpinteria
City Council Regular Meeting Agenda
Monday, October 27, 2014
Council Chamber, 5775 Carpinteria Avenue

4:45 p.m. Closed Session - 5:30 p.m. Regular Session

INFORMATION ABOUT CITY COUNCIL MEETINGS:

- The time at which an item on the agenda is scheduled to be heard is an estimate only. The City Council may consider and act on an agenda item in any order it deems appropriate. In addition, an item may be considered earlier or later than the Estimated Time, depending on the length of time which is devoted to other agenda items. All persons interested in an item listed on the agenda are advised to be present throughout the meeting to ensure that they are present when the item is called.
- The regular meeting will be broadcast live over Government Access Television Channel 21. The City Council meetings will be rebroadcast on Wednesdays at 8:00 p.m. and Saturdays at 5:00 p.m.
- Materials related to an Agenda item submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 5775 Carpinteria Avenue, Carpinteria, during normal business hours. Such documents are also available on the City of Carpinteria website at www.carpinteria.ca.us subject to staff's ability to post the documents before the meeting.
- Any written or printed material and/or exhibits presented at a City Council meeting or work session become the property of the City.
- Any information presented to the City Council by the public on any agenda item and during Public Comment using electronic media to be displayed on the overhead projector must be arranged with staff for review of materials in advance of the meeting and no later than close of business Wednesday prior to the Council meeting.
- As a courtesy to others and to avoid interference with the public address system, please refrain from using cell phones in the Council Chambers and please turn off all audible pagers and rings.
- If you wish to speak on a matter scheduled for consideration in a closed session, you will have an opportunity to address the City Council before the Council retires to its closed session deliberations.

ESTIMATED

TIME:

4:45 p.m.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT ON CLOSED SESSION MATTER

CLOSED SESSION

1. Conference with City Attorney – Existing Litigation – Government Code Section 54956.9(a)

Transportation Futures Committee, et al. vs. California Department of Transportation, et al; *Santa Barbara Superior Court, Case No. 1468969

TEMPORARY ADJOURNMENT TO CLOSED SESSION

5:30 p.m.

CALL BACK TO ORDER

5:30 p.m.

CLOSED SESSION REPORT

5:31 p.m.

ROLL CALL

5:31 p.m.

PLEDGE OF ALLEGIANCE

5:31 p.m.

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS

5:32 p.m.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

5:33 p.m.

CITY MANAGER'S REPORT

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

5:35 p.m.

PRESENTATIONS BY CITIZENS/PUBLIC COMMENT

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the City Council. The Public Comment period is limited to 15 minutes and divided among those persons desiring to speak. No person shall speak longer than three minutes; however, the Mayor may establish shorter periods based on the time available and/or the number of persons waiting to speak. Persons

wishing to speak on a specific item will be recognized at the time the agenda item is considered.

Please be aware that items on the consent calendar are considered to be routine and are normally enacted by one unanimous vote of the Council. If you wish to speak on a consent calendar item, or on a matter scheduled for consideration in a closed session at the end of the agenda, please do so during the Public Comment portion of the meeting.

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

5:50 p.m. **AGENDA MODIFICATIONS:** The City Council may modify the regular agenda by tabling items, adding urgency items to the agenda, or changing the order in which items are considered. Changes to the Consent Calendar are considered at the time the Consent Calendar is considered.

5:50 p.m. **CONSENT CALENDAR (to be approved by roll call vote on one motion with all resolutions and ordinances as read by title only).** Individual items may be removed and considered separately at the request of a Councilmember. Any item, which is removed from the Consent Calendar, will be added to the end of the agenda under Other Business.

1. Expenditures for the period ending October 21, 2014.
2. **Adopt Resolution No. 5555**, as read by title only, authorizing the destruction of certain obsolete records in the City Clerk's Office as specified in Exhibit A of the resolution.
3. Quarterly Review of Investment Results and Certifications Concerning Compliance with Investment Policy and Cash Flow Needs for the next six months.
4. **Adopt Resolution No. 5557**, as read by title only, Acknowledging the Review, Receipt and Filing of the Annual Statement of Investment Policy; and **Adopt Resolution No. 5558**, as read by title only, Authorizing the City Manager or the Finance Supervisor under the Direction of the Administrative Services Director to make investments in the Treasury Direct Program on behalf of the City.

5:51 p.m. **ADMINISTRATIVE MATTERS: NONE**

5:51 p.m. **PUBLIC HEARING: NONE**

OTHER BUSINESS:

- 5:51 p.m. 5. Bob Hanson Creeks Preservation Program Annual Report

Recommendation: a) Receive presentation on City efforts to protect and restore City creek resources as part of the City's Bob Hansen Creeks Preservation Program; b) Receive an update on the City's participation in the Santa Barbara Creek Week Events held September 20-28, 2014; and c) Receive an update on implementation of the City's Post Construction Runoff Controls and Phase II MS4 Permit.

Staff presenter: Nick Bobroff, Associate Planner and Erin Maker, Environmental Coordinator

- a. Staff Report
- b. Public Comment
- c. City Council Determination

- 6:11 p.m. 6. 2015–2023 Housing Element Update of the General Plan, Case No. 14-1718-GPA

Recommendation: **Adopt Resolution No. 5556**, as read by title only, approving and adopting the California Environmental Quality Act (CEQA) Addendum, the 2015-2023 Housing Element Update to the City's General Plan, and authorizing staff to submit the document to the State Department of Housing and Community Development (HCD) for certification.

Staff presenter: Jackie Campbell, Community Development Director

- a. Staff Report
- b. Public Comment
- c. City Council Determination

- 6:21 p.m. 7. City's Emergency Services Management Program

Recommendation: Receive informational report with no action required.

Staff presenter: Julie Jeakle, Emergency Services Coordinator

- a. Staff Report

- b. Public Comment
- c. City Council Determination

6:41 p.m.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Informational reports from Councilmember representatives on the committees, commissions and organizations listed below. This is also an opportunity for Councilmembers to request information from staff or seek support from fellow Councilmembers for future agenda items.

1. Representatives to Regional Agencies and Committees

- a. Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) (Shaw/Alt. Carty)
- b. California Joint Powers Insurance Authority (CJPIA) (Clark/Alt. Shaw)
- c. Channel Counties Division, League of California Cities (Nomura/Alt. Shaw)
- d. Santa Barbara Association of Governments (SBCAG)(Clark/Alt. Nomura)
- e. Santa Barbara County Air Pollution Control District (APCD)(Clark/Alt. Nomura)
- f. Santa Barbara Joint Housing Task Group (Carty & Shaw)
- g. Central Coast Collaborative on Homelessness (C3H) (Carty)
- h. South Coast Task Force on Youth Gangs Leadership and Executive Council (Carty & Clark)

2. Joint and Standing Committees

- a. City Council/Chamber of Commerce Board of Directors Committee (Carty & Nomura)
- b. City Council/Public Safety Committee (Clark & Shaw)
- c. City Council/School Board Committee (Stein & Carty)
- d. City Council/Utilities Committee (Stein & Nomura)
- e. City Council/First District Supervisor Committee (Stein & Carty)
- f. City Council Finance/Budget Committee (Stein & Clark)

3. Ad Hoc Committees

- a. Public Facility Site Acquisition/Development Committee (Carty & Nomura)
- b. Transportation Committee (Stein & Shaw)
- c. Labor Relations Committee (Nomura & Shaw)
- d. Legal Services Committee (Clark & Shaw)
- e. 50th Anniversary Committee (Carty & Nomura)

4. City Representatives on other Committees

- a. Community Media Access Center (Gary Dobbins)
- b. Santa Barbara Coastal Vector Control District (Ronald Hurd)
- c. Santa Barbara Metropolitan Transit District (Chuck McQuary)

6:46 p.m. **ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS**

6:47 p.m. **ADJOURNMENT**

The next regular meeting is to be held on **Monday, November 10, 2014** at **5:30 P.M.**, in the Council Chamber, City Hall, 5775 Carpinteria Avenue, Carpinteria, California.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk's Office at 684-5405, extension 403 or the California Relay Service at (866) 735-2929. Notification two business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Wednesday, October 22, 2014, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.

STAFF REPORT
CITY COUNCIL MEETING
October 27, 2014

ITEM FOR COUNCIL CONSIDERATION

EXPENDITURES FOR THE PERIOD ENDING OCTOBER 21, 2014

Report prepared by: Monique Epley, Finance Supervisor

Reviewed by: John Thornberry,
Administrative Services Director

Reviewed by: Dave Durflinger, City Manager

Signature

Signature

Signature

STAFF RECOMMENDATION

Action Item ☐; Non-Action Item ☒

That the City Council accept this report concerning the current list of warrants pursuant to Carpinteria Municipal Code 2.08.150(F).

I. DISCUSSION

As part of each regular City Council agenda, staff prepares the attached listing of checks dispersed with staff certification that the expenditure transactions listed in the warrant register have been reviewed and are within the budgeted appropriations. Staff recommends that the City Council ratify the schedule of demands attached.

II. FINANCIAL CONSIDERATIONS

The warrant register included as an attachment is designed to communicate fiscal activity since the previous regular City Council agenda. No further action of a fiscal nature is requested as part of this report.

III. ATTACHMENT

A. Warrant Register for the period ending October 21, 2014

CITY OF CARPINTERIA
Warrant Register
October 8 - 21, 2014

Num	Date	Name	Source Name	Memo	Account	Paid Amount
9	10/21/14	LEON, CYNTHIA	LEON, CYNTHIA		1000101 · Operating Cash 10	
TOTAL				2323102 · PARK RENTAL 23		(60.00)
						(60.00)
CCADJ	10/09/14			Fee ID=1050523294	1000101 · Operating Cash 10	
TOTAL				Fee ID=1050523294	1014321 · Credit Card Fees	(5.15)
						(5.15)
CCADJ	10/14/14			Fee ID=1051302778	1000101 · Operating Cash 10	
TOTAL				Fee ID=1051302778	1014321 · Credit Card Fees	(7.02)
						(7.02)
84082	10/08/14	360 INC	360 INC	INVOICE 987704	1000101 · Operating Cash 10	
987704	07/07/14		360 INC	PARKS & REC EXPENSE	4864302 · Purchases for Inventory...	(152.24)
TOTAL						(152.24)
84083	10/08/14	A T & T MOBILITY	A T & T MOBILITY	VOID:	1000101 · Operating Cash 10	
TOTAL						0.00
84084	10/08/14	AERIOCONNECT	AERIOCONNECT	735468	1000101 · Operating Cash 10	
735468	10/01/14		AERIOCONNECT	DSL MONTHLY SERVICE CHARGE - NOVEMB...	1018222 · Equipment Maintenance	(66.06)
TOTAL						(66.06)
84085	10/08/14	ALL AROUND LANDSCAPE SUPPLY	ALL AROUND LAN...	INVOICE #S1743958.001	1000101 · Operating Cash 10	
S1743958.0...	07/21/14		ALL AROUND LAN...	MENDOZA SAFETY EQUIPMENT	3332197 · Individ Equip Reimburse...	(50.60)
TOTAL						(50.60)
84086	10/08/14	AT & T MOBILITY	AT & T MOBILITY	ACCOUNT 832685259	1000101 · Operating Cash 10	
832685259	09/23/14		AT & T MOBILITY	CODE ENFORCEMENT	1047213 · Animal Sheltering	(125.83)
			AT & T MOBILITY	CODE ENFORCEMENT	1047213 · Animal Sheltering	(117.06)
			AT & T MOBILITY	CODE ENFORCEMENT	1047213 · Animal Sheltering	(42.06)
TOTAL						(284.95)
84087	10/08/14	BIG GREEN CLEANING COMPANY	BIG GREEN CLEA...	INVOICE #449791	1000101 · Operating Cash 10	
449791	09/12/14		BIG GREEN CLEAN...	PARKS	2361221 · Miscellaneous Contracts	(89.06)
TOTAL						(89.06)

CITY OF CARPINTERIA
Warrant Register
October 8 - 21, 2014

Num	Date	Name	Source Name	Memo	Account	Paid Amount
84088	10/08/14	CARDENAS, JOE	CARDENAS, JOE	UMPIRE FEES	1000101 · Operating Cash 10	
UMPIRE FE...	09/28/14		CARDENAS, JOE	UMPIRE FEES	4863302 · Softball League Expens...	(900.00)
TOTAL						(900.00)
84089	10/08/14	CARPINTERIA VALLEY WATER DISTRICT	CARPINTERIA VAL...	SEPTEMBER 2014 BILLING	1000101 · Operating Cash 10	
SEPT 2014 ...	09/28/14		CARPINTERIA VAL...	CIVIC CENTER	1013312 · Utility - Water 13	(361.08)
			CARPINTERIA VAL...	STREETS	3332312 · Utility - Water 32	(1,531.99)
			CARPINTERIA VAL...	PARKS	2361312 · Utility - Water 23	(8,540.14)
			CARPINTERIA VAL...	POOL	4866312 · Utility - Water 66	(769.88)
			CARPINTERIA VAL...	VETS HALL	4865309 · Misc Operating Expens...	(168.79)
			CARPINTERIA VAL...	PROJ 4865 VETS HALL	1000251 · Development Deposits	(342.68)
TOTAL						(11,714.56)
84090	10/08/14	CARPINTERIA VETERINARY HOSPITAL INC	CARPINTERIA VET...	INVOICE 221473	1000101 · Operating Cash 10	
221473	09/05/14		CARPINTERIA VET...	DOG LICENSE	1047213 · Animal Sheltering	(55.00)
TOTAL						(55.00)
84091	10/08/14	CERVANTES, RICHARD	CERVANTES, RICH...	UMPIRE FEES 2014	1000101 · Operating Cash 10	
UMPIRE FE...	09/30/14		CERVANTES, RICH...	UMPIRE FEES 2014	4863302 · Softball League Expens...	(525.00)
TOTAL						(525.00)
84092	10/08/14	COASTAL VIEW NEWS	COASTAL VIEW N...	INVOICE #44248	1000101 · Operating Cash 10	
44248	10/02/14		COASTAL VIEW NE...	PET ADS	1047303 · Printing & Advertising 47	(40.00)
TOTAL						(40.00)
84093	10/08/14	COLSON'S TOWING INC	COLSON'S TOWIN...	INVOICE #1251	1000101 · Operating Cash 10	
1251	09/12/14		COLSON'S TOWIN...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(629.84)
TOTAL						(629.84)
84094	10/08/14	DIAZ, JOEY	DIAZ, JOEY	UMPIRE FEES 2014	1000101 · Operating Cash 10	
UMPIRE FE...	09/30/14		DIAZ, JOEY	UMPIRE FEES 2014	4863302 · Softball League Expens...	(125.00)
TOTAL						(125.00)
84095	10/08/14	DISPENSING TECHNOLOGY COPORATION	DISPENSING TECH...	INVOICE 8015	1000101 · Operating Cash 10	
8015	09/25/14		DISPENSING TECH...	TRAFFIC PAINT	2531225 · Thermoplast/Sirping	(2,432.90)
TOTAL						(2,432.90)
84096	10/08/14	DIVISION OF THE STATE ARCHITECT	DIVISION OF THE ...	2014 Q3 DISABILITY ACCESS FEES	1000101 · Operating Cash 10	

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CITY OF CARPINTERIA
Warrant Register
October 8 - 21, 2014

Num	Date	Name	Source Name	Memo	Account	Paid Amount
2014 Q3 FE...	09/30/14		DIVISION OF THE S...	2014 Q3 DISABILITY ACCESS FEES	1000262 · Disability Access Fee	(97.80)
TOTAL						(97.80)
84097	10/08/14	DUDEK	DUDEK	INVOICE #20144520	1000101 · Operating Cash 10	
20144520	10/02/14		DUDEK	PROJ 1522	1000251 · Development Deposits	(430.24)
TOTAL						(430.24)
84098	10/08/14	EASY LIFT TRANSPORTATION	EASY LIFT TRANS...	INVOICE 6143	1000101 · Operating Cash 10	
6143	10/01/14		EASY LIFT TRANS...	CLAIM PER CONTRACT FOR OCTOBER	2734221 · Easy Lift/CART 27	(1,000.00)
TOTAL						(1,000.00)
84099	10/08/14	FIDELITY SECURITY LIFE INSURANCE	FIDELITY SECURIT...	INVOICE #8887783	1000101 · Operating Cash 10	
8887783	09/24/14		FIDELITY SECURIT...	OCTOBER 2014 VISION	1016194 · Wellness 16	(17.56)
			FIDELITY SECURIT...	OCTOBER 2014 VISION	1041194 · Wellness 41	(8.78)
			FIDELITY SECURIT...	OCTOBER 2014 VISION	1030194 · Wellness 30	(8.78)
			FIDELITY SECURIT...	OCTOBER 2014 VISION	1030194 · Wellness 30	(25.81)
			FIDELITY SECURIT...	OCTOBER 2014 VISION	1022194 · Wellness 22	(17.56)
			FIDELITY SECURIT...	OCTOBER 2014 VISION	2531194 · Wellness 31	(25.81)
			FIDELITY SECURIT...	OCTOBER 2014 VISION	1069194 · Wellness 69	(8.78)
			FIDELITY SECURIT...	OCTOBER 2014 VISION	1051194 · Wellness 51	(16.68)
			FIDELITY SECURIT...	OCTOBER 2014 VISION	1011194 · Wellness 11	(8.78)
			FIDELITY SECURIT...	OCTOBER 2014 VISION	1069194 · Wellness 69	(25.81)
			FIDELITY SECURIT...	OCTOBER 2014 VISION	1044194 · Wellness 44	(16.68)
			FIDELITY SECURIT...	OCTOBER 2014 VISION	2531194 · Wellness 31	(8.78)
TOTAL						(189.81)
84100	10/08/14	GRAINGER	GRAINGER		1000101 · Operating Cash 10	
9541689155	09/12/14		GRAINGER	PW SUPPLIES	3332308 · Supplies & Materials 32	(181.48)
9541689163	09/12/14		GRAINGER	PW SUPPLIES	3332308 · Supplies & Materials 32	(8.49)
TOTAL						(189.97)
84101	10/08/14	HINDERLITER DE LLAMAS	HINDERLITER DE ...	INVOICE 0022791-IN	1000101 · Operating Cash 10	
0022791-IN	09/12/14		HINDERLITER DE L...	CONTRACT SERVICES - SALES TAX 3RD QUA...	1010121 · SALES TAX	(927.83)
TOTAL						(927.83)
84102	10/08/14	JEFF POLAN	JEFF POLAN	SOFTBALL UMPIRE FEES 2014	1000101 · Operating Cash 10	
UMPIRE FE...	09/30/14		JEFF POLAN	SOFTBALL UMPIRE FEES 2014	4863302 · Softball League Expens...	(775.00)
TOTAL						(775.00)
84103	10/08/14	KAT DEVLIN	KAT DEVLIN	SEPTEMBER 2014 FIRST FRIDAY	1000101 · Operating Cash 10	
SEPT 2014 ...	10/06/14		KAT DEVLIN	SEPTEMBER 2014 FIRST FRIDAY PERFORMA...	1044302 · Marketing Materials	(200.00)

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10/21/14

CITY OF CARPINTERIA Warrant Register October 8 - 21, 2014

Num	Date	Name	Source Name	Memo	Account	Paid Amount
TOTAL						
84104	10/08/14	KEISER, JON	KEISER, JON	VOID:	1000101 · Operating Cash 10	(200.00)
TOTAL						0.00
84105	10/08/14	KELLY GREEN	KELLY GREEN	SEPTEMBER 2014 FIRST FRIDAY	1000101 · Operating Cash 10	
SEPT 2014 ...	09/05/14		KELLY GREEN	SEPTEMBER 2014 FIRST FRIDAY	1044302 · Marketing Materials	(150.00)
TOTAL						(150.00)
84106	10/08/14	MARANTETTE, WALLY	MARANTETTE, WA...	TRIATHLON 2014	1000101 · Operating Cash 10	
2014 TRIAT...	10/01/14		MARANTETTE, WA...	2014 CARP TRIATHLON	4863300 · Triathlon Expense	(1,994.72)
TOTAL						(1,994.72)
84107	10/08/14	MISSION UNIFORM SERVICE	MISSION UNIFORM...	SEPTEMBER 2014 UNIFORM	1000101 · Operating Cash 10	
SEPT 2014 ...	09/30/14		MISSION UNIFORM...	UNIFORM EXPENSE	2531198 · Uniform Rental 31	(90.82)
			MISSION UNIFORM...	UNIFORM EXPENSE	3332198 · Uniform Rental 32	(90.81)
			MISSION UNIFORM...	UNIFORM EXPENSE	1013198 · Uniform Rental 13	(45.41)
			MISSION UNIFORM...	UNIFORM EXPENSE	2361198 · Uniform Rental 61	(45.41)
TOTAL						(272.45)
84108	10/08/14	O'REILLY AUTOMOTIVE	O'REILLY AUTOM...	ACCOUNT #1567471	1000101 · Operating Cash 10	
3693417315	08/28/14		O'REILLY AUTOMO...	PW SHOP	2531307 · Vehicle Oper & Mainten...	(372.60)
TOTAL						(372.60)
84109	10/08/14	SELECT STAFFING	SELECT STAFFING	INVOICE #SL1163459	1000101 · Operating Cash 10	
SL1163459	09/21/14		SELECT STAFFING	TEMPORARY HELP	1011221 · Contract Services 11	(504.00)
TOTAL						(504.00)
84110	10/08/14	SMART EMS	SMART EMS	TRIATHLON 2014	1000101 · Operating Cash 10	
2014 TRIAT...	09/28/14		SMART EMS	TRIATHLON 2014	4863300 · Triathlon Expense	(600.00)
TOTAL						(600.00)
84111	10/08/14	SO CA EDISON	SO CA EDISON		1000101 · Operating Cash 10	
2-14-791-58...	09/27/14		SO CA EDISON	ASH AVE	2923220 · Street Lighting	(133.72)
2-22-684-64...	09/27/14		SO CA EDISON	100 LINDEN	2923220 · Street Lighting	(29.59)
TOTAL						(163.31)
84112	10/08/14	SOLID WASTE SOLUTIONS INC	SOLID WASTE SO...	INVOICE #109	1000101 · Operating Cash 10	

CITY OF CARPINTERIA
Warrant Register
October 8 - 21, 2014

Num	Date	Name	Source Name	Memo	Account	Paid Amount
109	10/01/14		SOLID WASTE SOL...	AB949 COORDINATION	3937221 · Solid Waste	(616.50)
TOTAL						(616.50)
84113	10/08/14	STAPLES ADVANTAGE	STAPLES ADVANT...	3242316578	1000101 · Operating Cash 10	
3242316578	09/12/14		STAPLES ADVANT...	OFFICE SUPPLIES	1013301 · Telephone 13	(160.33)
TOTAL						(160.33)
84114	10/08/14	STP SCREEN PRINTING	STP SCREEN PRIN...	INVOICE 2625	1000101 · Operating Cash 10	
2625	09/03/14		STP SCREEN PRIN...	SOFTBALL SHIRTS	4863302 · Softball League Expens...	(587.52)
TOTAL						(587.52)
84115	10/08/14	THE BOTTOM LINE	THE BOTTOM LINE	INVOICE #8297	1000101 · Operating Cash 10	
8297	09/30/14		THE BOTTOM LINE	QB MONTHLY SERVICES	1018220 · System Administration	(3,172.50)
TOTAL						(3,172.50)
84116	10/08/14	TRI-CO BLUE PRINT & SUPPLY	TRI-CO BLUE PRIN...	11111	1000101 · Operating Cash 10	
11111	09/12/14		TRI-CO BLUE PRIN...	BP 11221	1010181 · CITY CLERK CHARGES	(37.26)
TOTAL						(37.26)
84117	10/08/14	VERIZON CALIFORNIA	VERIZON CALIFOR...	011711126512506601	1000101 · Operating Cash 10	
0117111265...	09/22/14		VERIZON CALIFOR...	ASH AVE	1013301 · Telephone 13	(86.89)
TOTAL						(86.89)
84118	10/08/14	WEST COAST ARBORIST INC	WEST COAST ARB...	INVOICE 99919	1000101 · Operating Cash 10	
99919	09/15/14		WEST COAST ARB...	TREE MAINTENANCE	2732220 · Public Tree Maintenan...	(14,202.00)
TOTAL						(14,202.00)
84119	10/08/14	A-OK POWER EQUIPMENT	A-OK POWER EQU...	INVOICE #62935	1000101 · Operating Cash 10	
62935	09/18/14	DO NOT USE THIS CUSTOMER	A-OK POWER EQU...	EQUIPMENT RENTAL	3332308 · Supplies & Materials 32	(104.25)
TOTAL						(104.25)
84120	10/08/14	BIG GREEN CLEANING COMPANY	BIG GREEN CLEA...		1000101 · Operating Cash 10	
449880	09/17/14		BIG GREEN CLEAN...	ROW	3332221 · Miscellaneous Contract...	(256.00)
449879	09/17/14		BIG GREEN CLEAN...	ASH	2861225 · Marsh Park Maintenance	(288.00)
			BIG GREEN CLEAN...	PARKING LOTS	3332221 · Miscellaneous Contract...	(576.00)
			BIG GREEN CLEAN...	PARKS	2361221 · Miscellaneous Contracts	(384.00)
TOTAL						(1,504.00)

3:01 PM
10/21/14

CITY OF CARPINTERIA
Warrant Register
October 8 - 21, 2014

Num	Date	Name	Source Name	Memo	Account	Paid Amount
84121	10/08/14	C3 INTELLIGENCE, INC	C3 INTELLIGENCE,...	INVOICE #4727	1000101 · Operating Cash 10	
4727	10/01/14	-	C3 INTELLIGENCE,...	RECRUITMENT	4866308 · Supplies & Materials 66	(43.00)
TOTAL						(43.00)
84122	10/08/14	CARPINTERIA VETERINARY HOSPITAL INC	CARPINTERIA VET...	INVOICE 222694	1000101 · Operating Cash 10	
222694	09/25/14		CARPINTERIA VET...	DOG LICENSE	1047213 · Animal Sheltering	(85.00)
TOTAL						(85.00)
84123	10/08/14	GRAINGER	GRAINGER		1000101 · Operating Cash 10	
9542707956	09/15/14		GRAINGER	CITY HALL SUPPLIES	1013224 · Interior Maintenance	(8.86)
9544889661	09/17/14		GRAINGER	CITY HALL SUPPLIES	1013224 · Interior Maintenance	(140.51)
TOTAL						(149.37)
84124	10/08/14	MAILFINANCE	MAILFINANCE	INVOICE #H4906572	1000101 · Operating Cash 10	
H4906572	09/17/14		MAILFINANCE	LEASE PAYMENT OCT TO JAN 2015	1018308 · Supplies & Materials 18	(630.18)
TOTAL						(630.18)
84125	10/08/14	MATANICK, NAOMI	MATANICK, NAOMI	ING DEDUCTION REFUND	1000101 · Operating Cash 10	
ING REFUND	10/08/14		MATANICK, NAOMI	ING DEDUCTION REFUND	1000113 · 457 Cash	(13.55)
TOTAL						(13.55)
84126	10/08/14	SO CA EDISON	SO CA EDISON		1000101 · Operating Cash 10	
2-32-832-75...	09/30/14		SO CA EDISON	PROJ 4865 - VETS HALL	1000251 · Development Deposits	(1,237.15)
2-30-652-42...	09/30/14		SO CA EDISON	UTILITIES VETS HALL	4865309 · Misc Operating Expens...	(609.33)
2-26-504-72...	10/01/14		SO CA EDISON	SEASIDE BUILDING	4865309 · Misc Operating Expens...	(72.44)
TOTAL				CARP/CASITAS PASS	2923210 · Traffic Signals	(34.43)
						(1,953.35)
84127	10/08/14	STAPLES ADVANTAGE	STAPLES ADVANT...		1000101 · Operating Cash 10	
3242699497	09/16/14		STAPLES ADVANT...	P & R SUPPLIES	1069308 · Supplies & Materials 69	(52.25)
3242699496	09/16/14		STAPLES ADVANT...	P & R SUPPLIES	1069308 · Supplies & Materials 69	(49.44)
3242699495	09/16/14		STAPLES ADVANT...	P & R SUPPLIES	1069308 · Supplies & Materials 69	(55.49)
TOTAL						(157.18)
84128	10/08/14	STATEWIDE SAFETY & SIGNS INC	STATEWIDE SAFE...	INVOICE 7556/3	1000101 · Operating Cash 10	
7556/3	09/18/14		STATEWIDE SAFE...	SIGNAGE	2531308 · Supplies & Materials 31	(1,399.97)
TOTAL						(1,399.97)

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Num	Date	Name	Source Name	Memo	Account	Paid Amount
84129	10/08/14	SWARM, BRYAN	SWARM, BRYAN	ING DEDUCTION REFUND	1000101 · Operating Cash 10	
ING REFUND	10/08/14		SWARM, BRYAN	ING DEDUCTION REFUND	1000113 · 457 Cash	(32.60)
TOTAL						(32.60)
84130	10/08/14	TRI-CO BLUE PRINT & SUPPLY	TRI-CO BLUE PRIN...	11244	1000101 · Operating Cash 10	
11244	09/15/14		TRI-CO BLUE PRIN...	FLOOD MAPS	1030308 · Supplies & Materials 30	(65.88)
TOTAL						(65.88)
84131	10/08/14	VENCO WESTERN INC	VENCO WESTERN ...	INVOICE #0149019-IN	1000101 · Operating Cash 10	
	09/24/14		VENCO WESTERN ...	ROW	3332221 · Miscellaneous Contract...	(1,793.19)
			VENCO WESTERN ...	CITY HALL	1013225 · Grounds Maintenance	(742.10)
			VENCO WESTERN ...	PROJ 4865	1000251 · Development Deposits	(221.26)
			VENCO WESTERN ...	VETS HALL	4865220 · Grounds Maintenance 65	(108.66)
			VENCO WESTERN ...	POOL	4866220 · Grounds Maintenance 66	(221.73)
			VENCO WESTERN ...	ROW	3323220 · Parking Lot Landscape	(422.38)
			VENCO WESTERN ...	PARKS	2361225 · Park Maintenance 61	(4,523.56)
TOTAL						(8,032.88)
84132	10/08/14	VERIZON CALIFORNIA	VERIZON CALIFOR...		1000101 · Operating Cash 10	
0117111286...	09/25/14		VERIZON CALIFOR...	OUTSIDE PD	1013301 · Telephone 13	(86.89)
0117111143...	09/28/14		VERIZON CALIFOR...	CIVIC CENTER	1013301 · Telephone 13	(906.52)
			VERIZON CALIFOR...	PW	2531301 · Telephone 31	(40.42)
			VERIZON CALIFOR...	BEACH	2862301 · Telephone 62	(120.80)
			VERIZON CALIFOR...	POOL	4866301 · Telephone 66	(235.25)
			VERIZON CALIFOR...	CONCESSION	2864308 · Supplies & Materials 64	(113.71)
TOTAL						(1,503.59)
84133	10/08/14	WATER GEAR INC	WATER GEAR INC	INVOICE 00238716	1000101 · Operating Cash 10	
00238716	09/18/14		WATER GEAR INC	POOL RESALE ITEMS	4866350 · Supplies for Resale	(144.46)
TOTAL						(144.46)
84134	10/08/14	A T & T MOBILITY	A T & T MOBILITY	PROJECT 1687 REFUND	1000101 · Operating Cash 10	
PROJ 1687 ...	10/01/14		A T & T MOBILITY	PROJECT 1687 REFUND	1000251 · Development Deposits	(3,708.75)
TOTAL						(3,708.75)
84135	10/08/14	A T & T MOBILITY	A T & T MOBILITY	ACCT# 337015224648	1000101 · Operating Cash 10	
3370152246...	09/23/14		A T & T MOBILITY	PW SUPERVISOR	2531301 · Telephone 31	(115.57)
			A T & T MOBILITY	FACILITIES MAINTENANCE	1013308 · Supplies & Materials 13	(12.06)
			A T & T MOBILITY	PW CREW	3332308 · Supplies & Materials 32	(12.06)
			A T & T MOBILITY	PW CREW	2531308 · Supplies & Materials 31	(84.93)
TOTAL						(224.62)

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84136	10/08/14	KEISER, JON	KEISER, JON	VOID:	1000101 · Operating Cash 10	
TOTAL						0.00
84137	10/08/14	KEISER, JON	KEISER, JON		1000101 · Operating Cash 10	
13-14 EQUI...	06/20/14		KEISER, JON	EQUIPMENT REIMBURSEMENT - KEISER	2531197 · Indiv Equip Reimburse...	(93.50)
13-14 EQUI...	06/20/14		KEISER, JON	EQUIPMENT REIMBURSEMENT - KEISER	2531197 · Indiv Equip Reimburse...	(211.79)
TOTAL						(305.29)
84138	10/09/14	SILK, KEVIN	SILK, KEVIN	CELL PHONE REIMBURSEMENT	1000101 · Operating Cash 10	
MAY 2014 ...	10/09/14		SILK, KEVIN	CELL PHONE REIMBURSEMENT	1000101 · Operating Cash 10	(35.00)
TOTAL						(35.00)
84139	10/15/14	76 FLEET SERVICES	76 FLEET SERVICES	INVOICE 38295337	1000101 · Operating Cash 10	
38295337	09/30/14		76 FLEET SERVICES	VEHICLE FUEL	1013307 · Vehicle Oper & Mainten...	(42.02)
			76 FLEET SERVICES	VEHICLE FUEL	3332307 · Vehicle Oper & Mainten...	(409.16)
			76 FLEET SERVICES	VEHICLE FUEL	2531307 · Vehicle Oper & Mainten...	(108.26)
			76 FLEET SERVICES	VEHICLE FUEL	2361307 · Vehicle Oper/Maintena...	(94.92)
TOTAL						(654.36)
84140	10/15/14	ALL AROUND LANDSCAPE SUPPLY	ALL AROUND LAN...	INVOICE #S1756993.001	1000101 · Operating Cash 10	
S1756993.0...	09/19/14		ALL AROUND LAN ...	POOL	4866308 · Supplies & Materials 66	(2.78)
TOTAL						(2.78)
84141	10/15/14	CALIFORNIA STATE DISBURSEMENT UNIT	CALIFORNIA STAT...	CASE NUMBER 0850182383-01	1000101 · Operating Cash 10	
PAYROLL 1...	10/14/14		CALIFORNIA STAT ...	PAYROLL WITHHOLDING 10-16-14	1000105 · ICMA Cash	(330.46)
TOTAL						(330.46)
84142	10/15/14	COLSON'S TOWING INC	COLSON'S TOWIN...	INVOICE #1271	1000101 · Operating Cash 10	
1271	09/19/14		COLSON'S TOWIN...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(255.38)
TOTAL						(255.38)
84143	10/15/14	COX COMMUNICATIONS	COX COMMUNICA...	001-3011-022093901	1000101 · Operating Cash 10	
0013011022...	10/01/14		COX COMMUNICA...	INTERNET SERVICES	1018222 · Equipment Maintenance	(132.00)
TOTAL						(132.00)
84144	10/15/14	DIG DESIGN IT GREEN	DIG DESIGN IT GR...	INVOICE #36 & 38	1000101 · Operating Cash 10	
INV 36, 38	09/08/14		DIG DESIGN IT GR...	COMMUNITY POOL ENHANCEMENT	3100243 · Park Aquatics DIF	(1 675.00)

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TOTAL						
84145	10/15/14	DRAKE HAGLAN & ASSOCIATES, INC.	DRAKE HAGLAN & ...	INVOICE #12034-21	1000101 · Operating Cash 10	(1,675.00)
12034-21	10/02/14	15016	DRAKE HAGLAN & ...	HBR GRANT	2000261 · Deferred Revenue 20	(15,156.87)
		15016	DRAKE HAGLAN & ...	HBR GRANT	2079614 · FHWA HBR 20	(15,156.88)
		15016	DRAKE HAGLAN & ...	DIF PROGRAM HIGHWAY BRIDGES & INTERC...	3100232 · DIF Highway Interchange	(1,963.74)
		15016	DRAKE HAGLAN & ...	DIF PROGRAM HIGHWAY BRIDGES & INTERC...	3179616 · FHWA HBR 31	(1,963.74)
TOTAL						
84146	10/15/14	EDD-SDI	EDD-SDI	776-5147-9	1000101 · Operating Cash 10	(34,241.23)
PAYROLL 1...	10/14/14		EDD-SDI	PAYROLL 10-16-14	1000223 · SDI Withheld 10	(779.18)
TOTAL						
84147	10/15/14	EDD-SIT	EDD-SIT	932-0283-6	1000101 · Operating Cash 10	(779.18)
PAYROLL 1...	10/14/14		EDD-SIT	PAYROLL 10-16-14	1000221 · SIT Withheld 10	(3,932.07)
TOTAL						
84148	10/15/14	FIRST BANKCARD	FIRST BANKCARD		1000101 · Operating Cash 10	(3,932.07)
1081	09/26/14		FIRST BANKCARD	TRIATHLON	4863300 · Triathlon Expense	(268.69)
			FIRST BANKCARD	TRIATHLON	4863300 · Triathlon Expense	(712.32)
			FIRST BANKCARD	POOL	4866308 · Supplies & Materials 66	(84.67)
			FIRST BANKCARD	SEASIDE PARK	4866308 · Supplies & Materials 66	(81.69)
			FIRST BANKCARD	SEASIDE PARK	3100242 · Park Improvements DIF	(72.62)
			FIRST BANKCARD	SEASIDE PARK	3100242 · Park Improvements DIF	(222.95)
			FIRST BANKCARD	TRIATHLON	4863300 · Triathlon Expense	(141.35)
			FIRST BANKCARD	POOL	4866308 · Supplies & Materials 66	(209.95)
			FIRST BANKCARD	POOL	4866308 · Supplies & Materials 66	(28.70)
			FIRST BANKCARD	POOL	4866308 · Supplies & Materials 66	(3.48)
			FIRST BANKCARD	TRIATHLON	4863300 · Triathlon Expense	(301.89)
			FIRST BANKCARD	PROJ 4865 LIBRARY	1000251 · Development Deposits	(81.70)
			FIRST BANKCARD	SEASIDE PARK	3100242 · Park Improvements DIF	(62.67)
			FIRST BANKCARD	TRIATHLON	4863300 · Triathlon Expense	(53.36)
			FIRST BANKCARD	TRIATHLON	4863300 · Triathlon Expense	(157.84)
			FIRST BANKCARD	TRIATHLON	4863300 · Triathlon Expense	(183.81)
			FIRST BANKCARD	VEHICLE MAINTENANCE	1013307 · Vehicle Oper & Mainten...	(39.90)
			FIRST BANKCARD	PW CREW REFRESHMENTS	3332308 · Supplies & Materials 32	(11.00)
			FIRST BANKCARD	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(222.81)
			FIRST BANKCARD	MEMBERSHIP DUES	1030308 · Supplies & Materials 30	(75.00)
			FIRST BANKCARD	ROW	3332220 · Public Tree Maintenance	(135.00)
			FIRST BANKCARD	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(25.92)
			FIRST BANKCARD	BEACH SHOWERS	2862308 · Supplies & Materials 62	(347.26)
			FIRST BANKCARD	HALLOWEEN TREAT BAGS	3845222 · Marketing/Project Carpi...	(615.00)
			FIRST BANKCARD	CSMFO BUDGET AWARD APP FEE	1014305 · Dues & Subscriptions 14	(150.00)
			FIRST BANKCARD	RECRUITMENT	1016303 · Recruitment Advertising	(125.00)
			FIRST BANKCARD	REFRESHMENTS	1016310 · Employee/Public Relati...	(59.96)
			FIRST BANKCARD	EMPLOYEE RELATIONS	1016310 · Employee/Public Relati...	(62.64)
			FIRST BANKCARD	BALLOONS FOR AVON WALK	1044302 · Marketing Materials	(118.67)
			FIRST BANKCARD	MEETINGS & TRAVEL	1024306 · Meetings & Travel 24	(445.86)

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TOTAL			FIRST BANKCARD FIRST BANKCARD FIRST BANKCARD FIRST BANKCARD	REFRESHMENTS REFRESHMENTS REFRESHMENTS REFRESHMENTS	1045308 · Supplies & Materials 45 1024308 · Supplies & Materials 24 1024308 · Supplies & Materials 24 1024308 · Meetings & Travel 24	(4.54) (8.16) (15.37) (13.98) (5,143.76)
84149	10/15/14	HUGO'S AUTO DETAIL	HUGO'S AUTO DE...	SEPT 2014 MAINTENANCE	1000101 · Operating Cash 10	
SEPT 2014 ...	10/13/14		HUGO'S AUTO DET...	SEPT 2014 MAINTENANCE	1013307 · Vehicle Oper & Mainten...	(112.00)
TOTAL						(112.00)
84150	10/15/14	LEAGUE OF CA CITIES, CHANNEL DIVISION	LEAGUE OF CA Cl...	MEETING RESERVATION - NOMURA	1000101 · Operating Cash 10	
REGISTRA...	10/15/14		LEAGUE OF CA Cl...	10-24-14 MEETING ATTENDANCE - NOMURA	1051306 · Meetings & Travel 51	(30.00)
TOTAL						(30.00)
84151	10/15/14	PEOPLE'S SELF HELP HOUSING	PEOPLE'S SELF H...	REFUND DAHLIA COURT CASH BONDS	1000101 · Operating Cash 10	
PROJECT ...	09/03/14		PEOPLE'S SELF H...	PROJ 5051 REFUND	3100263 · Bonds Street ROW	(16,394.02)
TOTAL			PEOPLE'S SELF H...	PROJ 5051 REFUND	3100267 · Bonds Other Performan...	(35,367.88) (51,761.90)
84152	10/15/14	PRAXAIR	PRAXAIR	INVOICE #50490699	1000101 · Operating Cash 10	
50490699	09/20/14		PRAXAIR	PW SUPPLIES	2531308 · Supplies & Materials 31	(26.62)
TOTAL						(26.62)
84153	10/15/14	RADIOSHACK	RADIOSHACK		1000101 · Operating Cash 10	
033023	09/08/14		RADIOSHACK	PW SUPPLIES	4866308 · Supplies & Materials 66	(18.85)
033559	09/08/14		RADIOSHACK	PW SUPPLIES	3332225 · ROW Maintenance 32	(43.12)
TOTAL						(61.97)
84154	10/15/14	SEUI LOCAL 620	SEUI LOCAL 620	PAYROLL 10-16-14	1000101 · Operating Cash 10	
PAYROLL 1...	10/14/14		SEUI LOCAL 620	PAYROLL 10-16-14	1000229 · SEIU Local 620	(146.19)
TOTAL						(146.19)
84155	10/15/14	SOUTHERN ADVERTISING	SOUTHERN ADVE...	INVOICE I-29493	1000101 · Operating Cash 10	
I-29493	09/29/14		SOUTHERN ADVE...	POOL RESALE ITEMS	4863300 · Triathlon Expense	(1,187.72)
TOTAL						(1,187.72)
84156	10/15/14	SOUTHERN CALIFORNIA SWIMMING	SOUTHERN CALIF ...	VOID:	1000101 · Operating Cash 10	
TOTAL						0.00

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84157	10/15/14	STAPLES ADVANTAGE	STAPLES ADVANT...		1000101 · Operating Cash 10	
3242608461	09/13/14		STAPLES ADVANT...	PW SUPPLIES	2531308 · Supplies & Materials 31	(93.10)
3242608462	09/13/14		STAPLES ADVANT...	PARKS	2361221 · Miscellaneous Contracts	(153.37)
3242899183	09/19/14		STAPLES ADVANT...	TRI	4863300 · Triathlon Expense	(48.60)
3242899182	09/19/14		STAPLES ADVANT...	PW SUPPLIES	2531308 · Supplies & Materials 31	(109.46)
			STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(210.34)
			STAPLES ADVANT...	PW SUPPLIES	1030308 · Supplies & Materials 30	(146.26)
TOTAL						(761.13)
84158	10/15/14	STRADLING YOCCA CARLSON & RAUTH	STRADLING YOCC...	291862-0001	1000101 · Operating Cash 10	
291862-0001	09/29/14		STRADLING YOCC...	MISC EMPLOYMENT MATTERS	1072211 · Personnel Services	(7,852.50)
TOTAL						(7,852.50)
84159	10/15/14	T. ROWE PRICE	T. ROWE PRICE	PAYROLL CONTRIBUTION - ANTHONY VEGA	1000101 · Operating Cash 10	
PAYROLL 1...	10/14/14		T. ROWE PRICE	PAYROLL 10-16-14 - ANTHONY VEGA	1000105 · ICMA Cash	(50.00)
TOTAL						(50.00)
84160	10/15/14	THE STORAGE PLACE	THE STORAGE PL...	STORAGE RENTAL OCTOBER 2014	1000101 · Operating Cash 10	
OCT 2014 S...	10/03/14		THE STORAGE PL...	OFFSITE STORAGE RENTAL	1013221 · Miscellaneous Contract...	(305.00)
TOTAL						(305.00)
84161	10/15/14	UNITED WAY OF SANTA BARBARA COUN...	UNITED WAY OF S...	PAYROLL 10-16-14	1000101 · Operating Cash 10	
PAYROLL 1...	10/14/14		UNITED WAY OF S...	PAYROLL 10-16-14	1000224 · United Way Payable	(20.00)
TOTAL						(20.00)
84162	10/15/14	VANTAGEPOINT TRANSFER AGENTS - 457	VANTAGEPOINT T...	PAYROLL 10-16-14	1000101 · Operating Cash 10	
PAYROLL 1...	10/14/14		VANTAGEPOINT T...	PAYROLL CONTRIBUTION 10-16-14	1000105 · ICMA Cash	(950.00)
TOTAL						(950.00)
84163	10/15/14	ALL AROUND LANDSCAPE SUPPLY	ALL AROUND LAN...		1000101 · Operating Cash 10	
S1757650.0...	09/24/14		ALL AROUND LAN...	ROW	3332225 · ROW Maintenance 32	(300.34)
S1758202.0...	09/25/14		ALL AROUND LAN...	ROW	3332225 · ROW Maintenance 32	(155.52)
TOTAL						(455.86)
84164	10/15/14	BIG GREEN CLEANING COMPANY	BIG GREEN CLEA...		1000101 · Operating Cash 10	
450045	09/24/14		BIG GREEN CLEAN...	ROW	2861225 · Marsh Park Maintenance	(240.00)
450046	09/24/14		BIG GREEN CLEAN...	ASH AVE	2861225 · Marsh Park Maintenance	(164.58)
			BIG GREEN CLEAN...	ROW	3332221 · Miscellaneous Contract...	(329.14)
			BIG GREEN CLEAN...	PARKS	2361221 · Miscellaneous Contracts	(658.28)

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TOTAL						
84165	10/15/14	INTERNATIONAL INSTITUTE OF MUNICIPAL...	INTERNATIONAL I...	ANNUAL MEMBERSHIP 2015	1000101 · Operating Cash 10	(1,392.00)
2015 MEMB...	09/22/14		INTERNATIONAL I...	CITY CLERK ANNUAL MEMBERSHIP	1011305 · Dues & Subscriptions 11	(155.00)
TOTAL						
84166	10/15/14	MARBORG INDUSTRIES	MARBORG INDUS...		1000101 · Operating Cash 10	
3330131	09/21/14		MARBORG INDUST...	TRIATHLON RESTROOMS	4863300 · Triathlon Expense	(200.00)
3338392	09/21/14		MARBORG INDUST...	TRIATHLON FENCING	4863300 · Triathlon Expense	(2,156.00)
TOTAL						
84167	10/15/14	REALITY CHURCH OF CARPINTERIA	REALITY CHURCH ...	PROJ 1559 REFUND	1000101 · Operating Cash 10	
PROJ 1559 ...	10/15/14		REALITY CHURCH ...	PROJ 1559 REFUND	1000251 · Development Deposits	(1,302.23)
TOTAL						
84168	10/15/14	SANTA BARBARA COUNTY, SHERIFF'S D...	SANTA BARBARA ...	15-059	1000101 · Operating Cash 10	
15-059	09/22/14		SANTA BARBARA ...	OCTOBER 2014 CONTRACT SERVICES	1021214 · SB County Sheriff	(276,199.42)
			SANTA BARBARA ...	OCTOBER 2014 CONTRACT SERVICES	1000150 · COPS Grant Receivable	(8,333.33)
			SANTA BARBARA ...	OCTOBER 2014 CONTRACT SERVICES	1121214 · SB County Sheriff 11	(1,303.25)
TOTAL						
84169	10/15/14	SANTA BARBARA PEST CONTROL	SANTA BARBARA ...	INVOICE #54813	1000101 · Operating Cash 10	(285,836.00)
54813	09/23/14		SANTA BARBARA ...	RODENT CONTROL	3332223 · Chemical Treatment	(65.00)
TOTAL						
84170	10/15/14	SO CA EDISON	SO CA EDISON	2-01-204-6465	1000101 · Operating Cash 10	
2-01-201-64...	10/07/14		SO CA EDISON	STREET LIGHTING	2923220 · Street Lighting	(7,650.25)
TOTAL						
84171	10/15/14	SO CA GAS COMPANY	SO CA GAS COMP ...	016-913-9500-6	1000101 · Operating Cash 10	
016-913-95...	10/03/14		SO CA GAS COMP ...	CITY HALL	1013314 · Utility - Natural Gas	(58.87)
TOTAL						
84172	10/15/14	STAPLES ADVANTAGE	STAPLES ADVANT...		1000101 · Operating Cash 10	
3243403062	09/25/14		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(146.58)
3243403060	09/25/14		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(279.55)
3243403061	09/25/14		STAPLES ADVANT...	BREAKROOM SUPPLIES	1013308 · Supplies & Materials 13	(25.38)
3243403059	09/25/14		STAPLES ADVANT...	POOL	4866308 · Supplies & Materials 66	(175.42)
TOTAL						

TOTAL

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84173	10/15/14	TRI-CO BLUE PRINT & SUPPLY	TRI-CO BLUE PRIN...	11873	1000101 · Operating Cash 10	
11873	09/25/14		TRI-CO BLUE PRIN...	TRIATHLON MAPS	4863300 · Triathlon Expense	(63.18)
TOTAL						(63.18)
84174	10/15/14	WEST GROUP	WEST GROUP	565-139-500	1000101 · Operating Cash 10	
830420491	09/30/14		WEST GROUP	SUBSCRIPTION PRODUCT CHARGES	1051305 · Dues & Subscriptions 51	(128.82)
TOTAL						(128.82)
84175	10/15/14	WESTERN EXTERMINATOR COMPANY	WESTERN EXTER...	SEPTEMBER 2015 BILLING	1000101 · Operating Cash 10	
SEPT 2014 ...	09/30/14		WESTERN EXTER...	PROJ 4865 PEST SERVICE	1000251 · Development Deposits	(46.50)
TOTAL						(46.50)
84176	10/15/14	SOUTHERN CALIFORNIA SWIMMING	SOUTHERN CALIF...	SWIM MEET FEES	1000101 · Operating Cash 10	
MEET FEES	10/15/14		SOUTHERN CALIF...	SWIM MEET FEES	4868308 · Supplies & Materials 68	(164.00)
TOTAL						(164.00)
TOTAL						\$474,672.92

STAFF REPORT
CITY COUNCIL MEETING
October 27, 2014

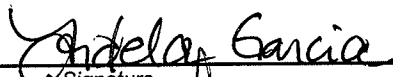
ITEM FOR COUNCIL CONSIDERATION:

Destruction of Certain Obsolete Records in the City Clerk's Office

Report prepared by: Fidela Garcia, City Clerk

Department: General Government

Reviewed by: Dave Durflinger, City Manager



Signature



Signature

STAFF RECOMMENDATION:

Action Item X ; Non-Action Item

Adopt Resolution No. 5555, as read by title only, authorizing the destruction of certain obsolete records in the City Clerk Office as specified in Exhibit A.

Sample Motion: I move to approve Resolution No. 5555, as read by title only, authorizing the destruction of certain obsolete records in the City Clerk's Office as specified in Exhibit A.

I. BACKGROUND:

In a continuing effort to purge files that are no longer needed and in accordance with the City's policy and procedure for the retention and disposition of records and retention schedule, the City Clerk's Office wishes to destroy certain obsolete records from the period 1984 through 2011.

II. POLICY:

The records proposed for destruction exceed retention levels required by law and by City Council Resolution No. 4873 adopted April 12, 2004, concerning Rules and Regulations Governing the Policy and Procedure for the Retention and Disposition of Records for the City.

III. FINANCIAL CONSIDERATIONS:

Retention of records beyond the historical and/or legal retention requirements will result in additional storage costs.

IV. LEGAL ISSUES:

The City Attorney has reviewed and approved the list of documents to be destroyed contained in Exhibit A, attached to the resolution.

V. ALTERNATIVES:

Continue to retain the records indefinitely.

VI. PRINCIPAL PARTIES EXPECTED AT MEETING:

None

VII. ATTACHMENTS:

A. Resolution No. 5555

ATTACHMENT A
RESOLUTION NO. 5555

RESOLUTION NO. 5555

**A RESOLUTION OF THE CARPINTERIA CITY COUNCIL
AUTHORIZING DESTRUCTION OF CERTAIN RECORDS
IN THE CITY CLERK'S OFFICE**

WHEREAS, California Government Code Section 34090 permits the destruction of certain records subject to certain conditions; and

WHEREAS, the City Clerk has recommended that certain records maintained in the Office of the City Clerk be destroyed and the City Manager has approved said recommendation; and

WHEREAS, said records have now been retained for periods of time that meet or exceed levels required by law and by City Council Resolution No. 4873 adopted April 12, 2004, concerning Rules and Regulations Governing the Policy and Procedure for the Retention and Disposition of Records for the City; and

WHEREAS, the City Attorney has issued his consent to said recommendation and approval; and

WHEREAS, a list of records to be destroyed is attached hereto as Exhibit "A" consisting of two pages.

NOW, THEREFORE, THE CARPINTERIA CITY COUNCIL HEREBY RESOLVES that those records identified in Exhibit A attached hereto are approved for destruction as recommended.

PASSED, APPROVED AND ADOPTED this 27th day of October 2014, by the following called vote:

AYES: COUNCILMEMBER:

NOES: COUNCILMEMBER:

ABSENT: COUNCILMEMBER:

ABSTAIN: COUNCILMEMBER:

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held this 27th day of October 2014.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

City Attorney

Exhibit A to Resolution 5555

**CITY OF CARPINTERIA
REQUEST TO DESTROY OBSOLETE RECORDS**

The General Government Department requests authority to destroy obsolete records as detailed below.

Note: Unless otherwise noted all records are located at the City's Storage Facility.

Title or subject matter of records	No. of Records	Originals or Duplicates	Years covered By records
130 Avocado Festival – Staff Reports, Correspondence, and Special Events Permit Applications	1 File	Originals/Copies	1987-1993
100 Monthly Status Reports for 1996	1 File	Copies	1996
150 Public Correspondence – Citizen Concern Letters and Community Event Materials	2 Files	Originals	1993-1995 1998-2004
720 fire Sprinkler System – Staff Reports and Correspondence	1 File	Originals/Copies	1985-1986
150 Chamber of Commerce – Staff Reports and Correspondence	1 File	Originals/Copies	1991-1999
160 Publication Proofs #7, #10, #11, #13 – Public Hearing Notices, Ordinances, and Special Meetings	4 Files	Originals	1997-2009
160 Public Hearing Notices #7, #8, #14, #15 – Various Notices	4 Files	Originals	1997-2008
220 Budget 1992 – Budget Time Lines and Staff Reports	1 File	Originals/Copies	1992
810 Recycling – Staff Reports and Correspondence	1 File	Originals/Copies	1987-1994
820 Swim Pool/Little Theatre – Staff Reports and Correspondence	2 File	Originals/Copies	1984-1991
810 Library System – Staff Reports and Correspondence	1 File	Originals/Copies	1989-2001
810 Post Office #2 – Correspondence and Newsletters	1 File	Originals/Copies	1995-2001
Payroll Register, Employee W2 Forms, Copy D, Copy 1, Copy C, Form 1099, Related Correspondence, CalPERS Reports, FY 98-99 Budget Revisions, W2 Copy "D", W2 Copy 1, W2 Copy C, Employer Forms, W2 Registers and Quarterly and Annual Employer Services Reports	½ banker's box	Original/Copies	1992-2001
Public Records Act Request #1 through #6 – Correspondence	6 Files	Original/Copies	1999-2010
120 Proclamations #4 – Correspondence and Proclamations Issued	1 File	Originals/Copies	1992-1997
130 Commendations	1 File	Copies	1991-1998
HDL Quarterly Sales Tax	32 Files	Originals	2008-2011

I hereby certify that:

- The record(s) are under the management or control of the Department head.
- To the best of his/her knowledge, the descriptive titles, information, and classifications contained in the request form are true and accurate.
- The minimum retention time periods required by City Resolution No. 4873 Retention Schedule) have been satisfied for all records included in the request form.
- Retention of the record is no longer required for operation of the department, or to satisfy a city council policy adopted by resolution, or a city Council request, or by the city for administrative, historical, research, fiscal, legal, or cultural purposes.
- The destruction or other disposition of the record will not violate state law, these Rules, or other applicable law.
- Destruction of the record(s) is hereby recommended.

Date: 10/27/2014

Job Title: City Clerk

Signature of Department Head or
authorized Designee, requesting destruction
of records

Approved for Destruction:

City Attorney

Date: _____

Approved for destruction at City Council meeting held _____.

STAFF REPORT
COUNCIL MEETING DATE:
OCTOBER 27, 2014

ITEM FOR COUNCIL CONSIDERATION:

Quarterly Review of Investment Results and Certifications Concerning Compliance with Investment Policy and Cash Flow Needs for the next six months

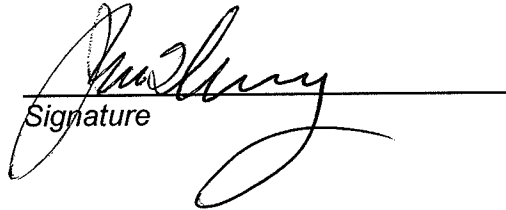
Prepared by: John Thornberry, City Treasurer

Department: Administrative Services

Reviewed by:

City Manager


Signature


Signature

ACTION ITEM ; NON-ACTION ITEM x

STAFF RECOMMENDATION: Receive and file the report

MOTION: None Required

I. BACKGROUND:

California Government Code Section 53600 states that "all governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies are trustees and therefore fiduciaries subject to the "prudent investor standard"

The prudent investor standard states that "a trustee shall act with the care, skill, prudence and diligence that a prudent person acting in a like capacity would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. When investing public funds, the primary objective of a trustee shall be to safeguard the principal of the funds under its control. The secondary objective shall be to meet the liquidity needs of the depositor. The third objective shall be to achieve a return on the funds under its control."

California Government Code Section 53646 mandates that cities annually adopt a written investment policy and that quarterly reports be prepared concerning the City's financial holdings, a statement of compliance with the policy and a statement concerning the City's ability to meet its cash flow needs in the ensuing six months.

This report is no longer mandatory but is provided each quarter because it is informative for the Council and the public, and because the cost of preparation is minimal. However, because the City chooses to prepare the report, copies of the second and fourth calendar quarter reports must be submitted to the California Debt and Investment Advisory Commission within 60 days after the close of the second and fourth calendar quarters.

II. POLICY:

All portfolio investment transactions for the quarter ended September 30, 2014, have been made in full compliance with the Statement of Investment Policy adopted October 28, 2013.

As a part of the City's 2004 work program, the Council directed staff to investigate alternative investment practices that could yield better returns while maintaining security. The first step in this process was the change in the investment policy. On September 27, 2004 the City Council, by adoption of Resolution 4898, modified the City's investment policy, expanding the list of 'Authorized Investments'. Now, in addition to investment in the Local Agency Investment Fund and other FDIC insured accounts, the City can invest in 'Other investments authorized and governed by California Government Code 53601.

On November 22, 2004 the City Council adopted Resolution No. 4910 authorizing investments in the Treasury Direct program whereby Treasury Securities would be purchased directly from the United States Treasury.

III. FINANCIAL CONSIDERATIONS:

Cash Statement: At September 30, 2014, the City held cash investments as shown in the table below.

Table I

	Bank Balance at 09/30/14	Quarterly Earnings	Avg. Annualized Return
Treasury Direct/Schwab	\$12,670,215.27	\$36,152.95	1.17%
LAIF	20,637.79	12.57	0.24%
MB&T Checking	802,678.63	0	0.00%
MB&T Money Market	2,290,055.13	1,008.65	0.23%
Total	\$15,783,586.82	\$37,174.17	1.01%

Investments:

Changes in the market value of Treasury securities are inversely proportional to changes in interest rates demanded in the open market, i.e. when rates rise market values fall, when rates fall market values rise. The sensitivity of a portfolio's market value to these changes in market rates is a function of its days to maturity and its coupon rate. Securities with longer maturities and/or lower coupon rates are more sensitive to changes in market interest rates. As a security matures, changes in its value become less sensitive to market rate changes.

At September 30 the portfolio's average days to maturity was 946 days or 2.59 years, the average coupon rate was 1.12%, the average yield to maturity was 1.19% and the par value was \$12,694,900. The portfolio had a net negative cash flow of (\$418,808.85) during the quarter.

Staff estimates the market value of the portfolio at \$12,921,402. This represents a net unrealized gain of \$251,187 or 1.98% of the net investment of \$12,670,215. In other words, if the City were to sell all of its holdings, the proceeds from the sale would be approximately this much more than what was paid for them. The City does not intend to sell nor does it have any foreseeable need to sell any securities. The intention of the City's investment policy is to hold all securities to maturity; and securities so held are redeemed at par value resulting in no net market gain or loss.

Attached for your review are statements from Treasury Direct, Charles Schwab, LAIF, and Montecito Bank & Trust as of September 30, 2014. Also attached is a recap of investment activity during the quarter, a subsidiary ledger listing showing the various yields and maturities of securities in the Treasury Direct/Charles Schwab portfolio, a Treasury Note portfolio segment analysis and a market value estimate calculation.

The City of Carpinteria will meet all expenditure obligations that might reasonably be anticipated for the six-month period ending March 31, 2015.

IV. LEGAL ISSUES:

This report has been prepared in compliance with California Government Code Sections 53600 and 53646.

V. ATTACHMENTS:

- A. Treasury Direct statement
- B. Charles Schwab statement
- C. LAIF statement
- D. Montecito Bank & Trust bank statement
- E. Investment Activity Recap
- F. Treasury Direct/Charles Schwab Subsidiary Ledger Listing
- G. Treasury Direct/Charles Schwab portfolio segment analysis
- H. Market value estimate calculation

Attachment A

Legacy Treasury Direct®

www.treasurydirect.gov
1-800-722-2678
1-304-480-6464 (Outside the U.S.)

CITY OF CARPINTERIA CA
5775 CARPINTERIA AVENUE
CARPINTERIA CA 93013

STATEMENT OF ACCOUNT

Page 1 of 4

Your Site

TREASURY RETAIL SECURITIES SITE
P O BOX 9150
MINNEAPOLIS MN 55480-9150

PHONE: (800) 722-2678

OCT 10 2014

Payment Information

Payments made by direct deposit to:
MONTECITO BANK & TRUST
Routing Number: 122234783
Name on Account: CITY OF CARPINTERIA
CHECKING Account Number: Confidential

Telephone Number: (805) 684-5405

Taxpayer Identification No: Confidential

Tax Withholding Status: No withholding

Legacy Treasury Direct Account Number: **4800-770-3487**Total Par as of 10/03/2014: **\$2,146,900****ACCOUNT HOLDINGS**

SECURITY		SECURITY SUB-ACCOUNT					SCHED. REINV.		NEXT PAYMENT	
CUSIP	Total Par	No.	Par Amount	Issue Date	Purchase Price/\$100 of Par	Yield/Rate (%)	Disc Rate (%)	No.	Term	Date Type Amount
912828LS7 2 3/8 NOTE S 14 10/31/14	115,700	01	115,700	11/02/09	99.938982	2.388				10/31/14 Par and Interest 117,073.94
912828LZ1 2 1/8 NOTE T 14 11/30/14	114,600	01	114,600	11/30/09	99.764325	2.175				11/30/14 Par and Interest 115,817.63
912828ME7 2 5/8 NOTE U 14 12/31/14	113,700	01	113,700	12/31/09	99.813909	2.665				12/31/14 Par and Interest 115,192.31
912828MH0 2 1/4 NOTE G 15 01/31/15	116,200	01	116,200	02/01/10	99.437540	2.37				01/31/15 Par and Interest 117,507.25
912828MR8 2 3/8 NOTE H 15 02/28/15	119,400	01	119,400	03/01/10	99.906254	2.395				02/28/15 Par and Interest 120,817.88

Attachment B



Account Statement

Retain for Your Records

Schwab One® Account
Account Number: 8975-8685

Statement Period: September 1, 2014 to September 30, 2014
Page 1 of 9

Last Statement: August 31, 2014

*Cut paper clutter.
Switch to eStatements at schwab.com/paperless.
Questions? Call 1-800-435-4000*

Account Of

CITY OF CARPINTERIA
5775 CARPINTERIA AVE
CARPINTERIA CA 93013-2603

CITY OF CARPINTERIA
5775 CARPINTERIA AVE
CARPINTERIA CA 93013-2603

Account Value Summary

Cash & Sweep Money Market Funds	\$ 0.00
Total Investments Long	\$ 10,279,054.16
Total Investments Short	\$ 0.00
Total Account Value	\$ 10,279,054.16

Change in Account Value

Starting Account Value	\$ 9,775,929.91
Transactions & Income	\$ 531,257.53
Income Reinvested	\$ 0.00
Change in Value of Investments	\$ (28,133.28)
Ending Account Value	\$ 10,279,054.16
Year-to-Date Change in Value Since 1/1/14	\$ 2,776,924.32

Rate Summary

Value Adv Money Fd SWVXX	0.01%
Sch Investor Money Fund	0.01%

Please see "Endnotes For Your Account" section for an explanation of the endnote codes and symbols on this statement.

Attachment C



JOHN CHIANG

California State Controller

LOCAL AGENCY INVESTMENT FUND
REMITTANCE ADVICE

Agency Name	CARPINTERIA
Account Number	98-42-142

As of 10/15/2014, your Local Agency Investment Fund account has been directly credited with the interest earned on your deposits for the quarter ending 09/30/2014.

Earnings Ratio		.00000662348923179
Interest Rate		0.24%
Dollar Day Total	\$	1,898,517.36
Quarter End Principal Balance	\$	20,637.79
Quarterly Interest Earned	\$	12.57

Attachment D



Montecito
Bank & Trust

P.O. Box 2460
Santa Barbara, CA 93120-2460
(805) 963-7511

000 00005 01
ACCOUNT:

PAGE: 1
195024588 09/30/2014

001933

H

City of Carpinteria

30-0

17

* HOLD AT BRANCH *

236

Montecito Bank & Trust is now offering a new suite of business credit cards! These new cards include a rewards program, online expense management, robust reporting tools, and many other enhancements. Visit montecito.com/business/credit-cards to apply today.

SUMMARY OF ACCOUNTS

ACCOUNT TYPE	ACCOUNT NUMBER	CURRENT BALANCE	MATURITY DATE
Business Money Market ACCOUNT	195020078	802,678.63	
Analysis Checking ACCOUNT	195024588	1,290,055.13	
TOTAL CURRENT BALANCE		2,092,733.76	

Analysis Checking ACCOUNT 195024588

		LAST STATEMENT 08/29/14	
MINIMUM BALANCE	235,952.22	100 CREDITS	329,734.38
AVG AVAILABLE BALANCE	519,847.60	338 DEBITS	2,513,932.16
AVERAGE BALANCE	549,634.28	THIS STATEMENT 09/30/14	1,553,611.41
			1,290,055.13

DEPOSITS

REF #	TRACE #	DATE	AMOUNT	REF #	TRACE #	DATE	AMOUNT
0195526031		09/03	2,326.73	0195240101		09/17	1,356.04
0195526037		09/03	7,205.00	0195240161		09/17	4,255.85
0195536502		09/03	47,811.29	0195304008		09/18	958.29
0195780526		09/08	5,822.27	0195456002		09/22	205,476.89
0195853150		09/09	4,096.00	0195529006		09/23	986.00
0195899047		09/10	42,785.48	0195587636		09/24	19,262.52
0195975007		09/11	15,414.42	0195713573		09/26	136,000.03
0195110752		09/15	7,643.88	0195824586		09/29	3,208.34
0195110724		09/15	15,875.68				

* * * CONTINUED * * *



EQUAL HOUSING
LENDER MEMBER FDIC
Z0030197 - REV

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Attachment E

September 30, 2014

Investment Activity Recap

Month	Average Daily Investment	Return	ROI %	Ending Balance	% Portfolio
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Treasury Direct

7	\$12,214,159.37	\$12,065.10	1.19%	\$12,376,179.03	83.96%
8	12,376,179.03	12,050.56	1.17%	12,524,833.48	83.67%
9	12,524,833.48	12,037.29	1.15%	12,670,215.27	85.70%
Total / Average	\$12,370,059.73	\$36,152.95	1.17%		

LAIF

7	\$20,625.22			\$20,625.22	0.14%
8	20,625.22			20,625.22	0.14%
9	20,625.22	12.57		20,637.79	0.14%
Total / Average	\$20,629.41	\$12.57			

Montecito Bank & Trust Checking

7	\$368,883.34			\$576,264.12	3.91%
8	529,319.94			329,734.38	2.20%
9	549,634.28			802,678.63	5.43%
Total / Average	\$481,884.02				

Montecito Bank & Trust Money Market

7	\$1,877,218.36	\$398.59	0.25%	\$1,768,068.57	11.99%
8	1,872,551.32	332.07	0.21%	2,094,400.64	13.99%
9	1,585,431.89	277.99	0.21%	1,290,055.13	8.73%
Total / Average	\$1,780,498.01	\$1,008.65	0.23%		

Recap

7	\$14,480,886.29	\$12,463.69	1.03%	\$14,741,136.94	100.00%
8	14,798,675.51	12,382.63	1.00%	14,969,593.72	100.00%
9	14,680,524.87	12,327.85	1.01%	14,783,586.82	100.00%
Total / Average	\$14,653,071.17	\$37,174.17	1.01%		

Attachment F

City of Carpinaria
Direct Subsidiary Ledger Listing
Portfolio

September 30, 2014

Line	Type	Issue Date	CUSIP	Maturity Date	Net	Discount	Par Value	Coupon \$	Coupon %	Yield %	Days to Maturity	Accrued Interest \$/1,000	Price per \$100	Modified Duration	Next Coupon Date	Line
1	5	09/30/2009	912828LQ1	09/30/2014	118,073.10	\$26.90	118,600.00	1,408.38	2.3750%	2.4700%	*	*	99.556732	*	09/30/2014	1
2	2	09/30/2012	912828LQ3	09/30/2014	999.54	0.46	1,000.00	1.25	0.2500%	0.2730%	*	0.00687	99.954218	*	09/30/2014	2
3	5	10/31/2009	912828L57	10/31/2014	115,629.40	70.60	115,700.00	1,373.94	2.3750%	2.3880%	31	0.13122	99.938982	0.0833	10/31/2014	3
4	2	10/31/2012	912828L74	10/31/2014	999.10	0.90	1,000.00	1.25	0.2500%	0.2950%	31	*	99.910331	0.0833	10/31/2014	4
5	5	11/30/2009	912828L71	11/30/2014	114,329.32	270.08	114,600.00	1,217.63	2.1250%	2.1750%	61	*	99.764335	0.1667	11/30/2014	5
6	2	11/30/2012	912828L73	11/30/2014	999.60	0.40	1,000.00	1.25	0.2500%	0.2700%	61	*	99.9860135	0.1667	11/30/2014	6
7	5	12/31/2009	912828MEZ	12/31/2014	113,488.41	211.58	113,700.00	1,492.31	2.6250%	2.6650%	92	*	99.813909	0.2500	12/31/2014	7
8	2	12/31/2012	912828UD0	12/31/2014	997.61	2.39	1,000.00	0.63	0.1250%	0.2450%	92	*	99.760733	0.2500	12/31/2014	8
9	2	01/31/2013	912828UK4	01/31/2015	999.24	0.76	1,000.00	1.25	0.2500%	0.2880%	123	*	99.924273	0.3333	01/31/2015	9
10	5	01/31/2010	912828MH0	01/31/2015	115,546.42	653.58	116,200.00	1,307.25	2.2500%	2.3700%	123	0.06215	99.437540	0.3333	01/31/2015	10
11	5	02/28/2010	912828MR6	02/28/2015	119,288.07	111.93	119,400.00	1,417.88	2.3750%	2.3950%	151	0.06454	99.906284	0.4167	02/28/2015	11
12	2	02/28/2013	912828UP3	02/28/2015	999.86	0.14	1,000.00	1.25	0.2500%	0.2570%	151	*	99.986045	0.1667	02/28/2015	12
13	2	03/31/2013	912828UT5	03/31/2015	999.80	0.10	1,000.00	1.25	0.2500%	0.2550%	182	0.00683	99.980045	0.5000	03/31/2015	13
14	5	03/31/2010	912828MWZ	03/31/2015	101,699.97	500.03	102,200.00	1,277.50	2.5000%	2.6050%	182	*	99.510730	0.5000	03/31/2015	14
15	5	04/30/2010	912828WZ0	04/30/2015	96,521.13	178.87	95,800.00	1,197.50	2.5000%	2.5400%	212	*	99.813289	0.5772	03/31/2014	15
16	2	04/30/2013	912828UY4	04/30/2015	997.85	2.15	1,000.00	0.63	0.1250%	0.2330%	212	*	99.764628	0.5830	03/31/2014	16
17	5	05/31/2010	912828VD9	05/31/2015	107,074.68	25.32	107,100.00	1,137.94	2.1250%	2.1300%	243	0.05806	99.976335	0.6614	11/30/2014	17
18	2	05/31/2013	912828VY3	05/31/2015	999.34	0.66	1,000.00	1.25	0.2500%	0.2830%	243	*	99.934233	0.6660	11/30/2014	18
19	5	06/30/2010	912828NLO	06/30/2015	106,491.29	608.71	107,100.00	1,004.06	1.8750%	1.9950%	273	0.01019	99.431646	0.7454	12/31/2014	19
20	2	07/31/2013	912828VH0	07/31/2015	999.60	0.40	1,000.00	1.88	0.3750%	0.3950%	273	*	99.960135	0.7491	12/31/2014	20
21	2	07/31/2010	912828VNZ	07/31/2015	998.29	1.71	1,000.00	1.25	0.2500%	0.3360%	304	0.09511	99.828720	0.8327	01/31/2015	21
22	5	08/31/2010	912828NPL	08/31/2015	98,783.29	216.71	99,000.00	866.25	1.7500%	1.7950%	304	0.09511	99.781106	0.8290	01/31/2015	22
23	5	08/31/2010	912828NVR	08/31/2015	104,372.94	627.06	105,000.00	656.25	1.2500%	1.3740%	335	*	99.402797	0.9136	02/28/2015	23
24	2	08/31/2013	912828VU1	08/31/2015	999.78	0.22	1,000.00	1.88	0.3750%	0.3860%	335	0.03108	99.987190	0.9157	02/28/2015	24
25	5	09/30/2010	912828WZ9	09/30/2015	179,713.14	86.86	179,800.00	1,123.75	1.2500%	1.2600%	365	*	99.951680	0.9969	03/31/2015	25
26	2	09/30/2013	912828VY3	09/30/2015	998.05	1.95	1,000.00	1.25	0.2500%	0.3480%	365	*	99.804680	0.9994	03/31/2015	26
27	2	10/31/2013	912828WB2	10/31/2015	146,786.24	213.76	147,000.00	1,83.75	0.2500%	0.3230%	366	*	99.854588	1.0815	10/31/2014	27
28	5	10/31/2010	912828BE4	10/31/2015	142,946.71	553.29	143,500.00	896.88	1.2500%	1.3300%	396	0.03453	99.614432	1.0740	10/31/2014	28
29	5	11/30/2010	912828P13	11/30/2015	140,266.64	243.36	140,500.00	965.94	1.3750%	1.4110%	426	*	99.826792	1.1564	11/30/2014	29
30	2	11/30/2013	912828P26	11/30/2015	137,982.89	137.11	138,000.00	172.50	0.2500%	0.2999%	426	0.01374	99.900644	1.1648	11/30/2014	30
31	5	12/31/2010	912828PM6	12/31/2015	95,691.66	108.34	95,700.00	1,016.81	1.2500%	2.1490%	457	*	99.866797	1.2343	12/31/2014	31
32	2	12/31/2013	912828P67	12/31/2016	136,740.82	259.18	137,000.00	171.25	0.2500%	0.3450%	457	*	99.810817	1.2461	12/31/2014	32
33	5	01/31/2011	912828PS3	01/31/2016	94,216.91	183.09	94,400.00	944.00	2.0000%	2.0470%	488	*	99.806052	1.3185	01/31/2015	33
34	2	01/31/2014	912828B41	01/31/2016	147,985.26	14.74	148,000.00	277.50	0.3750%	0.3800%	488	*	99.990041	1.3305	01/31/2015	34
35	5	02/28/2011	912828QJ2	02/28/2016	108,267.41	332.59	108,600.00	1,153.88	2.1250%	2.1900%	516	*	99.693745	1.3954	02/28/2015	35
36	2	02/28/2014	912828B82	02/28/2016	145,738.31	281.69	146,000.00	182.50	0.2500%	0.3400%	516	*	99.820762	1.4092	02/28/2015	36
37	2	03/31/2014	912828E40	03/31/2016	143,730.86	269.14	144,000.00	270.00	0.3750%	0.4690%	548	*	99.813097	1.4972	03/31/2015	37
38	5	03/31/2011	912828QAI	03/31/2016	96,254.71	45.29	96,300.00	1,083.38	2.2500%	2.2600%	548	*	99.952972	1.4834	03/31/2015	38
39	5	04/30/2011	912828QEO	04/30/2016	91,760.24	539.76	92,300.00	923.00	2.0000%	2.1239%	578	0.10870	99.415214	1.5538	10/31/2014	39
40	2	04/30/2014	912828C81	04/30/2016	146,789.50	210.50	147,000.00	275.63	0.3750%	0.4470%	578	*	99.858600	1.5777	10/31/2014	40
41	5	05/31/2011	912828P08	05/31/2016	100,098.95	301.05	100,400.00	878.50	1.7500%	1.8130%	609	0.02049	99.700152	1.6408	11/30/2014	41
42	2	05/31/2014	912828WM8	05/31/2016	147,950.05	49.95	148,000.00	277.50	0.3750%	0.3920%	609	*	99.966250	1.6611	11/30/2014	42
43	2	06/30/2014	912828WQ9	06/30/2016	104,094.42	31.92	104,600.00	365.00	0.5000%	0.5110%	639	*	99.978140	1.7425	12/31/2014	43
44	5	06/30/2011	912828Q04	06/30/2016	150,868.02	131.98	151,000.00	377.50	0.5000%	0.6440%	670	*	99.912595	1.8259	01/31/2015	44
45	5	07/31/2011	912828WX4	07/31/2016	96,218.76	(3,218.76)	93,000.00	697.50	1.5000%	0.7916%	670	2.32333	103.461030	1.8113	01/31/2015	45
46	5	07/31/2014	912828EJ1	07/31/2016	150,868.02	131.98	151,000.00	377.50	0.5000%	0.6440%	670	*	99.912595	1.8259	01/31/2015	46
47	5	08/31/2011	912828B59	08/31/2016	93,617.58	(617.58)	93,000.00	465.00	1.0000%	0.8640%	701	0.77430	100.640600	1.9018	02/28/2015	47
48	2	08/31/2014	912828D64	08/31/2016	140,916.18	83.82	141,000.00	352.50	0.5000%	0.5299%	701	0.02762	99.940280	1.9092	02/28/2015	48
49	5	09/30/2011	912828E47	09/30/2016	98,932.16	67.84	99,000.00	465.00	1.0000%	1.0150%	731	*	99.927052	1.9851	03/31/2015	49
50	2	09/30/2014	912828E47	09/30/2016	138,754.39	245.61	139,000.00	347.50	0.5000%	0.5890%	731	*	99.823303	1.9925	03/31/2015	50
51	5	10/31/2011	912828RMA	10/31/2016	239,368.75	641.25	240,000.00	1,200.00	1.0000%	1.0550%	762	*	99.769740	2.0586	10/31/2014	51
52	5	11/30/2011	912828U05	11/30/2016	241,268.77	731.23	242,000.00	1,058.75	0.8750%	0.8800%	823	0.07212	99.976840	2.1450	11/30/2014	52
53	5	12/31/2011	912828EX0	12/31/2016	242,940.96	59.04	242,000.00	1,058.75	0.8750%	0.9300%	823	*	99.882914	2.2233	12/31/2014	53
54	5	01/31/2012	912828S10	02/28/2017	282,662.06	307.94	283,000.00	1,150.63	0.8750%	0.9990%	864	*	99.875039	2.3116	01/31/2015	54
55	5	02/28/2012	912828S10	02/28/2017	279,668.51	341.49	280,000.00	1,225.00	0.8750%	0.9000%	862	*	99.875039	2.3950	02/28/2015	55
56	5	03/31/2012	912828SM3	03/31/2017	270,473.67	526.33	271,000.00	1,355.00	0.8750%	1.0400%	913	0.05464	99.806782	2.4752	03/31/2015	56
57	5	04/30/2012	912828SM3	04/30/2017	270,841.30	158.70	271,000.00	1,385.63	0.8750%	0.8870%	943	*	99.941438	2.5508	10/31/2014	57
58	5	05/31/2012	912828SYZ	05/31/2017	285,270.72	1,729.28	287,000.00	896.88	0.6250%	0.7480%	974	*	99.397464	2.6433	11/30/2014	58

City of Carpinteria
Direct Subsidiary Ledger Listing
Portfolio

September 30, 2014

Line	Type	Issue Date	CUSIP	Maturity Date	Net	Discount	Par Value	Coupon \$	Coupon %	Yield %	Days to Maturity	Accrued Interest \$/1,000	Price per \$100	Modified Duration	Next Coupon Date	Line
59	5	06/30/2012	912828TB6	06/30/2017	297,970.79	29.21	298,000.00	1,117.50	0.7500%	0.7520%	1004	0.04076	99.990200	2.7221	12/31/2014	59
60	5	07/31/2012	912828TG5	07/31/2017	296,768.27	1,231.73	298,000.00	745.00	0.5000%	0.5840%	1035	*	99.598667	2.8147	01/31/2015	60
61	5	08/31/2012	912828TM2	08/31/2017	293,799.25	1,200.75	295,000.00	921.88	0.6250%	0.7080%	1066	*	99.592967	2.8934	02/28/2015	61
62	5	09/30/2012	912828TS9	09/30/2017	284,692.16	307.84	285,000.00	890.63	0.6250%	0.6470%	1096	0.01717	99.891985	2.9767	03/31/2015	62
63	5	10/31/2012	912828TW0	10/31/2017	274,676.92	333.08	275,000.00	1,031.25	0.7500%	0.7740%	1127	*	99.882515	3.0443	10/31/2014	63
64	5	11/30/2012	912828UA6	11/30/2017	282,777.54	222.46	283,000.00	884.38	0.6250%	0.6410%	1157	*	99.921332	3.1341	11/30/2014	64
65	5	12/31/2012	912828UE8	12/31/2017	280,738.61	261.39	281,000.00	1,053.75	0.7500%	0.7690%	1188	*	99.906978	3.2170	12/31/2014	65
66	5	01/31/2013	912828UJ7	01/31/2018	291,800.51	199.49	292,000.00	1,277.50	0.8750%	0.8890%	1219	*	99.931681	3.2879	01/31/2015	66
67	5	02/28/2013	912828UR9	02/28/2018	301,600.88	399.12	302,000.00	1,332.50	0.7500%	0.7770%	1247	*	99.867840	3.3777	02/28/2015	67
68	5	03/31/2013	912828UW2	03/31/2018	281,861.96	138.04	282,000.00	1,057.50	0.7500%	0.7600%	1278	0.02049	99.951048	3.4610	03/31/2015	68
69	5	04/30/2013	912828UZ1	04/30/2018	280,824.57	1,175.43	282,000.00	881.25	0.6250%	0.7100%	1308	*	99.583182	3.5399	10/31/2014	69
70	5	05/31/2013	912828VE7	05/31/2018	295,352.75	647.25	296,000.00	1,486.00	1.0000%	1.0450%	1339	*	99.781333	3.5976	11/30/2014	70
71	5	06/30/2013	912828VK3	06/30/2018	303,404.37	1,595.63	305,000.00	2,096.88	1.3750%	1.4100%	1369	0.03736	99.476843	3.6555	12/31/2014	71
72	5	07/31/2013	912828RE2	07/31/2018	292,506.59	483.41	293,000.00	2,014.38	1.3750%	1.4839%	1400	*	99.831659	3.7390	01/31/2015	72
73	5	08/31/2013	912828RH5	08/31/2018	291,264.43	1,735.57	293,000.00	2,197.50	1.5000%	1.5238%	1431	0.12431	99.407655	3.8137	02/28/2015	73
74	5	09/30/2013	912828WJ5	09/30/2018	286,158.25	841.75	287,000.00	1,973.13	1.3750%	1.4360%	1461	*	99.706706	3.9056	03/31/2015	74
75	5	10/31/2013	912828WD8	10/31/2018	133,676.67	323.33	134,000.00	837.50	1.2500%	1.3000%	1492	*	99.758710	3.9730	10/31/2014	75
76	5	11/30/2013	912828WZ5	11/30/2018	125,453.87	546.13	126,000.00	787.50	1.2500%	1.3399%	1522	0.06868	99.566562	4.0562	11/30/2014	76
77	5	12/31/2013	912828B75	12/31/2018	124,401.64	598.36	125,000.00	937.50	1.5000%	1.6000%	1553	*	99.521314	4.1180	12/31/2014	77
78	5	01/31/2014	912828B33	01/31/2019	134,534.37	465.63	135,000.00	1,012.50	1.5000%	1.5720%	1584	*	99.655089	4.2014	01/31/2015	78
79	5	02/28/2014	912828C24	02/28/2019	132,808.64	191.36	133,000.00	997.50	1.5000%	1.5300%	1612	*	99.856123	4.2849	02/28/2015	79
80	5	03/31/2014	912828C66	03/31/2019	130,437.37	562.63	131,000.00	1,064.38	1.6250%	1.7150%	1643	*	99.570515	4.3573	03/31/2015	80
81	5	04/30/2014	912828D23	04/30/2019	133,316.06	683.94	134,000.00	1,088.75	1.6250%	1.7320%	1673	*	99.489600	4.4053	10/31/2014	81
82	5	05/31/2014	912828WLO	05/31/2019	134,915.80	84.20	135,000.00	1,012.50	1.5000%	1.5130%	1704	0.08197	99.937629	4.5024	11/30/2014	82
83	5	06/30/2014	912828WVS	06/30/2019	132,714.05	285.95	133,000.00	1,080.63	1.6250%	1.6700%	1734	*	99.784997	4.5723	12/31/2014	83
84	5	07/31/2014	912828WME	07/31/2019	136,379.00	621.00	137,000.00	1,113.13	1.6250%	1.7200%	1765	*	99.546716	4.6553	01/31/2015	84
85	5	08/31/2014	912828D80	08/31/2019	127,871.54	128.46	128,000.00	1,040.00	1.6250%	1.6460%	1796	*	99.899637	4.7391	02/28/2015	85
86	5	09/30/2014	912828F39	09/30/2019	125,700.04	299.96	126,000.00	1,102.50	1.7500%	1.8000%	1826	*	99.761940	4.8090	03/31/2015	86

05/02/2017	12,789,287.91	\$25,212.09	\$12,814,500.00	*	1.1183%	1.1956%	946	0.03794	\$99.803253	2.5474	25-May-06
less Maturations	119,072.64	527.36	119,600.00								
	\$12,670,215.27	\$24,684.73	\$12,694,900.00								
	\$2,259,406.04	TD 1	\$2,265,500.00								
	204,123.37	TD 2	205,000.00								
	10,325,758.50	Schwab	10,344,000.00								
	\$12,789,287.91		\$12,814,500.00	*							

Attachment G

September 30, 2014

Portfolio Segment Analysis

Month	Average Daily Investment	Return	ROI %	Net Cash Flow
7	\$12,214,159.37	\$12,065.10	1.1854%	(\$149,716.00)
8	12,376,179.03	12,050.56	1.1684%	(136,210.82)
9	12,524,833.48	12,037.29	1.1533%	(132,882.03)
Total / Average	\$12,370,059.73	\$36,152.95	1.1690%	(\$418,808.85)

ALL NOTES / BILLS	
Net Investment	\$12,670,215.27
Discount	24,684.73
Par Value	\$12,694,900.00
Coupon %	1.1183%
Yield to Maturity	1.1956%
Annual Yield \$	\$151,783.38
Days to Maturity	946
Years to Maturity	2.5913
Modified Duration	2.5323

5 YEAR NOTES					
	All	Most Recent	Maximum	Minimum	
Net	\$10,928,136.45	\$125,700.04	\$303,404.37	\$91,760.24	
Discount	22,763.55	299.96	1,735.57	(3,218.76)	
Par	10,950,900.00	126,000.00	305,000.00	92,300.00	
Coupon \$	67,715.09	1,102.50	2,197.50	465.00	
Coupon %	1.2367%	1.7500%	2.6250%	0.5000%	
Yield %	1.5003%	1.8000%	2.6650%	0.5840%	
Years to Maturity	2.79	5.00	5.00		

2 YEAR NOTES					
	All	Most Recent	Maximum	Minimum	
Net	\$1,742,078.82	\$138,754.39	\$150,868.02	\$997.61	
Discount	1,921.18	245.61	269.14	0.10	
Par	1,744,000.00	139,000.00	151,000.00	1,000.00	
Coupon \$	3,269.40	347.50	377.50	0.63	
Coupon %	0.3749%	0.5000%	0.5000%	0.1250%	
Yield %	0.4126%	0.5890%	0.5890%	0.2330%	
Years to Maturity	1.54	2.00	2.00		

Attachment H

September 30, 2014

Market Value Estimate Calculation

Portfolio Weighted Average									
Years/Days	Duration Date	CUSIP	Issue Date	Maturity Date	Coupon %	Market Price per \$100	Market Yield		
5	06/18/2017	912828SJ0	02/28/2012	02/28/2017	0.8750%	100.3750	0.7181%		
2	04/09/2016	912828UP3	02/28/2013	02/28/2015	0.2500%	99.8320	0.6551%		

A									
Years/Days	Actual Yield	B Market Yield	C Duration in years	D Estimated Market Value	E Par Value	F Net Value	G Unrealized Gain / (Loss)		
5	1.5003%	0.7181%	2.7198	\$11,183,862	\$10,950,900	\$10,928,136	\$255,726		
2	0.4126%	0.6551%	1.5274	1,737,540	1,744,000	1,742,079	(4,539)		
All			2.5474	\$12,921,402	\$12,694,900	\$12,670,215	\$251,187		

Percent of Par 1.98%

$$D=(1+(A-B)*C)*E$$

$$G=D-F$$

STAFF REPORT
COUNCIL MEETING DATE:
October 27, 2014

ITEM FOR COUNCIL CONSIDERATION:

Annual Review of the City's Investment Policy

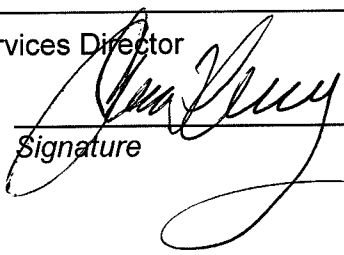
Prepared by: John Thornberry, Administrative Services Director

Department: Administrative Services

Reviewed by:

City Manager


Signature


Signature

ACTION ITEM X; NON-ACTION ITEM ____

STAFF RECOMMENDATION:

Adopt Resolutions No. 5557 and 5558, as read by title only, receiving and filing the statement of investment policy and authorizing certain individuals to perform transactions in the Treasury Direct program.

I. BACKGROUND:

California Government Code (CGC) Section 53646 mandates cities and other local agencies to adopt a written investment policy. This policy and any changes must be considered at least annually by the Council at a public meeting. In addition, the government code calls for quarterly reports concerning the City's financial holdings, a statement of compliance with the policy and a statement concerning the City's ability to meet its cash flow needs in the ensuing six months.

SB 866 (Chapter 784, Statutes of 1995) added to CGC 53600: subsection 53600.3, the "prudent investor" standard, subsection 53600.5 mandating and prioritizing the three objectives of investing public funds (i.e. safety, liquidity and yield), and subsection 53600.6, declaring the deposit and investment practices of local agencies to be an issue of statewide concern.

II. POLICY:

The City's investment policy was last reviewed and adopted per Resolution No. 5484 on October 28, 2013.

III. FINANCIAL CONSIDERATIONS:

Table I

	Bank Balance at 09/30/14	Quarterly Earnings	Avg. Annualized Return
Treasury Direct/Schwab	\$12,670,215.27	\$36,152.95	1.17%
LAIF	20,637.79	12.57	0.24%
MB&T Checking	802,678.63	0	0.00%
MB&T Money Market	2,290,055.13	1,008.65	0.23%
Total	\$15,783,586.82	\$37,174.17	1.01%

The table above shows how much is in each of the accounts of the City and the interest earned for the quarter ending September 30, 2014.

The Local Agency Investment Fund (LAIF) is a large (\$52 billion), well diversified, professionally managed fund overseen by the State Treasurers' Office in compliance with all Federal and State laws. The City has 24 hour access to all of its deposits via electronic funds transfer. Interest is earned from day of deposit to day of withdrawal and is paid quarterly. There are about 2,000 State and local agency depositors in the fund.

It has long been the practice of the City of Carpinteria to invest excess funds in LAIF and in FDIC insured, interest bearing checking accounts. CGC section 53646 (e) allows the submission of LAIF's quarterly report in lieu of the quarterly information otherwise required. This provision minimizes staff time in preparing this quarterly information.

In addition to investments in LAIF, as a result of a change in the investment policy in September 2004, the City began purchasing Treasury Notes and Bills directly from the United States Treasury through their Treasury Direct program. Effective July 2011 Treasury Direct made a determination that municipalities could no longer participate the Treasury Direct program. Since that time the City has instead purchased Notes through a Charles Schwab account. As of September, 2014 the City's portfolio included Notes with a par value of \$12,694,900, an average yield to maturity of 1.20% and an average days to maturity of 946 days or 2.59 years.

The policy includes the "prudent investor" standard which calls out and prioritizes three criteria in managing the City's portfolio of investments, namely, safety, liquidity and yield. The number one priority, safety, is achieved by making investments only in those investment vehicles permitted by the government code.

IV. LEGAL ISSUES:

All quarterly reports required by law have been made in a timely manner and the investment policy includes the "prudent investor" standard also required by law.

V. ATTACHMENTS:

- A. Resolution No. 5557
- B. Resolution No. 5558
- C. Legacy Treasury Direct Form PD F 5189 E

RESOLUTION NO. 5557

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, ACKNOWLEDGING THE REVIEW, RECEIPT AND FILING OF THE ANNUAL STATEMENT OF INVESTMENT POLICY

WHEREAS, The Legislature of the State of California has declared that the deposit and investment of public funds by local officials and local agencies is an issue of statewide concern (California Government Code sections 53600.6 and 53630.1; and

WHEREAS, the legislative body of a local agency may invest surplus monies not required for the immediate necessities of the local agency in accordance with the provisions of California Government Code Sections 5920 et seq. and 53601 et seq.; and

WHEREAS, the Administrative Services Director of the City of Carpinteria shall annually prepare and submit a statement of investment policy and such policy, and any changes thereto, shall be considered by the legislative body at a public meeting; (CGC 53646(a)); and

WHEREAS, the Annual Statement of Investment Policy was last reviewed and adopted per Resolution No. 5484 on October 28, 2013; and

WHEREAS, the Administrative Services Director of the City of Carpinteria declares the Annual Statement of Investment Policy to be as follows:

POLICY

It shall be the policy of the City of Carpinteria to invest funds in a manner which will provide the highest investment return possible consistent with maximum security while meeting daily cash flow demands and conforming to all other statutes governing the investment of City funds.

SCOPE

This investment policy shall apply without exception to any and all financial assets and funds of the City of Carpinteria. These funds are accounted for in the Comprehensive Annual Financial Report.

PRUDENCE

The standard of prudence to be used by investment officials shall be the "prudent investor" standard (CGC 53600.3):

When investing, reinvesting, purchasing, acquiring, exchanging, selling and managing public funds, a trustee shall act with care, skill prudence and diligence under circumstances then prevailing, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency.

Investment officers acting in accordance with the investment policy and exercising due diligence shall not be held personally responsible for an individual security's credit risk or market price changes, provided that the reporting requirements of this policy are made in a timely manner and appropriate action is taken to control adverse developments.

OBJECTIVES

When investing, reinvesting, purchasing, acquiring, exchanging, selling and managing public funds, the primary objectives of investment activities, in absolute priority order, shall be:

1. **Safety:** Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.
2. **Liquidity:** The investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which might reasonably be anticipated.
3. **Yield:** The investment portfolio shall be designed with the objective of attaining the highest investment return consistent with safety and liquidity objectives. Yield should become a consideration only after the basic requirements of safety and liquidity have been met.

DELEGATION OF AUTHORITY

Management responsibility for the investment program is hereby delegated to the City Manager or the Administrative Services Director.

The City Manager and the Administrative Services Director are trustees and fiduciaries subject to the prudent investor standard.

No person may engage in an investment transaction except as provided under the terms of this policy

ETHICS AND CONFLICTS OF INTEREST

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

AUTHORIZED INVESTMENTS:

1. FDIC Insured Accounts. Monies required for immediate cash flow needs shall be deposited in an interest bearing FDIC insured checking account at a bank in Carpinteria.
2. Local Agency Investment Fund(LAIF), a special fund in the California State Treasury
3. Other investments authorized and governed by CGC 53601

PUBLIC TRUST

All participants in the investment process shall act as custodians of the public trust. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism that is worthy of the public trust. In a diversified portfolio it must be recognized that occasional measurement losses are inevitable, and must be considered within the context of the overall portfolio's investment return, provided that adequate diversification has been implemented.

DIVERSIFICATION:

The City of Carpinteria will diversify its investments in keeping with the objectives enunciated in this Statement of Investment Policy.

REPORTING

The Administrative Services Director shall submit to the City Council a quarterly investment report.

The report shall include a complete description of the portfolio, the type of investments, the issuers, maturity dates, par values and the current market values of each component of the portfolio, including funds managed for City of Carpinteria by third party contracted managers. The report will include the source of the portfolio valuation.

The report shall include a certification that:

(1) all investment actions executed since the last report have been made in full compliance with the Investment Policy and that,

(2) the City of Carpinteria will meet all expenditure obligations which might reasonably be anticipated for the next six months.

INVESTMENT POLICY ADOPTION

The Investment Policy and modifications, if any, shall be adopted at least annually by resolution of the City Council at a public meeting.

NOW, THEREFORE, THE CARPINTERIA CITY COUNCIL HEREBY RESOLVES that the foregoing be received and filed as the Annual Statement of Investment Policy for the City of Carpinteria.

PASSED, APPROVED AND ADOPTED this 27th day of October, 2014, by the following called vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

MAYOR, CITY OF CARPINTERIA

ATTEST:

CITY CLERK, CITY OF CARPINTERIA

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held this 27th day of October 2014.

CITY CLERK, CITY OF CARPINTERIA

APPROVED AS TO FORM:

PETER N. BROWN
CITY ATTORNEY

RESOLUTION NO. 5558

A RESOLUTION OF THE CITY OF CARPINTERIA CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, AUTHORIZING THE CITY MANAGER OR THE ADMINISTRATIVE SERVICES DIRECTOR OR THE FINANCE SUPERVISOR UNDER THE DIRECTION OF THE ADMINISTRATIVE SERVICES DIRECTOR TO MAKE INVESTMENTS IN THE TREASURY DIRECT PROGRAM ON BEHALF OF THE CITY

WHEREAS, On September 27, 2004 the City Council adopted Resolution 4898 amending the City's investment policy, adding 'Other investments authorized and governed by CGC 53601' to the list of Authorized Investments; and

WHEREAS, the amended policy includes the 'prudent investor' standard (CGC 53600.3) and three investment objectives which, in priority order, are:

1. Safety of principal
2. Liquidity sufficient to meet operational needs and
3. Highest investment Yields consistent with the objectives of Safety and Liquidity; and

WHEREAS, Staff has recommended making investments in U.S. Treasury securities purchased directly from the U. S. Treasury using its Treasury Direct program; and

WHEREAS, Investment in Treasury securities is permitted by CGC 53601 and therefore qualify as Authorized Investments per the Investment Policy; and

WHEREAS, Treasury securities are safe and are backed by the full faith and credit of the United States government; and

WHEREAS, Treasury securities are liquid with a large secondary trading market; and

WHEREAS, Treasury securities pay a fixed rate of interest every six months from date of issue until date of maturity; and

WHEREAS, historically, said fixed rates of interest have generally been higher than rates paid by the Local Agency Investment Fund (LAIF); and

WHEREAS, using the Treasury Direct program operated by the U. S. Treasury the City can buy, sell and reinvest Treasury securities using the web for a nominal charge with no commissions or broker fees for selling or maturing securities; and

WHEREAS, to continue the program, the U. S. Treasury requires the adoption of a resolution authorizing certain individuals to make investments in the Treasury Direct program.

NOW, THEREFORE, THE CARPINTERIA CITY COUNCIL HEREBY RESOLVES that Dave Durflinger, City Manager or John Thornberry, Administrative Services Director or Monique Epley, Finance Supervisor under the supervision of the Administrative Services Director are authorized to perform any transactions for the Treasury Direct account established for the City including sale of securities, purchase by ACH debit, or reinvestments.

PASSED, APPROVED AND ADOPTED this 27th day of October, 2014, by the following called vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

MAYOR, CITY OF CARPINTERIA

ATTEST:

CITY CLERK, CITY OF CARPINTERIA

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 27th day of October, 2014.

CITY CLERK

APPROVED AS TO FORM:

PETER N. BROWN
CITY ATTORNEY



RESOLUTION FOR SECURITY TRANSACTIONS

SEE INSTRUCTIONS - TYPE OR PRINT IN INK ONLY - NO ALTERATIONS OR CORRECTIONS

1. Legacy Treasury Direct ACCOUNT INFORMATION		FOR DEPARTMENT USE
Legacy Treasury Direct ACCOUNT NUMBER <u>4800-770-3487</u>		
ACCOUNT NAME <u>City of Carpinteria</u>		DOCUMENT AUTHORITY
This resolution is in effect for ALL securities maintained in this account during the term of authorization.		APPROVED BY
2. RESOLUTION (Provide the names and titles of individuals being granted authority. If more than one individual is named and all must sign, use "and" between the names. If any one of the individuals may sign, use "or" between the names.)		DATE APPROVED
Resolved that: Dave Durlinger, City Manager or John Thornberry, Administrative Services		
Director or Monique Epley, Finance Supervisor		EXPIRATION DATE
is/are authorized to perform any transactions for the account described above (including, but not limited to, change of payment information; transfer or sale of securities; purchase by ACH debit [Pay Direct®]; or reinvestments).		
The authorized individual(s) ☐ may ☒ may not appoint an attorney-in-fact with authority in turn to appoint one or more substitutes. ("May not" will be assumed unless otherwise indicated.)		
It is further resolved that any action taken by the individuals listed above is hereby ratified and that this authorization shall remain in effect for ☐ 1 year ☒ 2 years ☐ other _____ from the date of certification. (One year will be assumed unless otherwise indicated.)		
3. AUTHORIZATION	YOU MUST WAIT UNTIL YOU ARE IN THE PRESENCE OF A CERTIFYING INDIVIDUAL TO SIGN THIS FORM. It must be signed by an officer other than the persons authorized herein to execute transaction requests.	
I certify that the foregoing is a true copy of a resolution adopted at a meeting of the governing body of: City of Carpinteria, California Name of Organization		
and that said meeting was duly called and held and that the resolution was duly adopted and is in full force.		
SEAL OF THE ORGANIZATION	Signature(s) Mayor Title	Date Telephone
4. CERTIFICATION Certification required ONLY if Organization's Seal is NOT affixed above.		
Instructions to Certifying Individual: Name of person(s) who appeared and date of appearance MUST be completed.		
I certify that _____, whose identity(ies) is/are known or proven Name(s) of Person(s) Who Appeared		
to me, personally appeared before me this _____ day of _____ and signed this resolution. Month/Year		
ACCEPTABLE CERTIFICATIONS: Financial Institution's Official Seal or Stamp (such as Corporate Seal, Signature Guaranteed Stamp, or Medallion Stamp). Brokers must use a Medallion Stamp.		
Signature and Title of Certifying Individual		
Name of Financial Institution		
Number and Street or Rural Route		
City/State/ZIP Code		
Telephone		



Legacy Treasury Direct®

INSTRUCTIONS FOR COMPLETING A RESOLUTION FOR SECURITY TRANSACTIONS

PURPOSE This form can be used to authorize individuals (by name and title) in an organization to conduct any transactions regarding Legacy Treasury Direct securities.

IMPORTANT NOTE

- Only original signatures and forms will be accepted (stamped signatures are not acceptable).
- Unless all the required information is provided legibly, there may be a delay in processing this form. To avoid delays, read the instructions carefully and **type or print clearly in ink only**.
- **RESOLUTIONS WILL NOT BE ACCEPTED WITH ALTERATIONS OR CORRECTIONS.**

1. Legacy Treasury Direct ACCOUNT INFORMATION

Provide your Legacy Treasury Direct ACCOUNT NUMBER and ACCOUNT NAME. You will find this information on your Legacy Treasury Direct *Statement of Account*. All securities maintained now and hereafter in this account are subject to this resolution.

2. RESOLUTION

Provide the names and titles of the individuals being granted authority. If more than one individual is named, use the conjunction "and" between the names if all the individuals must sign. If any one of the individuals may sign, use the conjunction "or" between the names. Completion of this form will authorize the named individuals to conduct any transactions regarding the account listed on the front of the form. **REMINDER:** The purchase price of securities bought using ACH debit (*Pay Direct®*) will be deducted from the account at the financial institution designated in Legacy Treasury Direct.

Indicate whether the authorized individual has the authority to appoint an attorney-in-fact. If neither box is marked, it will be assumed that the authority has not been granted.

3. AUTHORIZATION

An officer of the organization who is responsible for maintaining the organization's records should sign and date the form. This officer cannot be among those named in Item 2 on the front of the form (i.e., an officer may not sign his or her own authorization to conduct transactions). The organization's seal must be affixed to the form. If the organization does not have a seal, the form must be certified.

4. CERTIFICATION

Certification of the officer's signature is required only if the organization's seal is not affixed to this form. Acceptable certifying individuals include authorized employees of insured depository institutions and corporate central credit unions.

SUBMISSION

Completed forms should be submitted to your Treasury Retail Securities Site.

Retention of Resolution - If this resolution is submitted in support of a specific transaction request, subsequent requests should be accompanied by additional resolution forms. If this resolution is to remain in effect for a longer period of time, this form will be retained at the Bureau of the Public Debt. In order to be effective, changes or revocations to this resolution must be in writing, certified, and sent to the Bureau of the Public Debt. The Department of the Treasury (Bureau of the Public Debt) will not be responsible for recognizing changes or revocations not submitted.

CONTACT

Call us toll-free in the United States at 1-800-722-2678. Outside the U.S.? Call us at (304) 480-6464.

NOTICE UNDER THE PRIVACY AND PAPERWORK REDUCTION ACTS

The collection of the information you are requested to provide on this form is authorized by 31 U.S.C. Ch. 31 relating to the public debt of the United States. The furnishing of a social security number, if requested, is also required by Section 6109 of the Internal Revenue Code (26 U.S.C. 6109).

The purpose of requesting the information is to enable the Bureau of the Public Debt and its agents to issue securities, process transactions, make payments, identify owners and their accounts, and provide reports to the Internal Revenue Service. Furnishing the information is voluntary; however, without the information Public Debt may be unable to process transactions.

Information concerning securities holdings and transactions is considered confidential under Treasury regulations (31 CFR, Part 323) and the Privacy Act. This information may be disclosed to a law enforcement agency for investigation purposes; courts and counsel for litigation purposes; others entitled to distribution or payment; agents and contractors to administer the public debt; agencies or entities for debt collection or to obtain current addresses for payment; agencies through approved computer matches; Congressional offices in response to an inquiry by the individual to whom the record pertains; as otherwise authorized by law or regulation.

We estimate it will take you about 10 minutes to complete this form. However, you are not required to provide information requested unless a valid OMB control number is displayed on the form. Any comments or suggestions regarding this form should be sent to the Bureau of the Public Debt, Forms Management Officer, Parkersburg, WV 26106-1328. **SEND completed form to the address shown in SUBMISSION.**

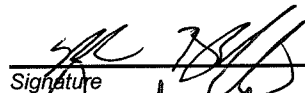
STAFF REPORT
COUNCIL MEETING DATE
October 27, 2014

ITEM FOR COUNCIL CONSIDERATION

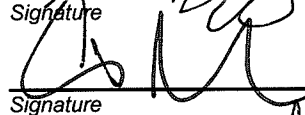
Bob Hansen Creeks Preservation Program Annual Report

Report prepared by:

Nick Bobroff, Associate Planner

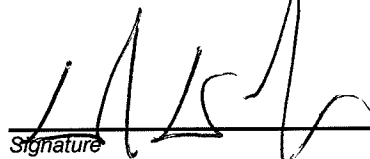

Signature

Erin Maker, Environmental Coordinator


Signature

Report reviewed by:

Dave Durflinger, City Manager


Signature

STAFF RECOMMENDATION

Action Item ; Non-Action Item X

Recommendation:

- a. Receive presentation on City efforts to protect and restore City creek resources as part of the City's Bob Hansen Creeks Preservation Program.
- b. Receive an update on the City's participation in the Santa Barbara Creek Week events held September 20- 28, 2014.
- c. Receive an update on the implementation of the City's Post Construction Runoff Controls and Phase II MS4 Permit

I. BACKGROUND

In September 2005, the City adopted its Creeks Preservation Program as an implementation program to the General Plan/Local Coastal Land Use Plan (LCLUP). The goal of the Program is to guide the preservation and restoration of the four creeks

located within the City of Carpinteria: Carpinteria Creek, Franklin Creek, Lagunitas Creek and Santa Monica Creek.

The Program contains a series of Objectives, Policies and Implementation Policies that are applied to development projects and maintenance activities in order to protect and improve creek habitats and water quality. Examples of the Objectives, Policies and Implementation Policies include a requirement for the City to implement a Storm Water Management Plan (SWMP), implement and enforce special development standards/mitigation measures for new development in or near creek buffers, provide annual notification to property owners adjacent to creek buffer areas on the special status of the creeks (and special rules/regulations that apply to creekside properties), promote/participate in environmental education/community outreach events, coordinate with other government entities/stakeholders who work within the creeks, conduct annual creek/environmentally sensitive habitat area (ESHA) surveys, and encourage/explore opportunities for future creek restoration projects.

The Program also requires that updates be annually provided to the City Council on the status of the Creeks Preservation Program and efforts to improve and protect City Creeks. The Council was last updated in October 2013.

II. DISCUSSION

Since last year, City staff has continued to participate in efforts to protect and restore Carpinteria's creeks. Some of these activities have become routine and are undertaken on an annual or ongoing basis, while others are project-specific efforts, or projects that the City lends its support to as a member of the Carpinteria Creek Watershed Coalition (CCWC). Below is a brief summary of projects and activities completed since the last annual update as well as a description of projects/events that are proposed to be undertaken in support of protecting Carpinteria creeks within the next year.

Development Review and Resource Protection

CDD staff continues to review development proposals for new construction/remodels adjacent to City creeks and ensure that projects presently under construction avoid impacts to adjacent creeks resources through proper mitigation measures. Development projects currently under review or recently reviewed for consistency with the Program include the construction of the City's Ninth Street Pedestrian Bridge Replacement project, the continued review of the Linden-Casitas Interchanges project, and initial planning, environmental review and design stages for the Carpinteria Avenue Bridge Replacement project and the Carpinteria Sanitary District's Tank Digester Replacement project (which is located adjacent to Carpinteria Creek). Several small residential remodel projects adjacent to City creeks were also reviewed. Projects are reviewed to ensure that potential impacts to habitat, water quality and creek resources are minimized and/or avoided to the maximum extent feasible and designed to be consistent with the Creeks Program and General Plan habitat protection policies.

City staff has also responded to several compliance cases affecting creek resources including the encroachment of private property fencing into the required creek buffer along Carpinteria Creek and an unpermitted grading operation which included clearing a 13,000 square foot area of stream terrace within the protected Carpinteria Creek corridor. Staff will continue to coordinate with State Fish and Wildlife staff on the ongoing compliance efforts and work with the property owner to correct the grading violations and restore damaged habitat.

City staff continues to also work closely with other agencies including Santa Barbara County Flood Control District and the Santa Barbara County Agricultural Commissioner's Office to review and permit routine creek maintenance projects and noxious/invasive weed removal including the ongoing eradication of Giant Reed (*Arundo donax*) from the Carpinteria Creek watershed. Since the last annual update, County Flood Control has completed two cycles of their annual routine maintenance activities on Carpinteria Creek. In November of 2013, Flood Control staff completed routine clearing of limited vegetation and soil from the active channel of Carpinteria Creek in order to maintain adequate flow capacity for winter storm events. In October of this year, Flood Control staff is again clearing minor quantities of soil and/or vegetation from several sections of Carpinteria Creek to minimize the potential for winter flooding or debris build-up situations within the creek corridor.

The County Agricultural Commissioner's Giant Reed (*Arundo donax*) removal project is now in its final stages, having previously removed approximately 140,000 square feet (equivalent to roughly 34 tons) of the plant from the Carpinteria Creek watershed over the last approximately eight years. At this time all major patches of *Arundo* have been removed and the remaining stumps treated with a water-based herbicide (imazapyr). Only semi-annual re-treatment of new sprouts totaling less than 100 square feet is required in isolated areas. The re-treatment is accomplished with a direct application of imazapyr to the sprouts in order to avoid overspray onto adjacent vegetation. It is anticipated that re-treatments of isolated areas will continue into the years ahead to avoid a re-infestation.

During the last year the Regional Water Quality Control Board's joint effort hydromodification standards for Central Coast municipalities were approved and adopted by the State Water Board. Participating agencies in the joint effort, of which the City is one, have also adopted and begun implementing the new stormwater runoff control measures during the last year. Similarly, the City (in cooperation with the County of Santa Barbara and other nearby agencies) have finalized and adopted a technical guidance manual to explain to developers and contractors how to design and build a project to comply with the new stormwater standards. Several workshops for design professionals and municipal staff were hosted as part of the roll-out efforts, and made available online for future viewing.

The City has also held public workshops providing an overview of the new Phase II Small Municipality Separate Storm Sewer System Permit (MS4 Permit), which took effect July 1, 2013. The MS4 Permit regulates and addresses all aspects of stormwater

runoff including source reduction, illicit discharge elimination, water quality and education/outreach. The City adopted a Guidance Document to comply with the new MS4 Permit to replace the City's former Stormwater Management Plan. This document was approved by the State Water Board in February 2014 and incorporates much of the old Plan, in addition to creating measurable goals for new requirements, such as more enhanced monitoring programs.

As part of the City's ongoing MS4 Permit implementation, City staff has continued the Business Education Program to train business owners on elimination of illicit discharges, standard best management practices and water quality issues. Approximately 50 contacts were made this year to local businesses, typically connected to either the business education program and/or ongoing compliance matters.

The City continues to also work on the Illicit Discharge Detection and Elimination Program, tracking and abating discharges. As part of this program, the City has updated its master storm drain map to include drainage areas and the location of all inlets and outfalls to allow for a more detailed understanding of the City's storm drain system. Approximately 15 illicit discharges were identified and abated through administrative warnings and/or citations issued by the City's Code Compliance Department. The City has also entered into an agreement with the County of Santa Barbara and other local agencies to develop and implement a water quality monitoring program, which will include stormwater testing at locations with specific land uses throughout the County during storm events in compliance with the States MS4 Permit requirements, as well as development of a regional monitoring and pollutant loading model.

The City's Biological Consultant, Vince Semonsen, and City Planning and Public Works staff completed approximately eight walks of parts of the City's creeks to look for sources of illicit discharges, unpermitted development and other threats to the well being of the creeks as well as to monitor the progress of various development and restoration sites and gauge overall creek health. The City Biologist's annual report, which includes monitoring of current and ongoing projects for the calendar year, will be completed in the coming months and posted to the City website.

Public Education and Outreach

The City annually sends letters to property owners and occupants adjacent to City creeks notifying them of the creek's special status and additional restrictions that apply to development and maintenance activities near creeks in the City. This year's notice also invited interested citizens to attend this Council hearing to learn more about the community's efforts to preserve and protect creek resources. Approximately 350 notices were sent out this year to property owners and residents adjacent to the City's creeks.

The City has also been involved in various outreach/educational efforts, including helping to host/organize creek cleanups and habitat restoration projects several times a

year in coordination with local volunteer groups, schools, and the Carpinteria Creek Watershed Coalition (CCWC), incorporating watershed-based curriculum at the local elementary schools as part of an after-school program, helping to host evening community presentations about our local creeks with the CCWC, leading Carpinteria Salt Marsh tours, offering Carpinteria Creek bird watching walks and once again sponsoring and participating in the Santa Barbara County Creek Week events and Coastal Cleanup Day.

The City's Parks and Recreation Department recently hosted a Sustainability Garden Fair on October 18th, which featured 12 exhibitors and addressed topics such as organic gardening, water conservation, reduction in use of chemicals in and around one's house, and native plant landscaping. The daylong event attracted several hundred individuals. The City's Integrated Pest Management (IPM) committee continues to meet and work on pest and weed control issues on City-owned properties. The Committee is considering new signage for City-owned properties to inform the public of the City's IPM strategies. Finally, the City is also partnering with other Santa Barbara County agencies to conduct a pilot outreach campaign to address dog waste in targeted areas.

Cumulatively, over 300 person hours were spent in the last year participating in public outreach/education, habitat restoration and trash pick-up events by City staff and volunteers/docents and 100s of tourists participated in docent-led walks through the salt marsh or bird watching along Carpinteria Creek. For this year's Santa Barbara County Creek Week, the City affiliated events included tours of the Carpinteria Salt Marsh, a drought friendly landscaping garden tour, and beach cleanups in conjunction with California Coastal Clean-up Day at Carpinteria, Tarpits and Jellybowl Beaches. A total of 89 volunteers collected more than 120 pounds of trash and recyclables along Carpinteria's coastline.

Carpinteria Creek Restoration Efforts

As a member of the Carpinteria Creek Watershed Coalition, the City has opportunities to interact with various stakeholders and aid in the planning and development of various creek restoration efforts throughout the watershed. Currently, the Coalition is working on the plans and permits for the final fish passage project on the Carpinteria branch of Carpinteria Creek. The project will involve removing an undersized bridge and adjacent concrete channel, restoring the creek bed and banks to a more natural setting, and installing a new free span bridge over the creek channel. It is anticipated that this final project will take place during the summer/fall of 2015. In August of this year, California State Parks received approval from the California Coastal Commission for their Nature Education Facilities project, which among other improvements, includes an expansion of the CCWC's previous creek restoration project around the mouth of Carpinteria Creek within the State Park campground. The work is anticipated to take place during the 2015 calendar year. Lastly, Santa Barbara County Flood Control has completed the final stage of their multi-year project to remove the no-longer functioning Lillingston Debris Basin from Carpinteria Creek (the uppermost manmade barrier in the watershed).

Having successfully removed the final obstructions from the Gobernador Branch of Carpinteria Creek in 2012 (which opened up the entire Gobernador Creek drainage to fish passage for the first time in decades), the remaining project on the Carpinteria Creek branch marks the final remaining major fish passage barrier removal project necessary before the entire historic limits of the Carpinteria Creek watershed are again accessible by native Steelhead. As Carpinteria Creek was previously identified as a top priority watershed for steelhead recovery on the South Coast, completing these remaining projects marks a major achievement for statewide steelhead recovery efforts as well as for the local watershed activists.

Upcoming Projects and Endeavors

In the coming year, City staff anticipates continuing work on a variety of creeks-related projects including:

- Continuing work on the design, environmental review and permitting for the Carpinteria Avenue Bridge Replacement project;
- Supporting Friends of the Franklin Trail to complete phase II of the Franklin Trail project which would re-open a historic hiking trail into the Santa Ynez mountains and the upper reaches of the Carpinteria Creek watershed;
- Continuing work on the design and permitting of the Linden Casitas Interchange project;
- Design, permitting and construction of a new drought-tolerant, native plant landscape plan for Franklin Creek Park;
- Water quality monitoring as part of a regional monitoring program, in coordination with other Santa Barbara County agencies;
- Development of a regional pollutant loading model;
- Implementation of the RWQCB's post-construction stormwater requirements for development projects;
- Adoption of a Clean Water ordinance, incorporating new standards into the City's Municipal Code;
- Undertaking small-scale stormwater improvements either as stand-alone projects, such as the Ash Avenue Water Quality Control and Drainage Improvement project or as part of larger Development Projects (such as stormwater/drainage improvements for private development projects);
- Pursuing grants for stormwater projects ; and
- Developing a Citywide Low Impact Development strategy for public parking lot retrofits.

Additionally, the City will continue to lend its support to the Carpinteria Creek Watershed Coalition to remove the remaining physical barrier to Steelhead migration (upstream of City limits) from the Carpinteria Creek watershed and to raise awareness throughout the Carpinteria Valley of the community's unique creek resources.

The City intends to continue to work towards protecting and preserving creek resources within the City and working collaboratively with other organizations and agencies in the Carpinteria Valley to implement a watershed-based approach to creek protection and restoration.

III. PRINCIPAL PARTIES EXPECTED AT MEETING

- Erin Maker, Public Works Department Environmental Coordinator
- Mauricio Gomez, Director of South Coast Habitat Restoration and Chair of the Carpinteria Creek Watershed Coalition
- Representatives of the Carpinteria Creek Watershed Coalition and the Carpinteria Creeks Committee

STAFF REPORT
COUNCIL MEETING DATE
October 27, 2014

ITEM FOR COUNCIL CONSIDERATION

2015-2023 HOUSING ELEMENT UPDATE OF THE GENERAL PLAN
CASE NO. 14-1718-GPA

Report prepared by: John Douglas, AICP
J. H. Douglas & Associates

J. Douglas by Jackie Campbell

Reviewed by: Jackie Campbell, Director
Community Development Department

Jackie Campbell

Dave Durlinger, City Manager

[Signature]

Staff Recommendation

Action Item X; Non-Action Item ____

Approve the Draft 2015-2023 Housing Element Update and submit for certification by the State Housing and Community Development Department

Motion: I move to adopt Resolution No. 5556 (Attachment A) to accept the California Environmental Quality Act (CEQA) Addendum, adopt the Draft Housing Element Update to the City's General Plan, and authorize staff to submit the document to the State Department of Housing and Community Development (HCD) for certification.

I. BACKGROUND

The City of Carpinteria's General Plan is the primary planning policy document for the City. Within the General Plan are seven mandated elements that set forth objectives, principles, standards and goals that help guide orderly development. The City's Housing Element analyzes the current and future housing needs of residents and describes the City's strategies to address those needs. The last update to the Housing Element was adopted in 2011. Senate Bill 375 of 2008 established new requirements for updating Housing Elements on an eight-year cycle concurrent with every other update to the Regional Transportation Plan. The 2015-2023 planning period is referred to as the fifth Housing Element cycle in reference to the five required updates since the comprehensive revision to state housing element law in 1980.

Pursuant to State law, draft Housing Elements must be submitted to the California Department of Housing and Community Development (HCD) for a 60-day review prior to adoption. The state legislature has granted HCD the authority to promulgate detailed guidelines for the preparation of Housing Elements, and also to issue opinions regarding whether local Housing Elements substantially comply with the requirements of state law. A finding of substantial compliance by HCD is often referred to as "certification" of the Housing Element.

Housing Element certification is desirable for several reasons. The General Plan provides the underpinning for the City's exercise of local zoning and land use regulatory powers. State law provides a presumption of validity for a Housing Element that has been found in substantial compliance by HCD. As a result, a certified Housing Element can help to support the City's local land use authority in the event of a legal challenge. In addition, some grant funding programs require a certified Housing Element as a prerequisite for eligibility.

II. ANALYSIS

General Plan Amendment Process

The process of amending the City's General Plan is established in Government Code §65350. The amendment process requires the Planning Commission to hold at least one public hearing before approving a recommendation on the adoption or amendment of the General Plan. The Commission must make a written recommendation to the City Council on the General Plan Amendment, including a recommendation regarding the adequacy of the environmental document as discussed below. An affirmative vote of a majority of the Commission is required. After receiving the recommendation, the City Council must hold at least one public hearing prior to adoption of the General Plan Amendment. After action by the Council, the Final Housing Element is then reviewed by HCD for certification.

Housing Element Overview

The key issues addressed in the 2015-2023 Housing Element are as follows.

Regional Housing Need

The City's share of the regional housing need is a critical component of the Housing Element. The Santa Barbara County Association of Governments (SBCAG) is responsible for allocating the County-wide need to each city. For this planning cycle, the total new housing need for jurisdictions in Santa Barbara County is 11,030 units. Carpinteria's share of this regional housing need is 163 units, substantially fewer than the 305 housing units assigned in the previous planning period.

The table below shows the number of housing units allocated to the City by income category. One of the key requirements of the Housing Element is to identify adequate sites with appropriate zoning that could accommodate new development commensurate with the need in each income category. It should be emphasized that the RHNA is a planning target, not a development mandate or quota. State law does not require cities to achieve their RHNA targets or build housing.

**Regional Housing Need 2015-2023
City of Carpinteria**

Very-Low	Low	Moderate	Above-Moderate	Total
39 23.9%	26 16.0%	34 20.9%	64 39.3%	163 100%

Source: SBCAG, 2013

Notes: 50% (20 units) of the Very-Low-Income need is assigned to the Extremely-Low-Income category pursuant to Government Code §65583(a)(1)

Appendix B of the Technical Report presents an inventory and analysis of available sites that could accommodate the level of development assigned to Carpinteria through the RHNA process. Available sites, including the new Casas de Las Flores project, fully satisfy the City's assigned need in all income categories.

Housing Element Organization and Format

The draft Housing Element (Attachment D) has been reformatted in order to make the document more concise and user-friendly. The element is comprised of two components:

- Housing Element Policy Plan – The Policy Plan includes an introduction and describes the City's goals, policies, programs and objectives for the new planning period. The most noteworthy changes reflect the pending completion of several Code amendments called for in the 2011 Housing Element. These amendments are necessary to comply with state housing law and are currently under review by the California Coastal Commission. The amendments to the Zoning Code will

become effective after certification by the Commission and approval by the Council at a future meeting.

- Housing Element Technical Report – The Technical Report provides background data and analysis of needs, resources and constraints. The most noteworthy changes include recent data from the 2010 Census and American Community Survey, California Department of Finance and other sources. Appendix A contains a summary of the City's accomplishments in the previous planning period. Appendix B presents the updated inventory of potential sites for housing development commensurate with the new RHNA. Appendix C summarizes the public participation process during the Housing Element update.

Policy Issues

The draft Housing Element represents a continuation of current City housing policy, with updated technical information regarding demographics, the housing needs of the community, availability of sites for residential development and City regulations regarding housing for persons with special needs.

With the exception of the addition of Program 20 (Workforce Homebuyer Down Payment Loan Program) and the pending completion of previous Housing Element programs related to Zoning Code amendments (through the Coastal Commission review process), all other programs reflect a continuation of those in the prior Housing Element with minor refinements where appropriate to reflect changed circumstances. Program 20 has been added to the updated Housing Element to reflect the creation of this new program in 2013, which is supported by funds paid from the owner of the Lavender Court Mixed Use development in association with approval of a Development Agreement for that property that allowed five affordable units to be converted to market rate units. Already one down payment loan has been made under the City's program and a second loan is pending. Additional outreach is being done to expand the program which has funds to serve approximately eight to ten loans to promote home ownership in Carpinteria.

Program 1 (Second Units) includes a commitment to review existing regulations to determine whether standards could be modified to increase the potential for additional second units without causing adverse impacts on surrounding properties. Examples of such regulations could include reducing the minimum lot size requirement from 8,000 square feet to 7,000 square feet and clarifying the height limits to enable a second unit to be built as a second story addition. These changes could reduce some governmental constraints to the development of second units, given that there have been none constructed in the past five years. Such changes would require an amendment to the Zoning Code and would require separate public hearings with the Planning Commission and City Council. These amendments are proposed to be considered as part of the overall Zoning Code Update effort.

Another aspect of program changes to facilitate development of second units could be to consider reducing the development impact fees (DIF) for second units. Currently, the DIF for a second unit is the same as for a single family dwelling, though given the limitations on size of second units, demand for services associated with a second unit would typically be less than for a primary dwelling. This option could be considered as part of the ongoing DIF study being managed by the Public Works Department. Again, any change to the DIF program would be reviewed by the Council at a noticed public hearing.

General Plan/Coastal Plan Consistency

The City's General Plan/Local Coastal Land Use Plan incorporates specific objectives, policies and implementation measures within its Land Use Element to address how the City should grow. City policies support infill development and re-use of underutilized property, including mixed use, when appropriately designed. Taking into consideration that the City is predominantly built-out, little land remains available for development. The following are a sample of key policies and objectives that address continued City growth. These policies appropriately address avoiding sprawl at the City's edges, preserving agriculture in the surrounding county lands and maintaining the small, beach town character of Carpinteria.

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

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

LU-4a *Establish a greenbelt of open space including undeveloped land and open-field agriculture land surrounding the City.*

LU-6 *Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing.*

LU-6d *City shall establish by ordinance an inclusionary housing program to mitigate housing impacts caused by new residential and commercial/industrial development. The residential component of the program shall be based upon policy set forth in the Housing Element. The commercial/industrial component of the program shall be based upon a jobs/housing nexus study that determines the demand generated for affordable housing in the city by commercial and industrial uses.*

LU-7a *The Sphere of Influence shall be established in support of the urban/rural limit*

line and in anticipation of annexing identified properties that are either already developed in urban use or meet the strict requirements of the Coastal Act for conversion from agricultural to urban use.

The Draft Housing Element implements and is consistent with these policies in that the programs presented in the Update do not include any rezoning of existing property, do not approve any new development, do not expand the City's Sphere of Influence and do not envision any annexation of property to accommodate the City's share of the regional housing need. The existing inclusionary housing program is proposed to continue without change as set forth in Chapter 14.75 of the Zoning Code. Existing flexible zoning standards that allow residential or mixed use development in commercial and industrial zones will also remain in place.

Additionally, the Draft Housing Element identifies vacant sites that are located within the downtown area and along major transportation corridors of the City. These sites are proximate to urban services such as transit, schools, shopping and open space/recreation areas, and development of these identified sites would not be considered sprawl development at the City's edges. No greenbelts or open space areas would need to be converted to residential use to accommodate the housing need. Therefore, the urban/rural boundary will not be affected and the ultimate build-out of the City as set forth in the 2003 General Plan/Coastal Land Use Plan is not changed. With all of this considered, the Draft Housing Element can be found consistent with the General Plan.

Planning Commission Review

On July 7, 2014 the Planning Commission received a staff presentation and conducted a public hearing regarding the 2015-2023 Housing Element. The staff report and materials for that item are available for review on the City's website.¹ Questions were raised by the Commission regarding vacation rentals and second units. The Commission indicated support for revising the City's second unit standards regarding minimum lot size in order to encourage the production of second units. There were no public comments.

On August 4, 2014 the Planning Commission conducted a second public hearing and recommended City Council adoption of the Housing Element Update. Minutes from that meeting are included as Attachment B.

Housing and Community Development Review

HCD has authority to review Housing Elements and issue findings regarding whether they substantially comply with the requirements of state law. HCD's finding of substantial compliance is referred to as "certification" of the Housing Element.

¹ http://carpinteria.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=134

The draft Housing Element was submitted to HCD for review on August 7, 2014. During the review period, City staff had informal conversations with HCD staff to address questions; minor clerical revisions were made in response to suggestions from HCD. On September 12, 2014 HCD issued a letter (Attachment C) stating that the draft element substantially complies with the requirements of state law.

III. ENVIRONMENTAL REVIEW

The adoption of a Housing Element amendment is subject to review under the California Environmental Quality Act (CEQA). The Housing Element Update involves setting goals and adopting policies and programs to encourage the types of housing needed in the community to address the needs of households at all income levels and persons with special needs but does not approve any new development. The City Council adopted a Negative Declaration (ND) for the City's 2009-2014 Housing Element on September 12, 2011. Pursuant to §15162 of the CEQA Guidelines, no new EIR or ND is necessary for a project when there is a previously adopted EIR or ND and there have been no substantial changes to the scope of the project, the project's potential impacts or any project mitigation measures/project alternatives.

Specifically, §15164 states that when an ND has been adopted for a project, an addendum shall be prepared if some changes to the previous ND are necessary but none of the following conditions described in §15162 calling for a new EIR or ND have occurred.

- a. Substantial changes are proposed in the project which will require major revisions of the previous ND due to the involvement of new significant environmental effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects; or
- c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous ND was adopted.

The Housing Element includes policies and programs to facilitate the development of housing affordable to all economic segments of the community in an environmentally responsible way, by promoting development in the existing urban area of the City in proximity to urban services, consistent with the density and land use policies of the General Plan. There were no significant impacts identified in any of the issue areas, therefore no mitigation was required.

The proposed 2015-2023 Housing Element includes new data and revisions to programs to reflect the City's accomplishments during the prior planning period and to

update demographic statistics based on the 2010 Census. No changes to current City policies or programs that would result in new environmental impacts are proposed. Therefore, an Addendum to the prior ND has been prepared for the Housing Element update (Attachment E).

IV. FINANCIAL CONSIDERATIONS

Staff does not anticipate any fiscal impact from adoption of the Housing Element Update. Ongoing implementation of the policies and programs contained in the Housing Element will be subject to review as part of the annual budget process. The costs associated with the Update have been paid for out of the City's Socio-Economic Monitoring Program (SEMP) fund.

V. PRINCIPAL PARTIES EXPECTED

No public members testified at the Planning Commission hearings on the Housing Element Update; no parties are expected at the City Council hearing.

VI. OPTIONS

The City Council may take any of the following options or other options as may be discussed at the public hearing.

1. Adopt the Addendum to the prior Negative Declaration and approve the Draft Housing Element for submittal to HCD for certification as recommended by the Planning Commission. (staff's recommendation)
2. Direct staff to make changes to the Addendum and/or Draft Housing Element before transmitting the document to HCD.
3. Send the matter back to the Planning Commission with direction to revise the subject documents and return to the Council at a later date.

VII. ATTACHMENTS

Attachment A - City Council Resolution No. 5556
Attachment B - Planning Commission Minutes of August 4, 2014
Attachment C - HCD Letter of September 12, 2014
Attachment D - Draft 2015-2023 Housing Element
Attachment E - Addendum to Negative Declaration No. 09-1508-GPA

Attachment A

City Council Resolution No. 5556

Housing Element Update
Project No. 14-1718-GPA
City Council Hearing: October 27, 2014

RESOLUTION NO. 5556

A RESOLUTION OF THE CITY OF CARPINTERIA CITY COUNCIL ADOPTING AN ADDENDUM TO A PREVIOUS NEGATIVE DECLARATION AND THE 2015-2023 HOUSING ELEMENT UPDATE TO THE CITY'S GENERAL PLAN

WHEREAS, the City of Carpinteria is required to update the Housing Element of the General Plan pursuant to Government Code §65581; and

WHEREAS, the Planning Commission conducted duly noticed public hearings on July 7 and August 4, 2014 to review the Draft Housing Element Update and recommended that the City Council accept the Addendum to Negative Declaration No. 09-1508-GPA and adopt the 2015-2023 Housing Element Update; and

WHEREAS, the Draft Housing Element Update was transmitted to the California Department of Housing and Community Development (HCD) for review on August 7, 2014; and

WHEREAS, on September 12, 2014 HCD issued a letter finding that the Draft Housing Element substantially complies with the requirements of state law; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Addendum to Negative Declaration No. 09-1508-GPA was prepared for the Housing Element Update; and

WHEREAS, the City Council has reviewed and received comment on the Addendum and determines in its independent judgment that the document satisfies the requirements of CEQA; and

WHEREAS, the City Council has reviewed the policies of the General Plan/Coastal Land Use Plan that are relevant to the project and finds the 2015-2023 Housing Element Update to be consistent with the General Plan/Coastal Land Use Plan; and

WHEREAS, the City Council conducted a duly noticed public hearing and received testimony regarding the 2015-2023 Housing Element as part of a regularly scheduled meeting held at 5:30 p.m. on October 27, 2014 at the City Council Chambers located at City Hall, 5775 Carpinteria Avenue, Carpinteria, California 93013.

**NOW THEREFORE, THE CITY COUNCIL HEREBY RESOLVES AS
FOLLOWS:**

- A. The City Council hereby finds pursuant to Government Code §65581 that the proposed General Plan Amendment is consistent with State Housing Element Law.

- B. The City Council hereby adopts the Addendum to Negative Declaration No. 09-1508-GPA for the project.
- C. The City Council hereby adopts the 2015-2023 Housing Element dated October 27, 2014.
- D. The City Council hereby directs that said Housing Element be sent to the State Department of Housing and Community Development for its review and certification.

PASSED, APPROVED AND ADOPTED this 27th day of October 2014 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 27th day of October 2014.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

City Attorney, City of Carpinteria

Attachment B

Planning Commission Minutes
August 4, 2014

Housing Element Update
Project No. 14-1718-GPA
City Council Hearing: October 27, 2014

MINUTES, PLANNING COMMISSION CITY OF CARPINTERIA CARPINTERIA, CALIFORNIA	August 4, 2014 Regular Meeting Council Chamber 5:30 P.M.
CALL TO ORDER and ROLL CALL Vice-Chair Moyer called the meeting to order at 5:37 p.m. Commissioners Present: Jane L. Benefield, Chair (arrived at 5:45 p.m.) John Callender Glenn La Fevers John Moyer, Vice-Chair Commissioners Absent: David Allen	CALL TO ORDER & ROLL CALL
OTHERS PRESENT Nick Bobroff, Associate Planner Jackie Campbell, Community Development Director Approximately ten interested persons	OTHERS PRESENT
PLEDGE OF ALLEGIANCE - Vice-Chair Moyer called for the flag salute.	PLEDGE OF ALLEGIANCE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Jackie Campbell announced that the City Council meeting of August 11 th was cancelled due to summer break and the next meeting is scheduled for August 25 th . She said the status of the 2014 Work Program will be discussed at the upcoming meeting.	INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR a. Minutes of the regular Planning Commission meeting held July 7, 2014. MOTION Upon a motion by Commissioner Callender, seconded by Commissioner La Fevers, the Planning Commission voted 3-0 to approve the minutes of the regular Planning Commission meeting held July 7, 2014.	CONSENT CALENDAR
CONTINUED PUBLIC HEARING a. Consistency Rezone Project #14-1711(a)-RZ/GPA/LCPA Hearing on the request of the City of Carpinteria to consider Case No. 14-1711(a)-RZ/GPA/LCPA proposing to amend the City's Local Coastal Program, specifically consisting of amendments to the City's Zoning Map, General Plan/Local Coastal Plan and Land Use Map. Amendments to zoning designations and/or land use designation for the following properties are proposed. (See agenda for list.) Associate Planner Nick Bobroff presented the staff report. He provided	CONTINUED PUBLIC HEARING

project background and analysis.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Chair Benefield arrived 5:45 p.m. and disclosed that she communicated with two people on the matter, including Jim Reginato.

PUBLIC HEARING OPENED

Chair Benefield opened the public hearing at 5:56 p.m.

Jim Reginato stated that the City's website refers to "small town charm" and he noted how Carpinteria has a variety of styles of residences. He said he agrees with staff that the parcel north of Sixth Street on Olive Avenue should be rezoned to 6-R-1, but the PRD-10 zoning is too dense for the parcels south of Sixth Street and they should instead be rezoned to PRD-6. He said he and his neighbors want to keep the neighborhood small and in line with the idea of what small town charm is.

Gary Campopiano said there are a lot of high-impact uses near this neighborhood, such as Main School, Reality Carpinteria, Singing Springs, Creekwind and Palm Lofts, and all generate a lot of traffic. Regarding the parcels south of Sixth Street, he said if some future development included affordable units there could be more than 10 units on those properties under the PRD-10 zoning. He said PRD-6 zoning is acceptable, but there could be a compromise, using different density zoning designations to allow more density on the lots that are farther south, with the one near Palm Lofts being PRD-10.

Leslie Gascoigne agreed with Gary and Jim's comments. She recommended that the land use designation for the parcel on the northwest corner of Olive Avenue and Sixth Street be changed from medium density residential to low density residential because of the wetlands. She said wetlands are good for water quality and bird habitat, and we are losing them and need to keep what we have. She added that the willows provide nesting for a variety of local birds, and Carpinteria Creek is known for its abundance of birds.

Vera Bensen said she is pleased to see zoning re-designations. She asked what kind of community facility is proposed by the Carpinteria Fire District. Regarding the bluffs, she said 28 acres there have been in question for many years, and it is prime recreation area. She suggested changing zoning on part of it, noting that the golf driving range fits in very well with the Bluffs Preserve.

PUBLIC HEARING CLOSED

Chair Benefield closed the public hearing at 6:04 p.m.

Chair Benefield asked for information regarding the community facility, wetlands designation and preservation, as well as zoning and land use for the 28 acres used by Tee Time.

Planner Nick Bobroff clarified that Tee Time is not included in the current rezoning effort, only parcels where zoning and land use are not aligned, but the City could look into it at another time. Regarding the Fire District parcel on Walnut Avenue, he explained that it was historically used by the Fire District as an office and was converted back to a residential unit, but a future plan to remodel the fire station incorporates the structure into its overall station as a community facility, a designation appropriate for and used by other public agencies and public buildings in the City. About the wetlands, he explained that a site must meet one of three factors: presence of water, wetlands plants or wetlands soils; and to develop the site a wetlands study would be done as part of environmental review. If the site is determined to contain wetlands, then avoidance through setbacks and mitigation through restoration would likely be required.

Commissioner Callender asked for staff feedback regarding designating properties on Olive Street as PRD-6, PRD-8 and PRD-10 as suggested by Mr. Campopiano. Community Development Director Jackie Campbell noted that PRD-6, PRD-8 and PRD-10 are all options within the range of medium density residential land use designation that could be applied to these three lots. However, she stated that it would be difficult to develop the parcels as a unit if each one had different zoning. This would negate the opportunity to plan the site as a whole, given that all three parcels are under one ownership, facilitating a cohesive design and providing maximum opportunity for clustering. She opined that all should have the same zoning and density to support good planning.

Commissioner Callender asked for more detail about the difference in density between 6-R-1 and PRD-8. Community Development Director Jackie Campbell explained that 6-R-1 requires a parcel map to divide the property and build anything other than a single family dwelling. A Tentative Parcel Map application gives the Planning Commission broad discretion in terms of findings for approval, and is subject to environmental review. She said a map review process is more stringent than PRD zoning, which only requires a development plan with standards of review that are easier to achieve than with a lot split. She said that changing the land use designation of the properties would be better served in a comprehensive General Plan update that the City plans to start within the next couple of years.

Vice-Chair Moyer said different designations would be cumbersome and difficult for a developer. He pointed out that single-family homes are of a different scale these days (large) due to economics, and PRD designations have resulted in cottages, such as the ones on Seventh Street. He expressed support for the staff recommendations.

Commissioner Callender said he can support staff's recommendations, with 6-R-1 for the lot north of Sixth Street and the PRD-10 designation for the lots south of Sixth Street. He said the designations are maximums, and in any development scenario there is opportunity to look at impacts and special circumstances that might skew things one way or another. He said he also supports a compromise to bring three lots on the south down even further to PRD-8, if other Commissioners are willing to support the idea.

Commissioner La Fevers expressed support for staff's recommendations and said 6-R-1 is a good change for the lot north of Sixth Street on Olive, noting that development potential will be challenging for a future developer because of the habitat. He agreed that we should not overcomplicate the parcels south of Sixth Street with different zoning designations, and PRD-10 is appropriate for that location as it gives flexibility for clustering of future development, as the location is not suitable for R-1 due to its proximity to the Sanitary District.

Chair Benefield agreed with the other Commissioner's statements and said she supports the 6-R-1 rezoning north of Sixth Street with the remaining parcels south of Sixth Street to be rezoned to PRD-10. She said PRD-10 would allow for clustering, open space and a lot of regulation that could winnow any development proposal down to smaller units.

MOTION

Upon a motion by Commissioner La Fevers, seconded by Commissioner Callender, the Planning Commission voted 4-0 to recommend that the City Council approve Project 14-1711(a)-RZ/GPA/LCPA to amend the City's Zoning Map, General Plan/Local Coastal Plan and Land Use Map as described in the staff report.

b. City of Carpinteria Housing Element Update
Project # 14-1718-GPA Planner: John Douglas

Hearing to consider Project No. 14-1718-GPA, a review of the draft update to the City's Housing Element of the General Plan. The Planning Commission will make a recommendation to submit the document to the State Department of Housing and Community Development for review.

John Douglas presented the staff report, explaining that the draft update of the Housing Element is a continuation of existing City policies established in the current Housing Element. He explained that the draft Element includes one new program, the Workforce Homebuyer Down Payment Assistance Program.

PUBLIC HEARING OPENED AND CLOSED

Chair Benefield opened the public hearing at 6:32 p.m. No members of the public came forth to speak and she closed it at 6:32 p.m.

Chair Benefield commented that the Down Payment Assistance Program is a great thing and asked how the funds are replenished. Community Development Director Jackie Campbell explained that \$571,000 was received in start-up money from the Development Agreement for the Lavender Court property and up to ten loans can be funded. She said ultimately the fund self-perpetuates with an equity share plan and interest. She added that one loan has been made so far and more outreach will be done to promote the program.

With respect to second units, Chair Benefield expressed her support for changing the regulations to make it easier for second units to be developed. She asked how we will build 12 units as stated in the Housing Element when we haven't built any in five years, and how a request for a smaller minimum lot size would be presented to the City Council.

Community Development Director Jackie Campbell said staff will recommend to the City Council that it consider changes to the second unit regulations. Suggestions will include to reduce the minimum lot size from 8,000 square feet to 7,000 square feet to make more lots eligible for second units and to change the regulation that limits second units to one story and allows them over the garage as a carriage unit or as a second story addition to an existing residence. Lastly, Development Impact Fees or DIFs are the same for a second unit as a primary unit, and a reduction in the DIF might provide incentive for homeowners.

Chair Benefield enthusiastically offered her support.

MOTION

Upon a motion by Chair Callender, seconded by Vice-Chair Moyer, the Planning Commission voted 4-0 to recommend that the City Council approve the addendum to the prior negative declaration and adopt the draft 2015-23 Housing Element of the General Plan and authorize staff to submit the document to the State Department of Housing and Community

Development for review.	
NEW PUBLIC HEARING a. Vernon Multi-Family Project #14-1720-CON Planner: Nick Bobroff Hearing on the request of Thom Vernon to consider Case No. 14-1720-CON (application filed June 12, 2014) for conceptual review of a proposal to redevelop an existing mixed use property into a 19-unit multi-family residential development under the provisions of the Planned Residential Development (PRD-20) zone district. The proposal includes a lot line adjustment, remodeling six existing detached residential units, converting an existing two-story commercial building into a 10-unit residential building, demolishing two existing residential units and an existing single story commercial building, and constructing three new attached residential units. The application involves APNs 004-105-005, 004-105-009 and 003-360-001, addressed as 500, 538 and 550 Maple Avenue. Associate Planner Nick Bobroff presented the staff report. He provided a description and background information on the project, as well as an analysis regarding land use, density, parking, community design/aesthetics, tenancy and legal non-conforming status of the property. Chair Benefield asked about the building heights, and Mr. Bobroff said he would let the applicant answer that. Chair Benefield also asked for a condition regarding the ratio of rentals to permanent housing. Community Development Director Jackie Campbell explained that short-term rentals in the PRD zone are currently allowed, and the City Attorney would need to be consulted to address this issue. Commissioner Callender asked about potential changes with respect to short-term housing, and Ms. Campbell explained that the City is working on creating new zone districts as part of the Zoning Code Update. She cited the Beach Neighborhood as an example and said it could be divided into two zone districts, with more restriction in the predominantly single-family area away from the large apartment and condominium buildings closest to the beach. PUBLIC HEARING OPENED Chair Benefield opened the public hearing at 7:05 p.m. Jack Theimer, business associate of Thom Vernon, said Thom is interested in changing the character of the property to a more garden-like residential setting. He said the design of the project keeps cars on the periphery, with green open space around the units and the ability to walk to nearby areas.	

Thom wants to make the houses small and would like a combination of short and long-term rentals, he said.

Dylan Chappell, architect, answered the question about the building height, explaining that the existing commercial building is about 24 feet and they are not proposing to make it any taller. He said his office is located there and he walks to everything in the downtown, and the developer wants to keep those key elements. He said they are trying to open up the space and make it more pedestrian-friendly, and the average size of a unit is around 600 square feet and single story. He said there are currently about 17 tenants, and the overall feel is very close.

Stella Anderson stated that her home borders the development on Walnut Avenue, and she expressed support for it. She complained that the garbage bins would be located next to her back garden and asked if the architect could relocate them. She noted there is no parking on Walnut Avenue and questioned the access coming from Walnut rather than Maple Avenue. She said short-term housing provides a huge benefit to the City in the form of Transient Occupancy Taxes.

Dylan Chappell answered questions about the circulation off of Walnut, explaining that there is a two-way driveway that connects Maple to Walnut. He clarified that access for the tenants is on Maple, and a one-way driveway exits onto Sixth Street.

Chair Benefield expressed concern that the design invites people to drive through Walnut due to the orientation of the parking spaces. She said parking is going to be an issue.

Community Development Director Jackie Campbell said parking can be looked at in depth later, including a parking modification.

Stella Anderson pointed out that portions of the parking belong to the City.

PUBLIC HEARING CLOSED

Chair Benefield closed the public hearing at 7:20 p.m.

Commissioner La Fevers said he is comfortable with the level of development due to its scale, and the units fit well into the surrounding neighborhood. He said he is "on the fence" over splitting the commercial building and whether it will fit with the cottages surrounding it. He stated that he is willing to work with the nonconforming setbacks in order to retain the cottage style of development. Regarding the parking, he said he would not be supportive of any reduction; that parking is critical for a

successful development. About the use, he said he likes the concept of rental properties as opposed to condo-type development.

Commissioner Callender said he likes the idea of small cottages and the general overview but needs more detail to understand how the plan will work in practice. He likes that cars will be pushed to the perimeter, but said the issue of parking remains, especially near Reality Church. He described himself as a potential supporter with significant concerns regarding integrating the existing commercial building and reducing parking spaces.

BREAK

Chair Benefield called for a five-minute break at 7:35 p.m.

Vice-Chair Moyer stated that the project encompasses small beach town charm and the proposal to re-use salvaged materials from all the buildings is an ecological achievement in itself. He said the mix of long and short-term housing is due to economics, and Mr. Vernon should be allowed to do it. He said the parking direction on one side is bothersome, and when asking for a parking modification, the bedrooms need to be specified clearly in the floor plans.

Chair Benefield said she likes the project but does not support a parking modification; however, the pie can be sweetened by offering some affordable housing. She said she likes that the building is being re-used, she would like trash bins relocated, and nonconforming setbacks are not a problem. She said the Seventh Street Cottages frontage is attractive, but she wants to avoid the pitfalls it had in terms of more sleeping spaces than authorized resulting in fewer required parking spaces. Regarding short-term vs. long-term tenancy, she favors a balance and not an either/or approach. She said she is in favor of going forward the way the project is designed.

Jack Theimer said his son lives there and he and others park on Maple Avenue. He said if a parking reduction cannot be granted and more parking is required onsite, it will affect the area along the Maple Avenue frontage.

Chair Benefield stated parking has been a crisis that drives everything, and we have been firm to not allow modifications unless absolutely necessary.

b. State Beach Park Consistency Rezone

Project #14-1711(b)-RZ/GPA/LCPA Planner: Nick Bobroff

Hearing on the request of the City of Carpinteria to consider Case No. 14-1711(b)-RZ/GPA/LCPA proposing to amend the City's Local Coastal

Program, specifically consisting of amendments to the City's Zoning Map. Amendments to zoning designations for APNs 003-370-003, 003-510-002, 004-105-024 and 004-105-025 (Carpinteria State Beach) would change from Commercial Planned Development (CPD) to Recreation (REC).

As part of the request, the Commission must also find the previously prepared Program Environmental Impact Report from the 2003 update to the City's General Plan/Coastal Plan as being adequate for the proposed LCP Amendment pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of these amendments. The original EIR identified significant effects on the environment in Land Use. The Program EIR and all documents may be reviewed at the Community Development Department, 5775 Carpinteria Avenue, Carpinteria. The EIR is also available for review at the Carpinteria Branch of the Santa Barbara Public Library, 5141 Carpinteria Avenue, Carpinteria.

Associate Planner Nick Bobroff presented the staff report. He provided a project description, background information and a project analysis.

PUBLIC HEARING OPENED AND CLOSED

Chair Benefield opened the public hearing at 7:52 p.m. No members of the public came forward to speak, and it was closed at 7:52 p.m.

MOTION

Upon a motion by Vice-Chair Moyer, seconded by Commissioner Callender, the Planning Commission voted 4-0 to recommend approval to the City Council for Project 14-1711(b)-RZ/GPA/LCPA to amend the City's Zoning Map and Local Coastal Program by repealing the existing Commercial Plan Development (CPD) zoning designation for the above-noted parcels, and rezoning said parcels to Recreation (REC), to be consistent with their open space recreation OSR land use designation.

MATTERS PRESENTED BY COMMISSIONERS - None

**MATTERS
PRESENTED**

DIRECTOR'S REPORT

- a. Distributed Information
 - i. Action Minutes of the Architectural Review Board meeting of July 17, 2014
 - ii. City calendar for the month of August 2014
 - iii. Community Development Project Status Report as of July 31, 2014.
 - iv. Construction Permit Report as of July 31, 2014

DIRECTOR'S REPORT

Community Development Director Jackie Campbell reviewed the

distributed information. She noted that the ARB recommended preliminary approval of the Concha Loma Residential Design Guidelines, which will be brought to the Planning Commission in September. She stated that the Paredon Oil and Gas Project was determined to be incomplete again as of July 18, 2014, which gives Venoco additional opportunity resubmit information to the City that had been requested. She announced that the environmental review process is beginning for the Carpinteria Avenue Bridge Replacement.	
ADJOURNMENT - 7:58 p.m. _____ Secretary, Planning Commission ATTEST: _____ Chair, Planning Commission	ADJOURNMENT

Attachment C

Housing and Community Development Department Letter
September 12, 2014

Housing Element Update
Project No. 14-1718-GPA
City Council Hearing: October 27, 2014

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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RECEIVED

SEP 15 2014



CITY OF CARPINTERIA

September 12, 2014

Ms. Jackie Campbell, Director
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013-2603

Dear Ms. Campbell:

RE: City of Carpinteria's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Carpinteria's draft housing element update that was received for review on August 8, 2014, along with additional revisions received on September 3, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on September 2, 2014 with you and Mr. John Douglas, the City's consultant.

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance.

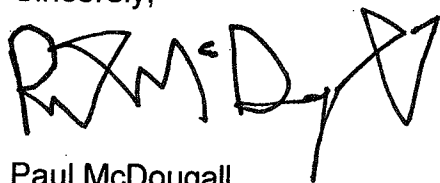
The draft housing element with revisions meets the statutory requirements of State housing element law. The draft housing element with revisions will comply with State housing element law (GC, Article 10.6) when the draft housing element and revisions are adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of February 15, 2015 for SBCAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your efforts and dedication in preparation of the housing element and looks forward to receiving Carpinteria's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

A handwritten signature in black ink, appearing to read "P. McDougall", with a stylized flourish at the end.

Paul McDougall
Housing Policy Manager

Attachment D

Housing Element 2015 - 2023

Housing Element Update
Project No. 14-1718-GPA
City Council Hearing: October 27, 2014

CITY OF CARPINTERIA

2015 - 2023 HOUSING ELEMENT



October 27, 2014

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I. INTRODUCTION

A. Purpose of the Housing Element

Housing Elements were first mandated as part of local general plans in 1967. The Housing Element describes the City's needs, goals, policies, objectives and programs regarding the preservation, improvement and development of housing. It provides an indication of community housing needs in terms of affordability, availability, adequacy, and accessibility. The Element sets forth a strategy to address housing needs and identifies a range of specific housing programs to meet identified needs.

The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as a legal requirement for all California jurisdictions. It provides Carpinteria with the opportunity to plan for the existing and future housing needs in the community. This Element has been prepared in compliance with the 2015-2023 planning cycle for cities within the Santa Barbara County Association of Governments (SBCAG) region. It identifies strategies and programs that focus on: 1) providing diverse housing sites and opportunities; 2) conserving and improving the existing affordable housing stock; 3) removing governmental and other constraints to housing development; and 4) promoting equal housing opportunities.

While jurisdictions must review and revise all elements of their general plans on a regular basis to ensure that they remain up to date, state law was amended in 2008 (Senate Bill 375) to require housing elements be reviewed and updated on an eight-year cycle in coordination with every other update to the Regional Transportation Plan. The process of updating housing elements is initiated by the state through the Regional Housing Needs Assessment (RHNA) process. The planning period for this Housing Element runs from February 15, 2015 to February 15, 2023.

B. Scope and Content of the Housing Element

The California Legislature recognizes the role of local general plans and particularly Housing Elements in implementing statewide housing goals to provide decent and adequate housing for all economic segments of the community. The specific requirements regarding the scope and content of housing elements, along with where they are addressed in this document, are as follows:

- An analysis of the City's demographic and housing characteristics and trends (Technical Report, Chapter I)
- An evaluation of land, financial and administrative resources available to address the City's housing goals (Technical Report, Chapter II)
- A review of potential constraints, both governmental and non-governmental, to meeting Carpinteria's housing needs (Technical Report, Chapter III)
- The Housing Policy Plan for addressing the City's identified housing needs, including housing goals, policies and programs (Chapter II of this document)
- An evaluation of the appropriateness and effectiveness of previous policies and programs in achieving the City's objectives, and the progress in implementing Housing Element programs (Technical Report, Appendix A)

- A parcel-specific inventory of vacant and underutilized land (Technical Report, Appendix B)
- A description of the public participation process during the preparation and adoption of the Housing Element (Technical Report, Appendix C)

C. Public Participation

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities to be involved in the preparation of the element. Public notices of all meetings and hearings were published in the local newspaper in advance of each meeting, as well as posted on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website prior to public meetings. Notice of the document's availability was also circulated to housing advocates and organizations representing the interests of lower-income persons and special needs groups, including People's Self-Help Housing, Habitat for Humanity, the Housing Trust Fund of Santa Barbara County and the Housing Authorities of both the City and county of Santa Barbara. After receiving comments on the draft Housing Element from the State Housing and Community Development Department (HCD), a proposed final Housing Element will be prepared and made available for public review prior to adoption by the City Council.

Appendix C provides a listing of opportunities for public involvement in the preparation of this Housing Element update, identification of persons and organizations that were invited to participate, and a summary of issues raised during the process.

D. Consistency with Other Elements of the General Plan

The Housing Element must be consistent with other elements of the General Plan. The Housing Element has been prepared within the context of the other General Plan elements and is consistent with the policies and proposals set forth therein. The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the location, type and intensity of land uses throughout the city. The Land Use Element determines the number and type of housing units that can be constructed in the various land use districts. Areas designated for commercial and industrial uses create employment opportunities, which in turn, create demand for housing. The Circulation Element establishes the location and scale of streets, highways and other transportation routes that provide access to residential neighborhoods. Because of the requirement for consistency among the various General Plan elements, any proposed amendment to one element will be evaluated against the other elements to ensure that no conflicts occur. If necessary to maintain internal consistency, amendments to other elements of the General Plan will be processed concurrently with future Housing Element amendments.

SB 1087 of 2005 requires cities to provide their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing.

II. HOUSING POLICY PLAN

A. Overview

This section presents the City's Housing Policy Plan, which describes the City's goals, policies, actions and quantified objectives to address the community's housing needs during the 2015-2023 planning period. The Housing Plan is organized according to the following five policy themes:

- Make Sites Available to Accommodate the City's Share of Housing Needs Identified in the Regional Housing Needs Allocation (RHNA) Plan
- Assist in the Development of Adequate Housing to Meet the Needs of Extremely-Low-, Very-Low-, Low- and Moderate-Income Households
- Address and Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing
- Conserve and Improve the Condition of the Existing Housing Stock of Affordable Housing
- Promote Housing Opportunities for All Persons

B. Housing Goals, Policies and Programs

PROGRAM CATEGORY #1

MAKE SITES AVAILABLE TO ACCOMMODATE THE RHNA

Goals

- Attain additions to the housing supply that meet the housing needs of all economic segments.
- Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.

Policies

- **Adequate Sites:** Provide sufficient sites in the General Plan/Coastal Plan and zoning map to meet the housing needs allocated to the City by the Regional Housing Needs Allocation (RHNA) Plan.
- **Housing Types:** In the General Plan/Coastal Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.
- **Public Services and Facilities:** Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.

Programs

1. Second Units

Second units represent an important source of affordable housing in cities with high housing costs. Since second units can be accommodated on developed sites at no additional land cost, they represent an excellent option for addressing the needs of seniors, university students, household employees, local service workers and extended family members. In order to facilitate development of additional second units, the City will implement the following actions:

- a. Post information regarding second unit opportunities at City Hall and on the website.
- b. Review second unit regulations to determine whether standards could be modified to increase the potential for additional second units without causing adverse impacts on surrounding properties.
- c. Offer incentives such as fast-track processing and reduced processing fees when second units are deed-restricted for low- or moderate-income persons.

Responsible Agency: Community Development Department

Funding Sources: General Fund; Housing Trust Fund; other governmental agencies; grant funds

Objective & Timeframe: Zoning Code update in 2015; 12 additional second units during the planning period

2. Energy Conservation

The City adopted a Sustainability Policy in 2014 to address energy conservation goals and implementing measures that increase energy conservation and efficiency.

The City uses its website to provide information to educate residents, businesses and visitors on actions they can take to conserve energy.

The City will implement the following General Plan energy utilization and conservation policies:

To ensure the efficient utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to exceed the minimum energy requirements of the City's Uniform Codes, as follows:

- a. Building orientation shall be designed to maximize natural lighting, passive solar heating, and cooling;
- b. Landscaping shall be designed to maximize the use of native drought tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter;
- c. Energy efficient street lighting shall be used, with consideration of safety, visual impacts, and impacts to wildlife and sensitive habitat;
- d. Design of parking facilities shall take into consideration the layout of entrances and exits so as to avoid concentrations of cars or excessive idling.
- e. Alternatively fueled vehicles are to be used in construction and as fleet vehicles, if feasible and available.

The City's Community Development Department is responsible for implementation of the energy conservation design and measures that are incorporated into proposed development projects. The Community Development Department may add other actions following its review and evaluation of best practices and in implementing the Sustainability Policy.

Responsible Agency: Community Development Department

Funding Sources: General Fund; Housing Trust Fund; other governmental agencies; grant funds

Objective & Timeframe: Reduce residential energy use throughout the planning period

3. No Net Loss

The City will monitor project approvals and comply with the *no net loss* requirements of *Government Code* §65863. No zoning amendment or project approval shall reduce the residential density or allow development of any parcel at a lower residential density than assumed in the Housing Element land inventory unless the City makes written findings in accordance with §65863(b).

Responsible Agency: Community Development Department

Funding Sources: General Fund

Objective & Timeframe: Ensure compliance with *no net loss* requirements throughout the planning period

PROGRAM CATEGORY #2

ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY-LOW-, VERY-LOW-, LOW- AND MODERATE-INCOME HOUSEHOLDS

Goals

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

Policies

- *Infill Development:* Promote infill housing development through land use policies and by deferring or reducing development impact fees where the City wants to encourage infill development.
- *Second Units:* Promote the development of second units consistent with the State law and the City's second unit ordinance.
- *Suitable Housing Unit Sizes:* Provide for a range in the number of bedrooms in assisted housing developments so as to help meet the needs of various household types and special needs populations.

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

Programs

4. Section 8 Rental Assistance

The Section 8 Rental Assistance Program meets multiple housing needs. It helps to reduce the number of households that are cost burdened, that is households spending more than they can afford on housing costs. The program also helps to reduce overcrowding as some of the assisted families shared housing with two or three households prior to receiving rental assistance. Additionally, this program helps to meet special housing needs such as the needs of elderly and disabled persons.

The Housing Authority of the County of Santa Barbara administers the Section 8 Housing Choice Voucher Program within the City of Carpinteria. The City of Santa Barbara Housing Authority also provides Section 8 vouchers in Carpinteria. This program assists very-low-income families, the elderly and the disabled to afford decent, safe and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

In general, a family's income may not exceed the very-low-income limit (50% of the median income) for Santa Barbara County. By law, the Housing Authority must provide 75% of its vouchers to extremely-low-income households whose incomes do not exceed 30% of the County median income.

Under the provisions of the Voucher Program, the tenant pays approximately 30% of his/her income towards rent and the Housing Authority pays the balance of the rent to the property owner who participates in the program on a voluntary basis.

As of 2014, 74 Carpinteria households were being assisted by the Section 8 rental assistance program through the County Housing Authority. In addition, 95 households received Section 8 vouchers through the City of Santa Barbara Housing Authority.

Responsible Agency: Community Development Department; Housing Authority of the County of Santa Barbara; City of Santa Barbara Housing Authority

Funding Sources: HUD; Housing Authority of the County of Santa Barbara; City of Santa Barbara Housing Authority

Objective & Timeframe: 169 Section 8 certificates during the planning period

5. Affordable Rental Housing

There are a variety of federal and state housing programs; however, most of these programs award funds on a competitive basis. The City's housing funds *alone* are not enough to complete projects of the size that would meet the community's housing needs. Consequently, the City partners with nonprofit organizations in order to leverage its housing funds and obtain enough financing to rehabilitate existing housing and produce new affordable housing units.

This program also follows past practices of the City in helping nonprofit organizations to complete new construction and rehabilitation projects. Through the Affordable Rental Housing Program, the City will continue to work with nonprofit housing groups that are interested in the development and/or rehabilitation of housing under the provisions of federal and state housing programs. The following projects are expected to be assisted during the 2015-2023 planning period; other projects will be assisted as opportunities arise:

Chapel Court Expansion Project	32 housing units
Casas de las Flores	43 housing units

The City's involvement and assistance to nonprofit housing developers will include, but not be limited to: provision of demographic and background data; assistance in the preparation of funding applications; letters of support to lenders; assistance at neighborhood and community meetings; provision of regulatory concessions and incentives; fast-track permit processing; and fee deferrals and/or waivers.

More specifically, the City will commit to the following actions:

- Fifty percent reduction of Development Impact Fees
- Deferral and/or waiver of City planning fees
- Reduction in the number of parking spaces required
- Modifications to development standards
- Provision of surplus property at no cost
- Provide funding support through the City's Housing Trust Fund for soft costs
- Support in the funding application process for low-income housing tax credits and other housing grant programs.

Responsible Agency: Community Development Department

Funding Sources: Grant funds, Affordable Housing Trust Fund

Objective & Timeframe: 43 lower-income rental units during the planning period

6. Inclusionary Housing

The City of Carpinteria has adopted an Inclusionary Housing Ordinance to encourage the development and availability of affordable housing in the above-moderate-income category in an effort to provide housing for middle income and critical workforce households that cannot afford the cost of housing in Carpinteria, and to ensure that the private sector, as well as the public sector, contributes to and participates in providing adequate housing for all economic segments of Carpinteria.

Residential developments of five or more units involving a subdivision map for the purpose of creating individual ownership units or parcels must construct 12% of the units at a price affordable to households earning 121% of the area median income (AMI).

The City will continue to provide incentives for developers to facilitate inclusionary requirements. A developer may request and the City may approve one incentive to facilitate the construction of inclusionary units if the developer can demonstrate that the modification is necessary to provide for affordable housing cost.

Incentives for condominium multi-family development may include one or more of the following:

- Allow an encroachment into the required side yard setback up to three feet from the property line, provided any structure on the adjacent parcel is set back a minimum of five feet from the side property line;
- Allow a modification to the requirement for covered parking spaces;
- Allow building coverage to exceed Zoning Code standards;
- Allow a modification to requirements for separation between structures on the same site or parcel;
- Allow a modification of private or common open space requirements, not to exceed 25 percent less than the required amount; or
- Allow a modification to any other development standard that is mutually agreed to by the City and the developer that can be demonstrated as necessary to provide for affordable housing.

Incentives for single-family development may include one or more of the following:

- Allow an encroachment into the required side yard setback up to three feet from the property line, provided any structure on the adjacent parcel is set back a minimum of five feet from the side property line;
- Allow building coverage to exceed Zoning Code standards;
- Allow tandem parking in garages;
- Allow a modification to the minimum lot size requirement; or
- Allow a modification to any other development standard that is mutually agreed to by the City and the applicant that can be demonstrated as necessary to provide for affordable housing cost.

If it is determined that the construction of the affordable units is infeasible, the inclusionary ordinance provides for an in lieu fee option. However, no one has requested to pay an in lieu fee

since adoption of the program in 2004. The ordinance does not allow the affordable housing to be provided off-site.

Any in lieu fees collected are deposited into the Affordable Housing Trust Fund. The fund is used exclusively for the provision of affordable housing and for reasonable costs associated with the development, maintenance and oversight of affordable housing in the City. The fund includes in lieu fees as well as other funds available to the City for exclusive use for the provision of affordable housing. Currently, the trust fund has approximately \$465,000 available.

Responsible Agency: Community Development Department

Funding Sources: General Fund; Affordable Housing Trust Fund

Objective & Timeframe: 10 inclusionary affordable units during the planning period

7. Density Bonus

Under state law, developments that provide affordable housing may be entitled to a density bonus of up to 35 percent. A density bonus is also allowed in exchange for land donation or provision of a child care facility. The City will continue to implement the density bonus ordinance consistent with State law.

Responsible agency: Community Development Department

Funding sources: General Fund; Affordable Housing Trust Fund

Objective & Timeframe: Continue to provide density bonus and other incentives to qualifying developments throughout the planning period

8. Facilitate Lot Consolidation

The City will continue to play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the sites inventory. For example, the City will work with nonprofit developers and/or private landowners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation program will be discussed with developers during the preliminary or conceptual review process. Lot consolidation requests will be processed ministerially. Incentives offered for lot consolidation include allowing for higher densities when small parcels are consolidated, flexibility in development standards and expedited processing.

Responsible agency: Community Development Department

Funding sources: General Fund

Objective & Timeframe: Encourage consolidation of small lots throughout the planning period

PROGRAM CATEGORY #3**ADDRESS AND, WHERE APPROPRIATE AND LEGALLY POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING****Goals**

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

Policies

- *Expedite Affordable Housing Development Review:* Affordable housing developments shall receive the highest priority and efforts by staff, the Planning Commission and City Council to: (a) provide technical assistance to affordable housing developers, including community involvement; (b) take into account project funding and timing needs in the processing and review of the applications; and (c) provide the fastest turnaround possible in determining application completeness.
- *Fee Mitigation:* Permit on a case-by-case basis fee reductions and waivers to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments.

Programs**9. Regulatory Concessions and Incentives**

Concessions and incentives are granted on a “targeted” income basis to facilitate the preservation or development of housing affordable to very-low- and low-income households. This program will continue the City’s practice of providing regulatory concessions and incentives as a means of facilitating and encouraging affordable housing. These practices include:

- Providing relief from the covered parking and parking space requirements in order to facilitate the development and rehabilitation of affordable housing.
- Encouraging studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.
- Reducing Development Impact Fees for projects that provide 100% affordable units.
- Other incentives that may be requested pursuant to state density bonus law.

(see also related Programs 6, 7 and 8)

Responsible Agency: Community Development Department

Funding Sources: General Fund, Affordable Housing Trust Fund

Objective & Timeframe: Facilitate construction of affordable units throughout the planning period

10. Fee Mitigation

The impact of fees on total development costs is of statewide concern. In the past, the City has subsidized fees to facilitate the development or rehabilitation of affordable housing. The City will continue to grant, on a case-by-case basis, fee deferrals, reductions and waivers to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments.

Responsible agency: Community Development Department

Funding sources: General Fund, Affordable Housing Trust Fund

Objective & Timeframe: Facilitate construction of affordable units commensurate with the City's needs throughout the planning period

11. Special Needs Housing

Special housing needs populations include persons with disabilities or chronic illnesses, farmworkers and the homeless. The City will continue to implement zoning regulations to facilitate the production of housing for these populations consistent with state law, including the following:

- Emergency Shelters
- Transitional and Supportive Housing
- Single Room Occupancy (SRO) housing
- Farmworker Housing
- Residential Care Facilities
- Skilled Nursing Facilities

Responsible Agency: Community Development Department

Funding Sources: General Fund

Objective & Timeframe: Continue to implement zoning regulations that facilitate construction of housing for persons with special needs throughout the planning period

PROGRAM CATEGORY #4
CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF AFFORDABLE HOUSING

Goals

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

Policies

- *Section 8 Housing:* Maintain the numbers of extremely-low-, very-low- and low-income households that are assisted by the Section 8 rental assistance program.

- *Apartment Conservation:* Conserve apartment rental housing by prohibiting the conversion to condominium ownership unless the apartment rental vacancy rate is more than 5%.
- *Mobile Homes, Mobilehome Parks and Manufactured Housing:* Conserve mobilehomes, mobilehome parks and manufactured housing as an essential part of Carpinteria's housing supply.
- *Mobile Home Rents:* Continue the Mobile Home Park Rental Stabilization ordinance.
- *Occupancy Inspections:* Conduct occupancy inspections for code requirements for single-family residential units and apartment structures when they are sold.
- *Long-Term Housing Affordability:* Enforce resale controls and income restrictions to ensure that affordable housing provided through the Inclusionary Housing Program remains affordable over time to the income group for which it is intended.
- *Maintenance and Repair:* Promote the maintenance and repair of owner-occupied and rental housing to prevent deterioration within the City.
- *Housing Rehabilitation:* Facilitate the rehabilitation of substandard and deteriorated housing where feasible.
- *Housing Replacement:* Where possible, promote the removal and replacement of those substandard units that cannot be rehabilitated.
- *CDBG Rehabilitation:* Allocate CDBG funds to multi-family rehabilitation programs and retrofitting of existing housing.
- *Acquisition and Rehabilitation of Rental Housing:* Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited to: (a) technical support needed to obtain funding commitments from County, State and/or Federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.

Programs

12. Conservation of Mobile Home Parks

Two actions will be implemented during the planning period to conserve the City's mobile home parks. These actions will contribute to conserving affordable housing for lower-income households.

- a) *Mobile Home Park Zoning:* The City will retain the mobile home park zoning on the seven existing parks. According to the Zoning Code:

The purpose of the MHP district is to provide areas for mobile homes on nonpermanent foundations (i.e., mobile home parks) in recognition of the fact that such development offers opportunities for affordable rental housing. The intent is to ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscape design for mobile home parks.

The uses permitted subject to development plan approval in the MHP district are:

- Mobile home park;
- Recreational facilities for the use of the residents of the park;
- Uses, structures and buildings customarily incidental and subordinate to the uses permitted in this district.

The MHP designations will be maintained throughout the planning period.

- b) *Mobile Home Rent Stabilization Program.* The City will continue implementation of the Mobile Home Park Rental Stabilization ordinance. In accordance with Section 5.69.040 of the Zoning Code, the maximum rent to be charged is set at 75% of the ratio of change in the Consumer Price Index (CPI.). Each year, the City calculates the rent schedules for each mobile home park using this formula. The rent schedule then becomes the maximum rent for each mobile home space. The rent stabilization program will be implemented throughout the planning period.

Mobile home park preservation is also facilitated through the Condominium Conversion Ordinance (see Program 13).

Responsible Agency: Community Development Department and City Manager's Office

Funding Sources: General Fund

Objective & Timeframe: Facilitate preservation of mobile home parks and moderate rental rates throughout the planning period

13. Condominium Conversion Ordinance

The purpose of the Condominium Conversion Ordinance "...is to establish criteria for the conversion of existing multiple unit rental housing to condominiums, community apartments and stock cooperatives." A reason cited for the ordinance is that "...the existing rental housing stock needs to be preserved." However, the ordinance does point out that the conversion of rental units "...is a potential means of providing homeownership opportunities for households who cannot afford a detached single-family home."

Applications for conversion are not accepted unless the rental vacancy rate exceeds 5%. Applications also are not accepted when the converted units represent 15% or more of the apartment rental housing supply.

Responsible Agency: Community Development Department

Funding Sources: General Fund

Objective & Timeframe: Facilitate preservation of existing apartment units throughout the planning period

14. Inspection on Sale

The City will continue to implement Ordinance No. 476, which requires an Inspection on Sale Report of residential property, meaning single-family and multi-family residences, including apartment houses. Residential property does not include condominiums in complexes of four or more units and mobile homes. The Report includes information on:

- The zoning classification and permitted uses and occupancy of the residential property.
- Variances, home occupation permits, conditional use permits, modifications and other administrative acts of record.
- Any special restrictions on use or development that may apply to the property.
- The results of a physical inspection for compliance with applicable City ordinances and regulations.

The Report is prepared by the Building Inspector and is given to the buyer (or designated representative) before the Transfer of Title.

Responsible Agency: Community Development Department

Funding Sources: General Fund; fees

Objective & Timeframe: Facilitate preservation of existing housing units throughout the planning period

15. Rental Housing Inspection

To ensure maintenance of rental properties in R-1 zones, the City conducts inspections of rented single-family homes; each rental dwelling is inspected every three years. The scope of the program includes single-family homes that are rented and where the landowner does not live at the property. The Code Compliance Division implements this program to preserve neighborhoods and avoid the potential for decline that can occur when absentee landlords neglect general maintenance or defer necessary repairs or improvements to single-family homes. Under this program, rented single-family homes are inspected for code violations and general maintenance and upkeep.

Responsible Agency: Community Development Department

Funding Sources: General Fund; fees

Objective & Timeframe: Facilitate preservation of existing single-family rental housing units throughout the planning period

16. Housing Code Compliance

The City has adopted ordinances to create and maintain a healthy, safe and beautiful environment in which to live, work and play. Code Compliance Officers and the Building Inspector investigate, document and enforce the Carpinteria Municipal Code, the California Building Codes, Health and Safety Codes and various state laws on public and private property regarding but not limited to:

- Building without permits
- Substandard housing
- Public nuisance and blighted property
- Zoning violations such as garage conversions

For homeowners who need financial assistance to correct violations, Code Compliance Officers refer them to the United States Department of Agriculture (USDA) or other sources of funding assistance (see Programs 19 and 20).

Responsible Agency: Community Development Department

Funding Sources: General Fund; USDA and other funding sources as available

Objective & Timeframe: Facilitate preservation of the existing housing stock throughout the planning period

17. Single-Family Housing Rehabilitation

The USDA is an important funding resource for housing preservation. Carpinteria's very-low-income homeowners are eligible to apply for USDA Rural Housing Repair and Rehabilitation Program loans of up to \$20,000 to repair, improve or modernize their dwellings to remove health and safety hazards. The loan term is 20 years and the interest rate is 1%. Grants of up to \$7,500 are available to homeowners who are 62 years of age or older and who cannot repay a loan. A loan/grant combination for up to \$27,500 can be made if the applicant can repay a part of the loan. The City will implement the following measures in support of this program:

- Coordinate with the USDA.
- Inform the public of the program through the City Newsletter, website and brochures available at the public counters.
- Assist homeowners in completing the application for grant or loan assistance.

Responsible Agency: Community Development Department

Funding Sources: General Fund; USDA and other funding sources as available

Objective & Timeframe: Rehabilitation of two units occupied by extremely-low-income owner households and three units occupied by very-low-income owner households during the planning period

18. Multi-Family Housing Rehabilitation

The City will continue to seek grant funds such as CDBG to facilitate the rehabilitation of multi-family housing in need of repair. Funding is allocated on an annual basis.

Responsible Agency: Community Development Department

Funding Sources: General Fund; CDBG and other funding sources as available

Objective & Timeframe: Rehabilitation of two extremely-low-income units, one very-low-income unit, and six low-income units during the planning period

PROGRAM CATEGORY #5 PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS
--

Goals

- Attain a housing market with "fair housing choice," meaning the ability of persons of similar income levels regardless of race, color, religion, sex, national origin, disability and familial status to have available to them the same housing choices.

Policies

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

Programs

19. Fair Housing Information and Referral

The City will continue to provide fair housing information to residents and implement a referral program for discrimination complaints as a means of promoting equal housing opportunities. When the City receives a discrimination complaint, the City will refer the complainant to the appropriate agency, depending on the particular problem. If the complaint involves housing that has been assisted by the County Housing Authority, then the complaint will be referred to the Director of Housing Management at the County Housing Authority. If the complaint involves general housing in the City, then it will be referred to the State Fair Employment and Housing Department. If the complaint involves FHA federally assisted farm employee housing, it will be referred to the Farmers Home Administration. If the complaint involves other federally assisted housing, then it will be referred to the Fair Housing and Equal Opportunity Department.

By assisting in referrals for complaints to the appropriate agencies, Carpinteria can facilitate fair disposition of discrimination complaints in the City. When fair housing related needs are expressed by City residents, the City staff also can refer them to the following local agencies:

Rental Housing Mediation Task Force
630 Garden Street, Second Floor
Santa Barbara, CA 93101
805.564.5420

This Task Force resolves disputes offering mediation as an alternative to the formal judicial system between landlords, tenants, roommates and neighbors. The primary purpose of the program is to provide these services for the resolution of rental housing disputes. Mediations are conducted in English and Spanish by staff and two mediators. Currently, there are 15 volunteer mediators to facilitate these disputes. The City of Carpinteria has supported this group by contributing funds from the Socio-Economic Monitoring Program (SEMP) over the past three years. Prior to that, the program had received support from the CDBG funds through the Human Services Grant Program. City funding was increased from \$8,000 to \$8,720 for the current fiscal year (2014/15). This program is well used based on statistics provided by the City of Santa Barbara.

Legal Aid Foundation of Santa Barbara County
301 E. Canon Perdido Street
Santa Barbara, CA 93101
805.963.6754

The Foundation provides free legal assistance in critical civil matters to Santa Barbara County residents living at or below the poverty level, those facing language or disability barriers, seniors and others living on fixed incomes such as Social Security, and victims of domestic violence and elder abuse.

California Rural Legal Assistance, Inc.
805.922.4563

CRLA provides civil legal services to low-income persons who reside in the South Coast area (Gaviota to Carpinteria). Priority service areas are housing, health, education, public benefits, civil rights and legal employment issues.

Bilingual flyers regarding fair housing laws and the agencies/organizations that are available to handle discrimination complaints will be published and distributed. Through this program, both Spanish- and English-speaking residents will be made aware of important fair housing issues, as well as their options if they feel they are victims of housing discrimination.

Fair housing information will be disseminated at the following locations: City Hall lobby, Carpinteria Valley Chamber of Commerce, Carpinteria Public Library and Carpinteria Senior Center. In addition, the City's Newsletter will periodically publish announcements on the availability of fair housing information. The City will make information available on its website and provide links to additional resources such as the following:

Reasonable Accommodation

Link to the State Department of Fair Employment and Housing—(<http://www.dfeh.ca.gov/>)

Fair Housing Information for New Developments

New multi-family housing with four or more units in a building, in the vast majority of cases, must meet the accessibility requirements of the Fair Housing Act:

Accessibility Requirements for Buildings
<http://www.hud.gov/offices/fheo/disabilities/accessibilityR.cfm>

HUD Fair Housing Act Design Manual
<http://www.huduser.org/publications/destech/fairhousing.html>

Fair Housing Accessibility First Website
<http://www.fairhousingfirst.org/index.asp>

Zoning Activities Covered Under Fair Housing Laws

http://www.justice.gov/crt/about/hce/final8_1.php

Additional HUD Fair Housing Information

http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp

http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/seniors

Responsible Agency: Community Development Department; fair housing organizations

Funding Sources: General Fund

Objective & Timeframe: Continue to disseminate fair housing information to residents, landlords and other interested parties throughout the planning period; conduct annual fair housing workshops in cooperation with the Rental Housing Mediation Task Force

20. Workforce Homebuyer Down Payment Loans

The Workforce Homebuyer Down Payment Loan Program is sponsored by the City of Carpinteria, in collaboration with the Housing Trust Fund of Santa Barbara County (HTF), to expand homeownership opportunities in Carpinteria. The program helps to bridge the homeownership affordability gap for workforce homebuyers by providing 30-year deferred payment loans up to \$75,000 per household to assist low- to upper-moderate-income households in purchasing a home in the City. Funds can be used for down payment and closing costs for households earning up to 200% of the Area Median Income (AMI), adjusted for household size. The down payment loans have no current interest or principal payments, are structured with shared appreciation and are repaid upon sale or refinancing of the home or at the end of the 30-year loan term. Funding for the program has been provided through the City of Carpinteria. The program removes financial barriers to the dream of homeownership by lowering home acquisition and carrying costs. The program enables qualified families to purchase a home that provides a stable residence that strengthens the family, the neighborhood and community.

Responsible Agency: Community Development Department; Housing Trust Fund of Santa Barbara County

Funding Sources: City of Carpinteria Affordable Housing Trust Fund

Objective & Timeframe: Continue to facilitate home ownership for the local workforce

**Table H-1
Housing Program Summary**

Program	Responsible Party	Objective & Timeframe
1. Second Units	Community Development Dept.	12 second units during the planning period
2. Energy Conservation	Community Development Dept.	Reduce residential energy use throughout the planning period
3. No Net Loss	Community Development Dept.	Ensure compliance with <i>no net loss</i> requirements throughout the planning period
4. Section 8 Rental Assistance	Community Development Department; Housing Authority of the County of Santa Barbara; City of Santa Barbara Housing Authority	169 Section 8 certificates during the planning period
5. Affordable Rental Housing	Community Development Dept.	43 lower income rental units during the planning period
6. Inclusionary Housing	Community Development Dept.	10 Inclusionary Housing Units during the planning period
7. Density Bonus	Community Development Dept.	Continue to offer density bonus incentives throughout the planning period
8. Facilitate Lot Consolidation	Community Development Dept.	Continue to facilitate consolidation of small lots during the planning period
9. Regulatory Concessions and Incentives	Community Development Dept.	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period
10. Fee Mitigation	Community Development Dept.	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period
11. Special Needs Housing	Community Development Dept.	Continue to implement zoning regulations that facilitate construction of housing for persons with special needs throughout the planning period
12. Conservation of Mobile Home Parks	Community Development Dept. and City Manager's Office	Facilitate preservation of seven mobile home parks and moderate rental rates throughout the planning period
13. Condominium Conversion Ordinance	Community Development Dept.	Facilitate preservation of existing apartment units throughout the planning period
14. Inspection on Sale	Community Development Dept.	Facilitate preservation of existing housing units throughout the planning period
15. Rental Housing Inspection	Community Development Dept.	Facilitate preservation of existing single-family rental housing units throughout the planning period
16. Housing Code Compliance	Community Development Dept.	Facilitate preservation of the existing housing stock throughout the planning period
17. Single Family Housing Rehabilitation	Community Development Dept.	Rehabilitation of two units occupied by extremely-low-income owner households and three units occupied by very-low-income owner households during the planning period
18. Multi-family Housing Rehabilitation	Community Development Dept.	Rehabilitation of two extremely-low-income units, one very-low-income unit, and six low-income units during the planning period
19. Fair Housing Information and Referral	Community Development Dept.; fair housing organizations	Continue to disseminate fair housing information to residents, landlords and other interested parties throughout the planning period; conduct annual fair housing workshops in cooperation with the Rental Housing Mediation Task Force
20. Workforce Homebuyer Down Payment Loans	Community Development Department; Housing Trust Fund of Santa Barbara County	Continue to facilitate home ownership for the local workforce throughout the planning period

C. Quantified Objectives

The City's quantified objectives for the 2015-2023 planning period are summarized in Table H-2.

Table H-2
Quantified Objectives 2015-2023

Objective	Income Category					Totals
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New construction	20	19	26	34	64	163
Rehabilitation	2	1	6	-	-	9
Conservation ¹	169		-	-	-	169
Conservation ²	860					860

1. Section 8 vouchers

2. Mobile homes (income distribution of residents not reported)

CITY OF CARPINTERIA

2015 - 2023

HOUSING ELEMENT

Technical Report

October 27, 2014

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I. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2014-2022 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent available data from the U.S. Census, the California Department of Finance (DOF), the California Employment Development Department (EDD), the Santa Barbara County Association of Governments (SBCAG) and other relevant sources. Supplemental data were obtained through field surveys and from the California Department of Finance.

A. Population Characteristics

1. Population Growth Trends

Between 2000 and 2014 Carpinteria's population declined by 752 persons, which is attributable to a small decrease in average household size from 2.82 to 2.74 persons per household. This is in contrast with Santa Barbara County, which grew by more than 8% between 2000 and 2014 (see Table I-1).

**Table I-1
Population Trends**

Jurisdiction	2000	2010	2014	Growth 2000-2014
Carpinteria	14,194	13,044	13,442	(752)
Santa Barbara County	399,347	423,895	433,398	34,051

Source: Department of Finance, 2014; U.S. Census Bureau

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table I-2 and Figure I-1 provide a comparison of the city and county population by age group as reported in the 2010 Census. This table shows that the age distribution of the city's population is older than Santa Barbara County as a whole, with Carpinteria's population having a median age of 39.5 years compared to 33.6 years for the county as a whole. An aging population has implications regarding the type and size of future housing needs, as well as accessibility (see also the discussion of the elderly on page I-16).

Table I-2
Age Distribution

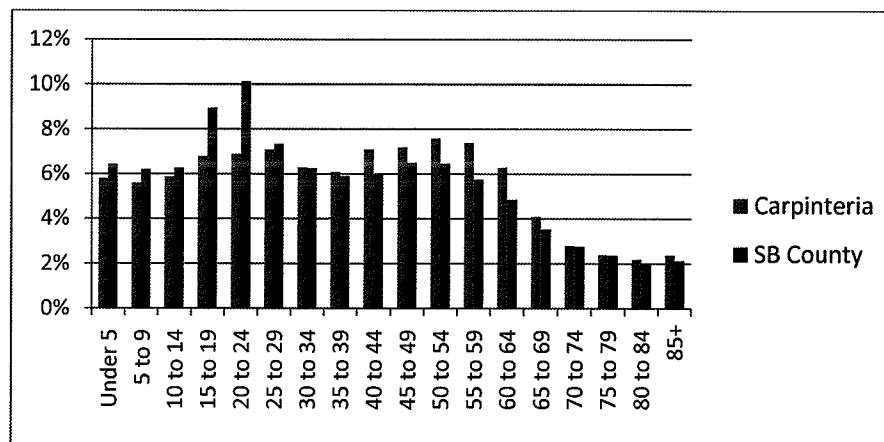
Age Group	Carpinteria		Santa Barbara County	
	Persons	%	Persons	%
Under 5 years	761	5.8%	27,350	6.5%
5 to 9 years	736	5.6%	26,303	6.2%
10 to 14 years	773	5.9%	26,626	6.3%
15 to 19 years	891	6.8%	38,009	9.0%
20 to 24 years	897	6.9%	43,026	10.2%
25 to 29 years	926	7.1%	31,100	7.3%
30 to 34 years	819	6.3%	26,592	6.3%
35 to 39 years	801	6.1%	25,092	5.9%
40 to 44 years	920	7.1%	25,386	6.0%
45 to 49 years	933	7.2%	27,577	6.5%
50 to 54 years	990	7.6%	27,421	6.5%
55 to 59 years	968	7.4%	24,418	5.8%
60 to 64 years	826	6.3%	20,597	4.9%
65 to 69 years	529	4.1%	15,014	3.5%
70 to 74 years	370	2.8%	11,762	2.8%
75 to 79 years	311	2.4%	10,052	2.4%
80 to 84 years	281	2.2%	8,480	2.0%
85 years and over	308	2.4%	9,090	2.1%
Total	13,040	100%	423,895	100%
Median age	39.5		33.6	

Source: 2010 Census, Table DP-1

California Department of Finance population projections by age group for the 2010-2060 period are illustrated in Figure I-2. Senior citizens are expected to be the fastest-growing age group over the next 50 years, with the 65+ group representing almost two-thirds of the total population increase. By contrast, the working-age adult population (25-64) is expected to comprise less than one-third of population growth.

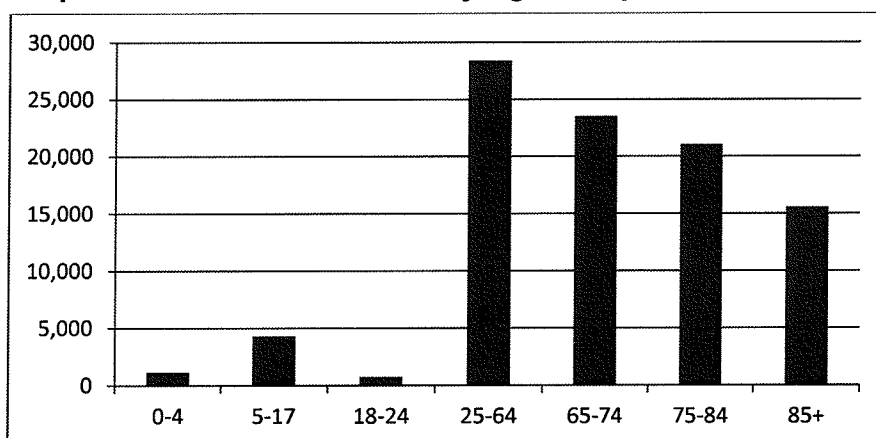
The Constraints section of this report describes how the City's land use plans and zoning regulations accommodate the housing needs of senior citizens.

Figure I-1
Age Distribution in 2010 – Carpinteria vs. Santa Barbara County



Source: 2010 Census, Table DP-1

Figure I-2
Projected Population Growth 2010-2060 by Age Group – Santa Barbara County



Source: California Department of Finance, 2013

3. Race and Ethnicity

The racial and ethnic composition of the city differs from the county in that a higher proportion of city residents are Hispanic/Latino. Approximately 51% of city residents are non-Hispanic white, contrasted with 57% for the county as a whole. Asians, with 2% of the population, represent the city's largest non-Hispanic minority group (Table I-3).

Table I-3
Race/Ethnicity

Racial/Ethnic Group	Carpinteria		Santa Barbara County	
	Persons	%	Persons	%
Not Hispanic or Latino	6,689	51.3%	242,208	57.1%
-White	6,081	46.6%	203,122	47.9%
-Black or African American	76	0.6%	7,242	1.7%
-American Indian/Alaska Native	40	0.3%	1,843	0.4%
-Asian	287	2.2%	19,591	4.6%
-Native Hawaiian/Pacific Islander	11	0.1%	680	0.2%
-Other races or 2+ races	194	1.5%	9,730	2.3%
Hispanic or Latino (any race)	6,351	48.7%	181,687	42.9%
Total	13,040	100%	423,895	100%

Source: 2010 Census, Table DP-1

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Carpinteria had 4,759 households as reported in the 2010 Census. Table I-4 provides a comparison of households by type for the city and Santa Barbara County as a whole. Family households in 2010 comprised approximately 66% of all households in the city, slightly more than the 65% for the county as a whole. Single persons represented about one-quarter of all households in both the city and the county. The city's average household size is slightly lower than the county as a whole (2.74 persons per household city vs. 2.86 persons per household county). Nearly one-third of all households reported children under 18 living at home and 29% of households included a senior.

Table I-4
Household Composition

Household Type	Carpinteria		SB County	
	Households	%	Households	%
Family households:	3,141	66.0%	91,600	64.5%
Husband-wife family	2,305	48.4%	68,834	48.4%
With own children under 18 years	966	20.3%	30,797	21.7%
Male householder, no wife present	239	5.0%	7,210	5.1%
With own children under 18 years	112	2.4%	3,389	2.4%
Female householder, no husband present	597	12.5%	15,556	10.9%
With own children under 18 years	257	5.4%	8,092	5.7%
Non-family households:	1,618	34.0%	50,504	35.5%
Householder living alone	1,203	25.3%	35,258	24.8%
Households with individuals under 18 years	1,510	31.7%	47,868	33.7%
Households with individuals 65 years and over	1,385	29.1%	39,398	27.7%
Total households	4,759	100%	142,104	100%
Average household size	2.74		2.86	

Source: 2010 Census, Table DP-1

2. Housing Tenure and Vacancy

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities strive to have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table I-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. This table reveals that about 43% of all housing units were owner-occupied in the city compared to 49% in the county. About 44% of units in both the city and the county were renter-occupied. The vacancy rate in Carpinteria was about 12% with 7% of units held for seasonal or occasional use, significantly higher than for the county as a whole. This is not unusual for some coastal and mountain communities in California. It should be noted that these vacancy statistics were collected in 2010 during the recession. More recent data¹ indicate that vacancy rates have dropped since then, and rental vacancy rates in large apartment projects in the South Coast area were reported to be less than 1% in October 2013.

¹ Dyer-Sheehan Group, Inc., 2013

Table I-5
Household Tenure and Vacancy

Housing Type	Carpinteria		SB County	
	Units	%	Units	%
Occupied housing units	4,759	87.7%	142,104	93.0%
Owner-occupied housing units	2,347	43.2%	74,827	49.0%
Average household size of owner-occupied units	2.61		2.77	
Renter-occupied housing units	2,412	44.4%	67,277	44.0%
Average household size of renter-occupied units	2.86		2.96	
Vacant housing units	670	12.3%	10,730	7.0%
For rent	169	3.1%	3,178	2.1%
Rented, not occupied	4	0.1%	288	0.2%
For sale only	44	0.8%	1,270	0.8%
Sold, not occupied	9	0.2%	316	0.2%
For seasonal, recreational or occasional use	381	7.0%	3,354	2.2%
All other vacants	63	1.2%	2,324	1.5%
Homeowner vacancy rate (%)	1.8		1.7	
Rental vacancy rate (%)	6.5		4.5	
Total housing units	5,429	100%	152,834	100%

Source: 2010 Census, Table DP-1

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing (see Section D.3 starting on page I-13 below for a detailed definition of “affordable” housing). Table I-6 summarizes recent overcrowding data for the city and county as reported by the Census Bureau.

Table I-6
Overcrowding

Occupants per Room	Carpinteria		SB County	
	Units	%	Units	%
Owner occupied units	2,798	100%	75,214	100%
1.01 to 1.50	21	0.8%	2,001	2.7%
1.51 to 2.00	0	0.0%	537	0.7%
2.01 or more	53	1.9%	175	0.2%
Renter occupied units	2,148	100%	66,033	100%
1.01 to 1.50	216	10.1%	5,656	8.6%
1.51 to 2.00	48	2.2%	2,622	4.0%
2.01 or more	72	3.4%	1,196	1.8%

Source: Census 2008-2012 ACS, Table B25014

Recent Census estimates show that about 2% of owner-occupied units and 16% of renter-occupied units were overcrowded in Carpinteria compared to about 4% of owner-occupied units and about 14% of renter-occupied units in the county as a whole.

4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census estimates, the median household income in Carpinteria was about \$70,000 compared to about \$63,000 countywide.

Table I-7
Median Household Income

Jurisdiction	Median Income	% of County Median Income
Carpinteria	\$70,113	112%
Santa Barbara County	\$62,723	

Source: U.S. Census, 2008-2012 ACS, Table DP-3

5. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table I-8 displays recent Census estimates for overpayment by tenure. According to recent Census data, approximately 40% of all renter households and 36% of all owner households in Carpinteria were overpaying for housing. Overpayment is most common among moderate-income and extremely-low-income (ELI) households, with over 70% of owners and over 90% of renters overpaying.

Although homeowners enjoy interest and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up, resulting in overcrowding and related problems.

Table I-8
Overpayment by Tenure

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Totals	Lower income
Ownership Households	298	249	664	376	1,466	3,054	1,212
Overpaying owners	223	131	100	287	363	1,104	454
Percentage overpaying	74.9%	52.5%	15.0%	76.4%	24.8%	36.1%	37.4%
Renter Households	296	339	855	260	711	2,461	1,490
Overpaying renters	266	245	210	243	19	983	721
Percentage overpaying	90.1%	72.1%	24.6%	93.4%	2.7%	39.9%	48.4%
Total Households	594	589	1,520	636	2,177	5,515	2,702
Overpaying households	489	376	310	530	382	2,087	1,175
Percentage overpaying	82.5%	63.8%	20.4%	83.3%	17.5%	37.8%	43.5%

Source: ACS 2007-2011, Table B25106

C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

**Table I-9
Employment by Industry – Carpinteria**

Industry	Persons	Percent
Civilian employed population 16 years and over	10,636	100%
Agriculture, forestry, fishing and hunting, and mining	451	6.5%
Construction	616	8.9%
Manufacturing	487	7.0%
Wholesale trade	300	4.3%
Retail trade	700	10.1%
Transportation, warehousing and utilities	122	1.8%
Information	127	1.8%
Finance, insurance, and real estate rental and leasing	383	5.5%
Professional, scientific, management, administrative and waste management services	884	12.8%
Educational services, health care and social assistance	1,425	20.6%
Arts, entertainment, recreation, accommodation and food services	794	11.5%
Other services, except public administration	451	6.5%
Public administration	168	2.4%

Source: ACS DP-03 2008-2012

According to recent Census data, approximately 21% of the city's working residents were employed in educational services, health care and social assistance occupations (Table I-9). Other industries with relatively high employment in Carpinteria included Professional, Scientific, Management, Administrative and Waste Management (13%), Arts, Entertainment, Recreation, Accommodation and Food Services (12%) and Retail Trade (10%).

D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined by the Census Bureau as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

As of 2014, about 40% of the city's housing stock was comprised of single-family detached units, while multi-family units comprised 37% of the total. By comparison, the countywide housing stock had a higher percentage of single-family detached homes. Table I-10 provides a breakdown of the housing stock by type for the city compared to the county as a whole. This table shows that the city's housing stock contains a significantly higher proportion of higher-density attached housing as compared to the county.

**Table I-10
Housing by Type**

Housing Type	Carpinteria		SB County	
	Units	%	Units	%
Single detached	2,195	39.5%	90,736	58.6%
Single attached	424	7.6%	10,319	6.7%
2 to 4 units	658	11.8%	14,984	9.7%
5+ units	1,430	25.7%	30,745	19.9%
Mobile homes	848	15.3%	7,949	5.1%
Total Units	5,555	100%	154,733	100%

Source: Department of Finance, Table E-5, 2014

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table I-11 shows the age distribution of the housing stock in Carpinteria compared to the county as a whole as reported in recent Census data. More than 70% of the city's housing stock was built prior to 1980 and therefore may be in need of some repair.

**Table I-11
Age of Housing Stock**

Year Built	Carpinteria		SB County	
	Units	%	Units	%
2010 to 2012	9	0.2%	189	0.1%
2000 to 2009	267	4.9%	13,228	8.7%
1990 to 1999	478	8.7%	13,762	9.0%
1980 to 1989	795	14.4%	24,750	16.2%
1970 to 1979	2,222	40.4%	28,850	18.9%
1960 to 1969	711	12.9%	32,009	21.0%
1950 to 1959	713	13.0%	19,987	13.1%
1940 to 1949	144	2.6%	6,458	4.2%
1939 or earlier	163	3.0%	13,476	8.8%
Total units	5,502	100%	152,709	100%

Source: Census 2008-2012 ACS, Table DP-4

Due to the city's relatively high housing values, market forces would be expected to encourage more private maintenance, rehabilitation, and lead paint remediation, as compared to lower-income communities. The 2011 Housing Element estimated that approximately 800 housing units were in need of some type of rehabilitation and approximately 60 units were so deteriorated as to require replacement. Based on the observations of City Building and Code Compliance staff, there has not been a substantial change to housing conditions, although as the economy continues to recover there appears to be an increasing amount of private housing renovation occurring.

As described in the Housing Action Plan, the City is continuing its efforts to identify, preserve, maintain and rehabilitate existing housing.

3. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"):

- Extremely-Low (30% or less of AMI)
- Very-Low (31-50% of AMI)
- Low (51-80% of AMI)
- Moderate (81-120% of AMI)
- Above-Moderate (over 120% of AMI)

In addition to these categories, the City has identified a "workforce" income category of 120-200% AMI in recognition of the high housing costs in the South Coast area.

Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table I-12 shows 2014 affordable rent levels and estimated affordable purchase prices for housing in Santa Barbara County by income category. Based on state-adopted standards and a family of four, the maximum affordable monthly rent for extremely-low-income households is \$598, while the maximum affordable rent for very-low-income households is \$995. The maximum affordable rent for low-income households is \$1,593, while the maximum for moderate-income households is \$2,199.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table I-12 have been estimated based on typical conditions.

Table I-12
Income Categories and Affordable Housing Costs –
Santa Barbara County

2014 County Median Income = \$73,300	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$23,900	\$598	
Very Low (31-50%)	\$39,800	\$995	\$150,000
Low (51-80%)	\$63,700	\$1,593	\$250,000
Moderate (81-120%)	\$87,950	\$2,199	\$350,000
Workforce (121-200%)	\$146,600	\$3,665	\$575,000
Above moderate (>200%)	>\$87,950	>\$3,665	>\$575,000

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

b. For-Sale Housing

Housing sales price statistics reported by DataQuick Information Systems for calendar year 2013² showed median sales prices of \$728,000 for single-family homes and \$426,000 for condominiums in Carpinteria. Based on the estimated affordable purchase prices shown in Table I-12, it is unlikely that many market rate homes or condominiums would be affordable to lower- or moderate-income residents. These data illustrate the fact that in beach communities, very large public subsidies are generally required to reduce sales prices to a level that is affordable to low- and moderate-income buyers. At a median condo price of \$426,000, there is a “gap” of almost \$100,000 between the market price and the maximum price a moderate-income household can afford to pay for a home. For low-income households, this gap is about \$200,000.

c. Rental Housing

An internet rental survey conducted in June 2014 found asking rents of \$1,100 to \$4,000 per month for one-bedroom units and \$2,100+ for two-bedroom units. As would be expected in a desirable beach community in Southern California, when market rents are compared to the amounts households can afford to pay (Table I-12, page I-13), it is clear that very-low- and extremely-low-income households have a very difficult time finding housing without overpaying. At a rent of \$2,100 per month, the gap between market rent and affordable rent at the very-low-income level is about \$1,100 per month, while the gap at the extremely-low-income level is about \$1,500 per month.

E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one’s employment and income, family characteristics, disability or other conditions. As a result, some residents may experience a higher prevalence of overpayment, overcrowding or other housing problems.

State Housing Element law defines “special needs” groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people and farm workers. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

Recent Census data reported that approximately 108 people in Carpinteria between the 18 and 64 years of age, or 2.6% of the working age population, reported a disability that affected their ability to live independently (Table I-13). Of those aged 65 and over, reported disabilities are much more prevalent. Approximately 385 seniors reported an ambulatory difficulty (24%) while about 19% reported a difficulty with living independently. Housing opportunities for persons with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. The City also encourages development of assisted living and supportive housing facilities through its zoning regulations (see further discussion in the Constraints section of this report).

² <http://www.dqnews.com/Charts/Annual-Charts/LA-Times-Charts/ZIPLAT13.aspx#SR>

Table I-13
Persons with Disabilities by Age

Disability by Age	Persons	Percent
Total civilian non-institutionalized population	13,096	-
With any disability	1,294	9.2%
Under Age 5 - total persons	708	--
With a hearing difficulty	0	0.0%
With a vision difficulty	0	0.4%
Age 5 to 17 - total persons	2,013	
With a hearing difficulty	0	0.0%
With a vision difficulty	0	0.1%
With a cognitive difficulty	44	1.9%
With an ambulatory difficulty	17	0.1%
With a self-care difficulty	33	0.9%
Age 18 to 64 - total persons	8,429	
With a hearing difficulty	104	0.9%
With a vision difficulty	116	1.3%
With a cognitive difficulty	199	2.4%
With an ambulatory difficulty	318	2.7%
With a self-care difficulty	67	1.4%
With an independent living difficulty	108	2.6%
Age 65 and over* - total persons	1,946	
With a hearing difficulty	325	12.8%
With a vision difficulty	98	5.7%
With a cognitive difficulty	133	10.9%
With an ambulatory difficulty	385	24.3%
With a self-care difficulty	150	11.2%
With an independent living difficulty	260	18.5%

Source: U.S. Census, 2008-2012 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

Developmentally Disabled

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be

defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Carpinteria is served by the Tri-Counties Regional Center³ (TCRC) which is based in Santa Barbara. As of 2014, TCRC served approximately 11,500 clients and had 280 staff persons, with 117 clients living in Carpinteria. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. TCRC also coordinates the state-mandated Early Start program which provides services for children under age three who have or are at substantial risk of having a developmental disability.

2. Elderly

According to recent Census data, about 32% of owner households and 13% of renter households in Carpinteria were headed by someone age 65 or older (Table I-14). Many elderly persons are dependent on fixed incomes and/or have a disability. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

Table I-14
Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	1,897	67.8%	1,860	86.6%
65 to 74 years	423	15.1%	152	7.1%
75 to 84 years	293	10.5%	97	4.5%
85 years and over	185	6.6%	39	1.8%
Total Households	2,798	100%	2,148	100%

Source: U.S. Census 2008-2012 ACS, Table B25007

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. About 63% of owners and 55% of renters reported only one or two members. Only about 7% of owner households and about 10% of renter households reported five

³ www.tri-counties.org

or more members (Table I-15). This distribution suggests that the need for large units in Carpinteria with four or more bedrooms is expected to be much less than for smaller units.

Table I-15
Household Size by Tenure

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	670	23.9%	635	29.6%
2 persons	1,092	39.0%	553	25.7%
3 persons	530	18.9%	329	15.3%
4 persons	298	10.7%	418	19.5%
5 persons	110	3.9%	140	6.5%
6 persons	14	0.5%	73	3.4%
7+ persons	84	3.0%	0	0.0%
Total households	2,798	100%	2,148	100%

Source: 2008-2012 ACS Table B25009

4. Female-Headed Households

Recent Census data reported that approximately 10% of owner households and 21% of renter households in Carpinteria were headed by a female (Table I-16). While female-headed households represent a small portion of households, they may have significant difficulties finding affordable housing, particularly in expensive coastal areas.

Table I-16
Household Type by Tenure

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	1,688	60.3%	672	31.3%
Male householder, no wife present	66	2.4%	206	9.6%
Female householder, no husband present	274	9.8%	450	20.9%
Non-family households	770	27.5%	820	38.2%
Total households	2,798	100%	2,148	100%

Source: 2008-2012 ACS Table B11012

5. Farm Workers

According to the Santa Barbara County Agricultural Commissioner, agriculture directly contributes \$1.8 billion to the county economy and provides approximately 16,000 jobs⁴. Farm worker households are considered as a special needs group due to the lower incomes typically earned by these households. Migrant workers, and their places of residence, are generally located in close proximity to agricultural areas providing employment.

As shown previously in the discussion of employment (Table I-9), it is estimated that there are 451 Carpinteria residents employed in agriculture, forestry, fishing and hunting, and mining jobs. No data is available for city residents employed as farmworkers.

⁴ Economic Contributions of Santa Barbara County Agriculture, Agricultural Impact Associates LLC, 2013

6. Homeless Persons

The U.S. Department of Housing and Urban Development (HUD) defines the term “homeless” as the state of a person who lacks a fixed, regular and adequate night-time residence, or a person who has a primary night time residency that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.⁵

Although there are myriad causes of homelessness, among the most common are:

- Substance abuse and alcohol
- Domestic violence
- Mental illness

Since 2003, all Continuum of Care Communities (those receiving Federal Grant Funds serving the homeless) have been required to report the number of people who are homeless at a particular point in time. Surveys are required every other year. The most recent Point in Time (PIT) homeless survey in Santa Barbara County was conducted by the Central Coast Coalition on Homelessness (C3H) on January 22-23, 2013.

At the direction of staff from C3H, approximately 650 volunteers were deployed to physically count the homeless population in Santa Barbara County during the two-day PIT event, and also administer the Vulnerability Index Survey for which respondents self-reported information. The total 2013 PIT homeless count was 1,466 persons compared to a total of 1,536 recorded in the 2011 PIT survey (Table I-17). The PIT survey reported 10 homeless persons in the Carpinteria area, a reduction from 15 persons counted in 2011.

Table I-17
Homeless Counts by Area

Geographic Area	2013 Homeless Count	2011 Homeless Count
Carpinteria	10	15
Cuyama Valley	0	3
Guadalupe	1	5
Isla Vista/Goleta	81	114
Lompoc	104	110
Santa Barbara	946	1,040
Santa Maria	300	243
Santa Ynez Valley	24	6
County Total	1,466	1,536

Source: Central Coast Collaborative on Homelessness, 2013

⁵ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

There are a number of facilities and programs that address homelessness on a regional basis in the southern Santa Barbara County area. Most of these are based in the City of Santa Barbara, but many provide services to homeless people from Carpinteria (Table I-18).

Table I-18
Homeless Shelter Facilities

Facility	Capacity
Casa Esperanza	100 beds (200 beds December to March)
Rescue Mission	100 men and 24 women
Good Samaritan	90 beds; 90-day treatment
Salvation Army	70 beds with counseling
Transition House	70 beds; 120-day treatment

Source: Central Coast Collaborative on Homelessness, 2013

F. Assisted Housing at Risk of Conversion

As part of the Housing Element update, state law requires jurisdictions to identify assisted units that are at risk of conversion to market rate housing during the 10-year period 2015-2025. Table I-19 summarizes assisted affordable units in Carpinteria. As seen in this table, there are five developments with 131 deed-restricted units in the City, and none of these is at risk of conversion to market rate status during the next 10 years.

Table I-19
Assisted Housing Units at Risk of Conversion

Project Name	Project Address	Type of Governmental Assistance	Earliest Date Restrictions End	Housing Type	Number of Units	Number of Assisted Units	At Risk?
Beachcourt Accessible	648 Maple Street	HUD Section 811	2036	6 units 2 bldgs 1 floor	6	6	No
Atrium Apartments	4667 Carpinteria Avenue	Housing Authority Tax Exempt Bonds	2035	12 units 1 bldg 2 floors	12	12	No
Chapel Court	681 Ash Avenue	USDA Sections 514 and 515	2059	28 units 8 bldgs 1 floor	28	28	No
Dahlia Court Phase I	1300 Dahlia Court	HOME Funds	2059	54 units 9 bldgs 2 floors	54	53	No
Dahlia Court Phase II	1300 Dahlia Court	HOME Funds CDBG Fee Waivers City of Carpinteria Donation of one acre parcel	2069	33 units 4 bldgs 2 floors	33	32	No

G. Low- and Moderate-Income Housing in the Coastal Zone

The entire City of Carpinteria is within the Coastal Zone. California Government Code §65590 et seq. prohibits conversion or demolition of existing residential dwelling units occupied by low- or moderate-income persons or families unless provision has been made for the replacement in the same city or county of those dwelling units with units for persons and families of low- or moderate-income (excludes structures with fewer than three units, or fewer than 10 units for projects with more than one structure, among other exclusions). §65590(d) further requires new housing development in the Coastal Zone to provide housing units for persons and families of low- or moderate-income, or if not feasible, to provide such units at another location within the same city or county, within the Coastal Zone or within three miles thereof. As shown in Table I-20, more than 800 units have been approved in the city since 1982 and none were required to be deed-restricted for low- and moderate-income households (the City's Inclusionary policy only requires "workforce" housing in the above-moderate category. Several affordable projects have been constructed in the city, however, through the efforts of non-profit builders. Approximately 23 units occupied by low- or moderate-income households have been demolished in the Coastal Zone and 21 units have been replaced.

Table I-20
Coastal Zone Housing Units

Category	Units
Number of new units approved for construction in the Coastal Zone 1982-2014	800+
Number of new units for low- or moderate-income households required to be provided either within the coastal zone or within three miles of it	0
Number of units occupied by low- or moderate-income households in the Coastal Zone authorized to be demolished or converted	23
Number of units for low- or moderate-income households required either within the coastal zone or within three miles of it in order to replace those demolished or converted	21

H. Future Housing Needs

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction in Santa Barbara County for the projection period⁶ January 1, 2014 to September 30, 2022. Communities then determine how they will address this need through the process of updating the housing elements of their general plans.

The RHNA for the fifth housing element cycle was adopted by the Santa Barbara County Association of Governments (SBCAG) in August 2013. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster or conversion to non-housing uses. The sum of these factors – household growth,

⁶ Under state law, the "projection period" is the timeframe for determining regional housing need, while the "planning period" is the eight-year period between the due date for one housing element update and the due date for the next housing element update. The "fifth cycle" planning period for jurisdictions in Santa Barbara County runs from February 15, 2015 to February 15, 2023, while the "projection period" is January 1, 2014 to September 30, 2022.

vacancy need and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

The new housing need allocated to the City of Carpinteria for the 2015-2023 planning period is 163 units, distributed by income category as shown in Table I-21. Pursuant to Government Code §65583(a)(1) it is assumed that the need for extremely-low-income households is half of the very-low-income need.

**Table I-21 –
Regional Housing Growth Needs**

Very-Low	Low	Moderate	Above-Moderate	Total
39	26	34	64	163
23.9%	16.0%	20.9%	39.3%	100%

Source: SBCAG, 2013

Notes: 50% (20 units) of the VL need is assigned to the Extremely-Low-Income category pursuant to state law

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II. RESOURCES AND OPPORTUNITIES

A. Land Resources

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared and is described in Appendix B. The results of this analysis are summarized in Table II-1 below. The table shows that the city’s land inventory exceeds the RHNA allocation for this planning period.

As discussed in Appendix B, the requirement to demonstrate availability of lower-income sites is met through zoning that allows redevelopment of underutilized sites at densities greater than 20 units/acre. In 2004 state law was amended to establish 20 units/acre as the density deemed appropriate to accommodate housing for lower-income households in suburban cities like Carpinteria [Government Code §65583.2(c)(3)(B)]. The land inventory analysis in Appendix B contains an estimate of the realistic capacity of potential sites for residential development with zoning to accommodate the City’s assigned RHNA allocation for all income levels.

**Table II-1
Land Inventory Summary**

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2015-2023	39	26	34	64	163
Units completed after 1/1/2014 (Table B-2)	33	9	2	5	49
Net remaining RHNA	23		32	59	114
Housing sites (Table B-3)	76		6	35	117
Adequate capacity?	Yes		Yes ¹	Yes ¹	Yes

Notes:

1. Reflects excess lower-income sites

A discussion of public facilities and infrastructure needed to serve future development is contained in Section III.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

B. Financial and Administrative Resources

Section 8 Rental Assistance. The County of Santa Barbara Housing Authority reports that 74 Carpinteria residents receive monthly rental assistance from the Section 8 Voucher Program, and the City of Santa Barbara Housing Authority reports 95 Carpinteria residents with Section 8 vouchers, for a total of 169 vouchers currently (June 2014) being used in Carpinteria. Under this program, a tenant has a “contract” rent with the landlord. The tenant is responsible for a rent payment based on his/her income, usually 30%, and the Housing Authority makes a monthly “housing assistance payment” to the landlord.

CDBG and HOME Funds. The City receives both CDBG and HOME funds from the County through a fair share formula. The following projects received CDBG and HOME funding reservations from the City's allocation during the prior planning period (these projects also received subsidy funds from other sources):

Dahlia Court Expansion Project	33 affordable units	\$950,627
Chapel Court Rehabilitation	28 affordable units	\$50,000
Casas de las Flores	43 affordable units	\$150,000

United States Department of Agriculture (USDA) Funds. The USDA is an important housing resource. Carpinteria's very-low-income homeowners are eligible to apply for loans of up to \$20,000 to repair, improve or modernize their dwellings to remove health and safety hazards. The loan term is 20 years and the interest rate is 1%. Grants of up to \$7,500 are available to homeowners who are 62 years of age or older and who cannot repay a loan. A loan/grant combination for up to \$27,500 can be made if the applicant can repay a part of the loan. The program is known as the Rural Housing Repair and Rehabilitation Program.

The USDA also is a funding source for the preservation of the 28-unit Chapel Court housing complex. Chapel Court is owned by the Chapel Court Housing Corporation. The project has a conditional approval for a \$526,000 loan from the USDA which must be matched by other funds. Peoples' Self-Help Housing Corporation, acting as managing agent, has also applied for a Joe Serna, Jr. Farmworker Grant for the project site.

Another USDA program is the Rural Rental Housing Guaranteed Loan Program (Section 538). This program is intended to fund construction, acquisition or rehabilitation of rural multi-family housing for low-income occupants. Residents of the completed housing facility must be very-low- to moderate-income households; or elderly, handicapped or disabled persons with income not in excess of 115% of the median income of the county.

A third USDA program is the Rural Rental Housing Program (Section 515). Rural Rental Housing Loans are direct, competitive mortgage loans made to provide affordable multi-family rental housing for very-low-, low-, and moderate-income families; the elderly; and persons with disabilities. This is primarily a direct mortgage program, but its funds may also be used to buy and improve land and to provide necessary facilities such as water and waste disposal systems.

In new Section 515 projects, 95% of tenants must have very-low incomes. In existing projects, 75% of new tenants must have very-low incomes. Loans are for up to 50 years at an effective 1% interest rate. A current rate is used for the promissory note but thereafter is used only to determine maximum rent payments.

Local Housing Trust Fund. In lieu fees collected as part of the Inclusionary Housing Program are deposited into an affordable housing trust fund. The fund is used exclusively for the provision of affordable housing and for reasonable costs associated with the development, maintenance and oversight of the affordable housing. The fund includes in lieu fees as well as other funds available to the City for exclusive use for the provision of affordable housing. Currently, the trust fund has approximately \$465,000 available to support affordable housing.

Low Income Housing Tax Credits - The Low-Income Housing Tax Credit (LIHTC) Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the LIHTC program include

minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

Mortgage Credit Certificates – The MCC Program, which is administered by the Housing Authority of Santa Barbara County, is a means of providing financial assistance to first-time homebuyers by allowing those homebuyers to take a specified percentage of annual mortgage interest payments as a tax credit against their federal personal income tax. The MCCs are used for the purchase of new or existing housing located within participating jurisdictions in Santa Barbara County. The MCCs are available to eligible homebuyers on a first-come, first-serve basis.

State Housing Funds – The voters of California have approved bond measures including Proposition 46, the Housing and Emergency Shelter Trust Fund Act of 2002 (\$1.86 billion) and Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006 (\$2.6 billion) to provide funding assistance for affordable and special needs housing. A variety of programs are funded by these bonds, including programs targeting both owner-occupied and rental housing. These programs are administered by the California Department of Housing and Community Development (HCD), although these funds have nearly been exhausted. The FY 2014-15 state budget includes new sources of funding for affordable and supportive housing, including allocations from state “cap and trade” revenues.

Housing Trust Fund (HTF) of Santa Barbara County – The HTF⁷ is a non-profit financing initiative whose mission is to expand affordable housing opportunities for low- to middle-income residents and workers in Santa Barbara County. HTF’s primary program is a \$5.5 million Revolving Loan Fund that provides direct low-cost financing to facilitate rental and home ownership housing production throughout the county. The Workforce Homebuyer Program, launched in May 2012, provides down payment assistance to help low- to moderate-income households purchase a home in the community where they work, enabling a stable residence that strengthens the family and neighborhood. In partnership, the City and the Housing Trust Fund of Santa Barbara County operate a “Workforce Homebuyer Down Payment Loan Program” that helps to bridge the homeownership affordability gap for workforce homebuyers by providing 30-year deferred payment loans up to \$75,000 per household to assist low to upper moderate income households in purchasing a home in the City. Funds can be used for down payment and closing costs for households earn up to 200% of the Area Median Income (AMI), adjusted for household size. The loans have no current interest or principal payments, are structured with shared appreciation, and are repaid upon sale or refinancing of the home or at the end of the loan term. Funding for the program has been provided through the City of Carpinteria.

C. Energy Conservation and Sustainable Housing Development

In 2006, the State Legislature passed Assembly Bill (AB) 32, The Global Warming Solutions Act of 2006, which requires the State of California to reduce “greenhouse gas” (GhG) emissions to 1990 levels no later than 2020. Passenger vehicles account for 31 percent of the state’s total emissions. In 1990, greenhouse gas emissions from automobiles and light trucks were 108 million metric tons, but by 2004 these emissions had increased to 135 million metric tons.

Senate Bill (SB) 375, passed in 2008, builds on the existing regional transportation planning process, which is overseen by local officials with land use responsibilities, to connect the reduction of GhG emissions from cars and light trucks to land use and transportation policy. SB

⁷ <http://www.sbhousingtrust.org/>

375 asserts that, “Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32.”

SB 375 has three goals: (1) to use the regional transportation planning process to help achieve AB 32 goals; (2) to use California Environmental Quality Act (CEQA) streamlining as an incentive to encourage residential projects that help achieve AB 32 goals to reduce GhG emissions; and (3) to coordinate the Regional Housing Needs Assessment (RHNA) process with the regional transportation planning process. SB 375 requires consistency between the Regional Transportation Plan (RTP) and the RHNA, which is accomplished by using a common growth forecast in both of these policy documents.

In 2013 the Santa Barbara County Association of Governments (SBCAG) adopted both an RTP and a RHNA, and local governments cooperate in the implementation of SB 375 by adopting housing elements that facilitate new housing development in a manner consistent with the growth forecast and RHNA.

Energy Conservation Opportunities

As residential energy costs rise, increasing utility bills can adversely affect housing affordability. State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 20138.

Title 24 sets forth mandatory energy standards and requires the adoption of an “energy budget” for all new residential buildings and additions to residential buildings. Separate requirements are adopted for “low-rise” residential construction (i.e., no more than three stories) and non-residential buildings, which includes hotels, motels and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

State policy requires all new residential buildings to be “net zero energy” by 2020. On May 31, 2012, the California Energy Commission (CEC) adopted new energy efficiency standards for both residential and commercial buildings. The new Building Energy Efficiency Standards are 25 percent more efficient than previous standards for residential construction and 30 percent better for nonresidential construction.

Some of the recent changes to residential standards include:

- Solar-ready roofs to allow homeowners to add solar photovoltaic panels at a future date;
- More efficient windows to allow increased sunlight, while decreasing heat gain;

⁸ California Energy Commission (<http://www.energy.ca.gov/title24>)

- Insulated hot water pipes to save water and energy and reduce the time it takes to deliver hot water;
- Whole house fans to cool homes and attics with evening air, reducing the need for air conditioning load; and
- Air conditioner installation verification to ensure efficient operation.

City Efforts to Encourage Energy Conservation

Energy conservation is an important consideration as the City evaluates housing development proposals. One of the requirements of a Development Plan submittal is:

A statement of energy and water conservation measures and/or devices incorporated into the construction and occupancy phases of the development.

Recently approved developments have promoted energy conservation in the design of both housing and office components through the following techniques:

- Low E-glass;
- Higher R-valued insulation;
- Solar tubes and ceiling fans;
- Solar assisted water systems with tankless water heaters;
- Energy efficient lights and appliances;
- Natural light;
- Solar screens;
- Efficient lighting that exceeds Title 24 standards and utilizes natural light;
- An innovative water harvesting/bio-filtration/storage/reuse system that also provides storm water retention and uses a solar powered pump to send water to a restored water tower for landscape irrigation;
- Use of permeable paving blocks for drives and walks;
- Buildings designed with sustainable materials selected for durability and non-toxic maintenance, i.e.: Fly-ash concrete, FSC certified lumber; fiber cement siding, recycled steel roofing, formaldehyde-free insulation, sheathing and cabinets;
- Passive solar heating with thermal storage, natural lighting and natural ventilation designed to minimize fossil energy use would be incorporated within all residential structures;
- Building integrated solar electric photovoltaic systems for all units;
- Energy Star appliances, heating system, water heaters, vent fans and light fixtures;
- Extra water-conserving toilets with dual flush along with low flow fixtures and instant flow water heaters;
- Units and Buildings that qualify as “Energy Star Homes” under the U.S. Department of Energy criteria;

- An innovative water harvesting/bio-filtration/storage/reuse system that also provides storm water retention and uses a solar powered pump to send water to a restored water tower for landscape irrigation;
- Building insulation beyond Code requirements, including 2x6 exterior walls with R-24 perimeter foundation slab insulation and R-30 roof insulation; and
- Building integrated solar electric photovoltaic systems for all units;

III. CONSTRAINTS

A. Governmental Constraints

While local land use plans and regulations are developed to protect people and structures from hazards or nuisances or to protect important environmental or community values, these regulations can also affect the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and required contributions to infrastructure, permit processing procedures and various other issues may present constraints to the maintenance, development and improvement of housing.

1. Land Use Plans and Regulations

a. General Plan and Zoning Designations

Table III-1 shows the four major residential land use categories designated in the City's General Plan Land Use Element. Densities range from a low of 0.3 dwelling units per acre up to 20 dwelling units per acre.

The City's Zoning Code allows residential uses in eight zone districts:

- R-1 – Single Family
- PRD – Planned Residential Development
- PUD – Planned Unit Development
- MHS/PUD – Mobile/Modular Home Subdivision/Planned Unit Development
- MHP – Mobile Home Park
- CPD - Commercial Planned Development
- CB – Central Business
- RES – Resort
- M-RP – Industrial Research Park
- M – General Industry
- M-CD – Coastal Industry
- A – Agricultural
- REC – Recreation
- R – Residential Overlay

Dwelling units are allowed in the CB, CPD, M-RP and M zones as long as they are integrated into the overall development. M-CD and REC allow for caretaker units pursuant to a Conditional Use Permit. REC allows dwellings for owners, managers or caretakers pursuant to a Conditional Use Permit.

Table III-1
General Plan Residential Land Use Categories

Category	Density (units/acre)
<i>Rural Residential (RR)</i> This category provides locations for single-family homes adjacent to the urban/rural boundary to function as a transition use and help stabilize that boundary.	0.3 to 1.0
<i>Low-Density Residential (LDR)</i> This category includes locations for low-density detached single-family residences in neighborhood settings.	0.3 to 4.6
<i>Medium-Density Residential (MDR)</i> This category provides for small lot detached or attached (duplex) single-family and attached multi-family residences. Housing types may include single-family homes, apartments, townhouses and condominiums.	4.7 to 20.0
<i>Planned Unit Development (PUD)</i> This category is assigned to large undeveloped parcels suitable for a combination of land uses (e.g., residential, recreational, visitor-serving, commercial and convenience establishments.) This category helps to ensure comprehensive planning by requiring that the entire parcel be planned and developed as a unit.	Determined through the Specific Plan process

Table III-2 identifies the residential uses permitted by zone district.

Table III-2
Residential Uses Permitted by Zone District

Zone District	Uses Permitted	Conditional Use Permit
R-1	Single-family dwellings; Small family care homes	Large family care homes
PRD*	Single-family dwellings; Duplex, Multi-family (townhouses, condominiums, cluster and community apartment projects), subject to Development Plan approval	As listed in Chapter 14.62
PUD*	Single-family dwellings; Rowhouses, Townhouses Apartments, Condominiums Modular homes, Mobile homes on a permanent foundation, subject to Development Plan approval	As listed in Chapter 14.62
MHS/PUD	Modular homes, Mobile homes on a permanent foundation	
MHP*	Mobile home park, subject to Development Plan approval	
R Overlay	Single-family dwellings, Multi-family dwellings, subject to Development Plan approval	
CPD	Single-family dwellings, Multi-family dwellings, Residential Only, subject to Development Plan approval and the R Overlay	
CB	Single-family dwellings, Multi-family dwellings, subject to Development Plan approval	
RES	Dwellings for owners, managers or caretakers managing or operating the principal use	
M-RP	Mixed Residential/Industrial subject to Development Plan approval or Residential Only, subject to Development Plan approval and the R Overlay	
M	Mixed Residential/Industrial subject to Development Plan approval or Residential Only, subject to Development Plan approval and the R Overlay	
M-CD	Caretaker dwelling subject to a Conditional Use Permit	
A	Single-family dwellings	
REC	Caretaker dwelling subject to a Conditional Use Permit	

Table III-3 shows the allowed densities in residential zoning districts. The single-family zone provides for low-density housing as a function of the minimum lot area per dwelling unit. Mobile home housing is permitted at a density of about eight dwellings per acre. The PRD Zone allows up to 20 dwelling units per acre. Residential densities affect housing cost and affordability. While higher densities can reduce per unit land costs, in coastal areas it is extremely difficult to produce new affordable housing without significant financial subsidies. State law allows the use of “default” density standards deemed by the state legislature to be suitable for lower-income housing. The City’s assigned default density under state law for lower-income households is 20 units per acre. The PRD and PUD zoning districts allow densities of 20 units per acre and therefore are deemed to be suitable for the development of lower-income housing.

Lot Coverage

Building coverage, according to the zoning regulations, means the amount of land that may be covered by buildings, usually measured as a percentage of the lot area. However, pools, spas and patios are not included within the meaning of a building. Table III-3 identifies the lot coverage standards for each residential zone. Housing development in the PRD-20 Zone, the City’s highest density zone, can satisfy the lot coverage standard and attain the maximum number of housing units.

Height Limits

Building height means the vertical distance from the average finish grade of the lot covered by the building to the highest points of the coping of a flat roof or to the height of the highest gable of a pitch or hip roof. Table B-2 identifies the maximum height limits for each residential zone. All existing affordable housing developments have been developed below the maximum height limit. Housing developments in the PRD-20 zone, the City’s highest density zone, can satisfy the height limits and attain the maximum number of housing units. In addition, three-story development is possible within the 30-foot height limit.

Lot Size Requirements

Table B-2 shows the lot size requirements for the different residential zones. Single-family housing is permitted on a variety of lot sizes. Mobile home parks and subdivisions require a minimum of 10 acres. This minimum lot size enables mobile home parks to have at least 80 spaces. The PRD zone requires a minimum lot size of 7,000 square feet for newly created lots. However, existing lots smaller than 7,000 square feet can still develop at a minimum of 2,180 square feet per dwelling unit in the PRD-20 Zone.

Unit Size Requirements

The City does not have regulations that require minimum or maximum housing unit sizes by housing type or zone, except for single room occupancy (SRO) units. The City encourages “... studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.”

Table III-3
Summary of Residential Development Standards

Type of Standard	4-R-1	6-R-1 7-R-1 8-R-1	Planned Residential Development PRD	Planned Unit Development PUD	Mobile Home Park MHP	Mobile Home Subdivision MHS/PUD
Density	8.2	5.6 4.6 4.6	Up to 20	Determined when PUD is approved	8.0 gross	8.2 net
Parking	2 in a garage	2 in a garage	Studio/1 Bdrm: 1 in carport or garage 2 or more bdrms: 1 in carport or garage and 1 uncovered; plus one visitor space per 3 units	Studio/1 Bdrm: 1 in carport or garage 2 or more bdrms: 1 in carport or garage and 1 uncovered; plus 1 visitor space per 3 units	2 may be tandem	2 may be tandem
Maximum Building Coverage	35%	35%	50%	30%	75% per site	75% of indiv. site
Maximum Building Height	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Minimum Net Lot Area	4,000 s.f.	6,000 s.f. 7,000 s.f. 8,000 s.f.	7,000 for newly created lots	No Standard	Park = 10 acres Site = 3,600 s.f.	10-acre site
Unit Sizes	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Floor Area Ratio	40%	40%	N/A	N/A	N/A	N/A
Front Setback	Greater of 40 feet from center of road or 10 feet from property line	Greater of 50 feet from center of road or 20 feet from property line	Greater of 50 feet from center of road or 20 feet from property line	No standard	Park = greater of 50 feet from center of road or 20 feet from property line Lot = 10 feet	10 feet
Side Setback	3 feet	10% of width, but not less than 5 feet or more than 10 feet	10% of width, but not less than 5 feet or more than 10 feet	No standard	Park = 15 feet Site = 5 feet	5 feet
Rear Setback	15 feet	15 feet	15 feet	No standard	Park = 15 feet Site = 5 feet	10 feet
Minimum Open Space	65%	65%	20%	20%	20%	20%

Floor Area Ratios

Floor area ratio (FAR) is defined by the zoning regulations as the total floor area of enclosed buildings on a lot divided by the net area of the site expressed in a percent form. This definition excludes pools, spas and patios. Table B-2 identifies the floor area ratios for each residential zone. In the PRD zone, not more than 50% of the net area of the property shall be covered with any portion of a building(s) containing dwelling units.

Setbacks

Table B-2 identifies the setbacks for each residential zone. Housing development in the PRD-20 zone, the City's highest density zone, can satisfy the setback requirements and attain the maximum number of housing units.

Open Space Requirements

Open space, according to the zoning regulations, means private open space that includes, but is not limited, to patios, decks and yards for the private use of the residents of individual units. Table B-2 identifies the open space requirements for each residential zone. Housing development in the PRD-20 zone, the City's highest density zone, can satisfy open space requirements and attain the maximum number of housing units.

Growth Controls/Urban Growth Boundaries

The City has no growth controls or limitations that establish ceilings on the number of new housing units that can be approved annually. The City's General Plan/Local Coastal Land Use Plan guides growth and development within the City and identifies a Sphere of Influence boundary that includes an estimated 8.35 acres. Each area included in the Sphere of Influence is contiguous to the existing City urban/rural boundary and has unique characteristics or circumstances that support inclusion in the City sphere of influence.

Special Needs Housing

Under state law, persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter, transitional or supportive housing, and single room occupancy (SRO) units. The City's regulations regarding these housing types are discussed below.

- **Housing for Persons with Disabilities**

Residential Care Facilities. *Health and Safety Code* §§1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family or persons employed as staff. Local agencies must allow these licensed care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings. The City's zoning regulations are consistent with these provisions of state law. Large residential care facilities for seven or more persons are conditionally permitted in any zone.

Reasonable Accommodation. Cities are required to adopt procedures for processing requests for “reasonable accommodation” in the application of building or zoning regulations to reduce barriers for persons with disabilities. Chapter 14.61 of the Zoning Code includes reasonable accommodation procedures pursuant to state law.

Definition of “Family”. The Zoning Code defines “Family” as “one or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a family need not be related but are distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group uses.” This definition is consistent with state law.

Maximum concentration and site planning requirements. Separation of certain types of licensed care homes is regulated by the State. Except for foster homes and elderly care, licenses issued by the California Department of Social Services (CDSS) must be a minimum of 300 feet from any other licensed home (as measured from the outside walls of the house – *Health and Safety Code* §1520.5). If a home is closer than 300 feet, an exemption must be granted by the City, otherwise the license is denied. This 300-foot separation restriction does not apply to licenses issued by the State Department of Alcohol and Drugs for rehabilitation homes. CDSS must submit any application for a facility covered by the law to the city where the facility will be located. The City may request that the license be denied based on the overconcentration or an existing facility (or within 1,000 feet of a congregate living health facility) unless the City approves the application. Even if there is adequate separation between the facilities, a city or county may ask that the license be denied based on over-concentration. These separation requirements apply only to facilities with the same type of license. For instance, a community care facility would not violate the separation requirements even if located next to a drug and alcohol treatment facility.

The City complies with fair housing laws as they relate to spacing and separation requirements. The City has not adopted a standard different from or more stringent than those imposed by state law.

- **Farmworker Housing**

Under the state Employee Housing Act, farmworker housing for up to six employees must be treated as a single-family residential use and permitted subject to the same regulations and standards as apply to other residential uses in the same zone.

Additionally, farmworker housing in a zone where agriculture is permitted is considered an agricultural activity when consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by separate households and must be treated as other agricultural activities in the same zone consistent with the Employee Housing Act. The Zoning Code allows farmworker housing consistent with these provisions of state law.

- **Emergency Shelters**

Emergency shelters are facilities that provide a safe alternative to acute homelessness either in a shelter facility, or through the use of motel vouchers. Emergency shelter is short-term, usually for 30 days or less. State law (Senate

Bill 2 of 2007) requires that unless adequate shelter facilities are available to meet a jurisdiction's needs, emergency shelters must be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district, but may include specific development standards.

The Zoning Code allows emergency shelters by-right in the Industrial/Research Park (M-RP) zoning district (Figure III-1) in conformance with SB 2. This district encompasses approximately 146 acres and has vacant sites or buildings that could accommodate year-round emergency shelters sufficient to meet the City's estimated homeless population of 10 persons based on the latest Point-in-Time survey. The M-RP district provides close proximity to transit and other services used by homeless persons.

Development standards for emergency shelters include those applicable to all uses in the M-RP zone plus the following:

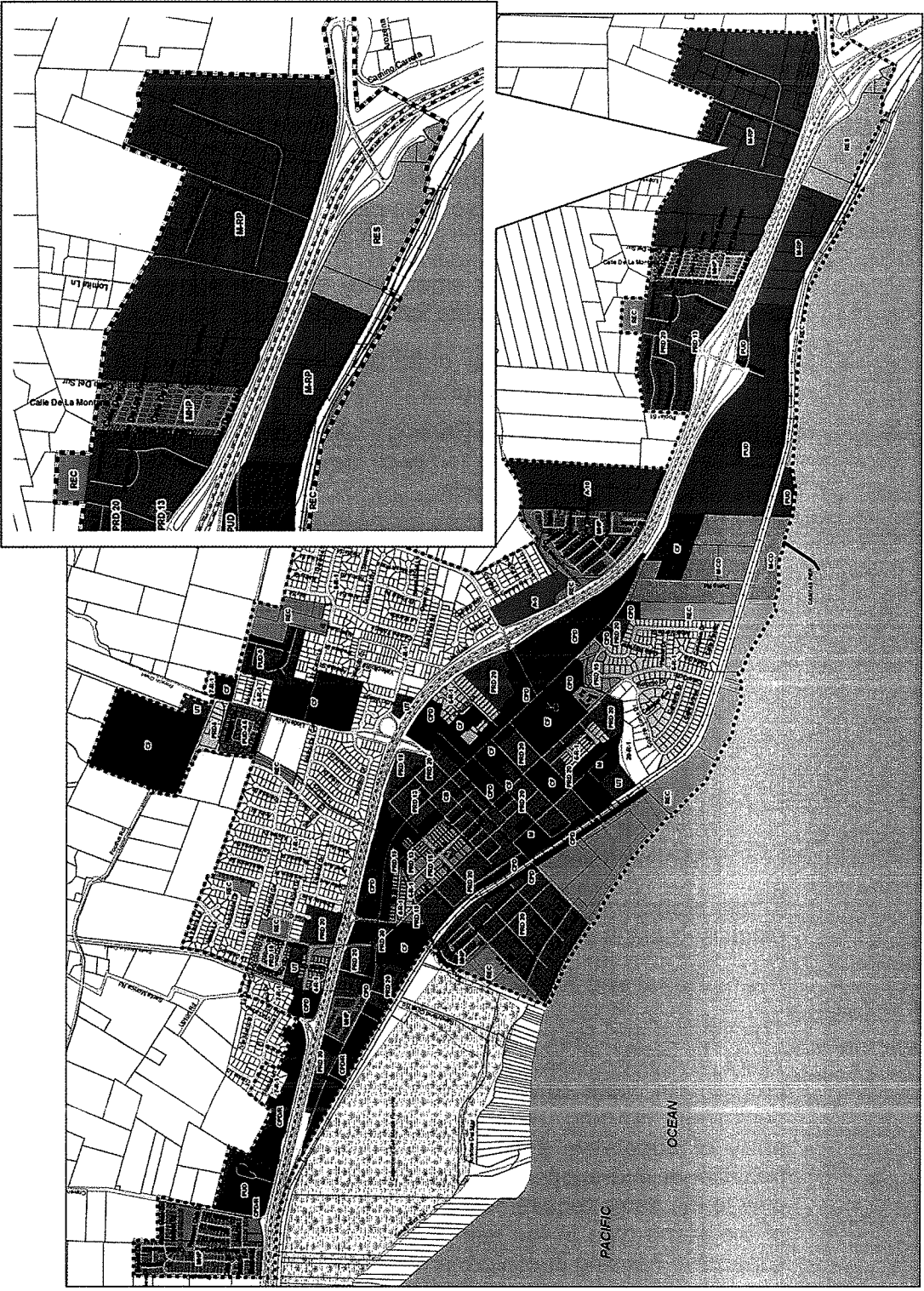
- Maximum Occupancy of 25 persons (higher occupancy facilities may be considered through a Conditional Use Permit)
- Vehicle and Bicycle Parking. One vehicle parking space per five beds, plus one space for each employee on duty. One bicycle parking space per five beds
- Waiting intake area large enough to accommodate regular occupancy.
- The facility may provide amenities such as: commercial kitchen, recreation room, support services, laundry services and storage areas
- Length of stay no more than six months in any 12-month period
- A written management plan including provisions for staffing, management, security, outdoor uses, temporary storage, site maintenance, service amenities and transportation
- Lighting for security and safety
- Minimum separation of 300 feet from any other emergency shelter

These standards are objective and do not pose an unreasonable constraint to establishment of emergency shelters.

- **Transitional and Supportive Housing**

Transitional and supportive housing are longer-term types of housing, up to two years or more. Residents are typically required to participate in a structured program to work toward established goals so that they can move on to permanent housing. Supportive housing residents are often provided with an array of supportive services to assist them in daily activities. Under SB 2, transitional and supportive housing are deemed to be residential uses subject only to the same requirements and standards that apply to other residential uses of the same type in the same zone. The Zoning Code allows transitional and supportive housing in conformance with state law.

Figure III-1
Potential Emergency Shelter Locations



- **Single Room Occupancy**

Single room occupancy (SRO) facilities are small studio-type units that typically rent in the very-low- or extremely-low-income category. California *Health and Safety Code* §17958.1 allows jurisdictions to permit efficiency units with a minimum floor area of 150 square feet and partial kitchen or bathroom facilities for occupancy by no more than two persons. SROs are conditionally permitted in the Planned Residential Development (PRD) zone subject to the following development standards:

- Minimum size of 150 square feet and maximum size of 400 square feet
- Occupancy limited to a maximum of two persons per unit
- A SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink and bathtub, shower or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.
- A SRO unit is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator and a stove, range top or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.
- One closet per person, telephone hookups and cable or satellite TV hookups
- If laundry facilities are not provided in each unit, common laundry facilities shall be provided, with one washer and one dryer on the premises for every 10 units
- Elevators shall be required for SRO buildings of two or more stories
- Onsite management
- Off-street parking at the rate of 0.5 space per unit, plus one space for each employee on duty

These standards do not pose an unreasonable constraint on development of SRO facilities.

b. Off-Street Parking Requirements

Chapter 14.54 of the Zoning Code requires the provision of parking for residential uses as follows:

- Single-family detached dwellings: two covered parking spaces per dwelling within a garage.
- Multiple-family dwellings (including two-family duplexes):
 - (1) For each single bedroom or efficiency dwelling unit designed and intended to accommodate not more than two persons: one covered space per unit, either in a carport or a garage;

- (2) Two or more bedroom dwellings: a minimum of one covered parking space per unit plus one parking space per unit in a paved parking area;
 - (3) Visitor parking: one parking space per three dwelling units;
 - (4) Parking spaces shall not be located more than 200 feet from the building served by such spaces.
- Mobile homes (located in mobile home parks): two spaces on each mobile home site (may be tandem); one space for every three sites for guest parking.
 - Clubs, fraternities, sororities, dormitories, boardinghouses and lodging houses: one space per four bed spaces and one space per two employees.
 - Rest homes, family care and special care homes, and other group care or congregate care facilities: one space for each three beds plus one space for each employee.

Impacts of the parking standards on housing cost and supply are minimal, and the City's parking standards can be accommodated on parcels that meet the minimum lot size requirements. That is, the parking standards do not reduce housing capacity below the maximum permitted by zoning on lots meeting the minimum lot size requirements.

The cost impact of the City's parking standards on affordability pertains primarily to construction costs -- that is, the need to construct a garage compared to a carport. Once again, the cost impacts are minimal because a garage is required only for single family homes. The number of parking spaces required of rental housing spaces are not extraordinary as a maximum of two spaces are required for rental housing units having two or more bedrooms. Developers may satisfy the standard by providing one carport and one paved space (covered or uncovered).

The City standards have not impeded the development of new housing. Over the past several years, there have been no requests for variances to permit carports instead of garages for single-family dwellings. However, pursuant to Program #7 of the Housing Plan, the City will continue to provide relief from the covered parking and parking space requirements in order to facilitate the development and rehabilitation of affordable housing.

The City's density bonus regulations allow qualifying projects to provide reduced parking as follows:

- Zero to one bedroom: one onsite parking space
- Two to three bedrooms: two onsite parking spaces
- Four or more bedrooms: two and one-half parking spaces

The above parking ratios are inclusive of handicapped and guest parking. In addition, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through on street parking.

These standards are considered reasonable and do not constrain housing development.

c. Second Units

Chapter 14.72 of the Zoning Code establishes regulations for second units. Second units are permitted subject to architectural review and an administrative coastal development permit. The property owner must reside in either the primary or the second unit, and second units may not be

sold separately from the main dwelling. Second units must comply with applicable development standards for the primary unit as well as the following:

- Minimum lot size: 8,000 square feet
- Maximum unit size: 30% of the primary unit size up to a maximum of 700 square feet
- Maximum height: one story or 18 feet, not to exceed the height of the primary dwelling
- Parking: one enclosed garage space per bedroom

Program 1 in the Housing Plan includes a commitment to review and revise these development standards as appropriate to facilitate development of additional second units.

d. Density Bonus

Under state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. Chapter 14.77 of the Zoning Code establishes density bonus regulations in conformance with state law.

e. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than onsite, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code. Mobile homes on a permanent foundation are permitted in any zone that allows single-family homes, as well as in the Mobile Home Park zone.

f. Building Codes

The City's building regulations (Title 15 of the Municipal Code) incorporate the 2013 versions of the California Building Code, Residential Code, Electrical Code, Plumbing Code, Mechanical Code, Green Building Code and Building Energy Efficiency Standards. The City's building regulations detail the revisions and amendments to the Building Code that differ from state standards. These amendments are mostly related to geotechnical review and provisions for adequate drainage and do not pose unreasonable constraints to housing cost.

g. Coastal Zone

The entire City is located within the Coastal Zone and the City has a certified Local Coastal Program (LCP). As a result, all development, other than minor additions to existing dwellings, requires a Coastal Development Permit. Projects located within the Coastal Appeals Overlay District may be appealed to the California Coastal Commission.

h. Inclusionary Ordinance

The City of Carpinteria has adopted an Inclusionary Housing Ordinance to encourage the development and availability of affordable housing in the above-moderate-income category in an effort to provide housing for middle-income and critical workforce households that cannot afford housing in Carpinteria, and to ensure that the private sector, as well as the public sector, contributes to and participates in providing adequate housing for all economic segments of Carpinteria.

Residential development of five or more housing units involving a subdivision map for the purpose of creating individual ownership units or parcels must construct 12% of the total units at a price affordable to households earning 121% of the area median income (AMI).

The City has provided incentives for developers to facilitate inclusionary requirements. A developer may request and the City may approve one incentive to facilitate the construction of inclusionary units, if the developer can demonstrate that the modification is necessary to provide for affordable housing cost.

If it is determined that the construction of the affordable units is infeasible, the inclusionary ordinance provides for an in lieu fee. However, no one has requested to pay an in lieu fee since adoption of the program in 2004. The ordinance does not provide for the affordable housing to be provided off-site.

Any in lieu fees collected are deposited into an affordable housing trust fund. The fund is used exclusively for the provision of affordable housing and for reasonable costs associated with the development, maintenance and oversight of affordable housing in the City. The fund includes in lieu fees as well as other funds available to the City for exclusive use for the provision of affordable housing. Currently, the trust fund has approximately \$465,000 available to provide for affordable housing.

The following inclusionary housing units were developed during the previous planning period:

Development	Number of Units	% of Area Median Income
Sparrow's Landing	1 unit	121-200%
Mission Terrace	3 units	160-200%
Lagunitas Mixed Use	9 units	121-200%
	2 units	160-200%

2. Development Processing Procedures

a. Types of Permits Required for Residential Development

The types of permits required for residential development are determined by the zone in which the residential property is located. All new development projects, as well as certain use changes in existing buildings, must be reviewed by the Community Development Department staff for conformance with the City's Local Coastal Land Use Plan, General Plan and Zoning Code. In addition, the Planning Commission reviews projects that require one or more of the following types of permits or approvals:

- *Conceptual Plan/ Review* - Due to the City's need to implement Coastal Plan and General Plan Policies and integrate citizen participation and environmental review, the Conceptual Plan Review process helps applicants understand if and how a proposal might cause public policy conflicts and/or environmental impacts.

- *Annexation Proposal/Sphere of Influence Amendment* - Development proposals for properties outside the City that may be annexed into the City. A Sphere of Influence boundary has been adopted to assist planning. If property outside the City is not within the sphere, the sphere also needs to be amended prior to consideration of a development proposal.
- *Local Coastal Program Amendment/General Plan Amendment* - State law requires every coastal city and county to adopt a Coastal Plan and General Plan. Any development proposal that changes Coastal Plan or General Plan policy or a mapped land use designation requires an amendment.
- *Rezoning and Zoning Ordinance Amendment* - In considering a change of zone request, the Planning Commission determines whether the proposed zoning is consistent with the City's General Plan, compatible with existing and proposed development in the surrounding area, and consistent with good zoning or planning practices. Some proposals may include a zoning ordinance text amendment. The City Council is the local decision maker on these types of applications.
- *Specific Plan* - State law and the City's Local Coastal Program require the preparation of a Specific Plan for properties so designated on the Zoning Map. Any proposal involving multiple properties or phasing could benefit by including the preparation of a Specific Plan.
- *Development Plan and Coastal Development Permit* - These types of permits are required for all new development in most zone districts. The Community Development Director or Planning Commission reviews the design and operational characteristics of the proposed development and may impose conditions of approval as deemed necessary. Unless otherwise exempted from the State Coastal Act, any land use activity that fits within the definition of "development" requires a Coastal Development Permit. In Carpinteria, any entitlement for development including Development Plan, Conditional Use Permit, Grading Permit, etc. requires a Coastal Development Permit as well.
- *Conditional Use Permit* - This permit is required for land uses that cannot be readily classified as principal permitted uses in individual districts by reason of their special character or possible effect on surrounding areas or the general community. The Planning Commission may impose conditions on such projects relating to both design and operation, and will require public review of the permit to ensure compliance with conditions.
- *Architectural Review* - Most land use activities that result in physical design changes require architectural review. Those changes that are associated with a Development Plan or Conditional Use Permit application will require Architectural Review Board review in addition to Planning Commission approval.
- *Tentative Subdivision, Tentative Parcel Maps and Condominium Conversions* - In conjunction with review of other permits and approvals for a development project, the Planning Commission will also review a proposed subdivision or parcel map.
- *Variance* - The Planning Commission may approve a variance from certain requirements of the Zoning Code if it makes specific findings regarding unique circumstances or characteristics of the property involved.

b. Coastal Development Permits/Development Plan Approvals

Multi-family housing is a permitted use in the PRD, PUD, CPD, CB and M-RP Zones. This housing type includes rowhouses, townhouses, apartments, condominiums and community apartment projects. Multi-family housing is not subject to a conditional use permit in these zones. However, all uses, not only multi-family rental housing, are permitted subject to approval of a Development Plan and Coastal Development Permit approval.

A Development Plan describes the proposed development in terms of land uses, parking, circulation, building heights, building elevations and the number and types of dwellings in each building. After submittal of the Development Plan and Coastal Development Permit application, the Community Development Department circulates the application to other City departments and local special districts. The Planning Commission may then approve, conditionally approve or deny the project. The Planning Commission's decision may be appealed to the City Council. If the project is located in the Coastal Appeals Overlay District, the City's action may also be appealed to the California Coastal Commission.

c. Overlay Zones

In addition to the regulations governing individual zoning classifications, the City has six overlay districts. The regulations of the overlay districts apply to the land in the same manner as specific district regulations. Overlay regulations apply wherever the boundaries of the area are shown on the official zoning maps. When an overlay district is added to an individual zoning district, the provisions of the overlay district shall be effective in addition to the applicable district regulations. If any of the provisions of the overlay district conflict with provisions of the specific zoning classification regulation, the provisions which are most restrictive are enforced. Table III-4 lists the City's overlay districts.

Table III-4 Zoning Overlay Districts

Overlay District	Map Designation
Coastal Appeals Area	CA
Environmentally Sensitive Habitat	ESH
Flood Hazard Area	FH
Specific Plan	S
Visitor-Serving/ Highway Commercial	V
R Residential	R

- 1) *Coastal Appeals Area*: The purpose of the CA Overlay District is to set forth special permit procedures for development located in the coastal appeals area, as defined in the City's official zoning maps, since development in this area is subject to appeal to the state Coastal Commission. The intent is to provide opportunities for the maximum amount of public participation in the review of such development by requiring a public hearing.
- 2) *Environmentally Sensitive Habitat*: The purpose of the ESH Overlay District is to protect and preserve areas in which plant or animal life or their habitats are either rare or especially valuable because of their role in the ecosystem and which could be easily disturbed or degraded by human activities and development. The intent of this district is to ensure that all development in such areas is designed and carried out in a manner that will provide maximum protection to sensitive habitat areas.

- 3) *Flood Hazard Area*: The purpose of this overlay district is to promote the public health, safety and welfare, and to minimize public and private losses in flood hazard areas defined or designated by the United States Department of Housing and Urban Development, Flood Insurance Administration including specifically the Flood Insurance Rate Map currently in effect. The intent of this district is to avoid exposing new development to flood hazard and to reduce the need for future flood control protective works and resulting alteration of stream and wetland environments by regulating development within flood hazard areas.
- 4) *Specific Plan*: The purpose of the Specific Plan Overlay district is to provide for a coordinated level of site planning for parcels which are under separate ownership but should be planned as a unit, prior to preparation of development plans. The intent is to ensure a more precise level of planning for such areas than is ordinarily possible under the land use plan. Therefore, a specific plan is an extension of the land use plan, including but not limited to the location and types of land uses, roads, open space, hazardous areas and natural landmarks.
- 5) *Visitor-Serving/Highway Commercial*: The purpose of the V Overlay District is to provide for commercial development that will serve visitors to the city as well as local residents. The intent is to provide a mechanism for requiring adequate visitor-serving commercial uses in areas serving the beach and major highways and to ensure that such uses are appropriately integrated with other commercial needs of the community.
- 6) *R Residential*: The purpose of the R Overlay District is to provide the opportunity for residential-only development in zone districts which would otherwise not permit such uses. The intent is to encourage rehabilitation of existing housing stock in certain commercial and industrial areas (excluding coastal dependent industry), to increase the City's stock of affordable housing through new residential-only developments in areas which allow commercial, industrial and mixed use developments, and to assist the City in maintaining an appropriate balance between jobs and housing. The R Residential Overlay District does not apply to Visitor-Serving Commercial (VC) designated parcels, with the exception that second story mixed use or residential use shall be allowed on VC designated parcels in the Downtown Core District.

The overlay districts do not adversely impact the supply and cost of housing. In fact, the R Overlay District seeks to increase the supply and reduce the cost of housing by permitting residential uses in certain commercial and industrial research park areas.

d. Permit and Approval Time for Residential Projects

Carpinteria has a limited inventory of undeveloped land that provides for the development of typical single-family, subdivision or multi-family projects. Many developments are infill residential projects, particularly redevelopment of underutilized infill sites. Depending on the type of development and permits required, typical processing time ranges from two to six months for residential projects.

Since adoption of the prior Housing Element, the City has continually implemented the following Housing Element policy:

Facilitating Affordable Housing Development Review: Affordable housing developments shall receive the highest priority and efforts by staff, the Planning Commission, and City Council to: (a) provide technical assistance to affordable

housing developers, including community involvement; (b) take into account project funding and timing needs in the processing and review of the applications; and (c) provide the fastest turnaround possible in determining application completeness.

The Planning Commission has final review authority for Development Plans, Coastal Development Permits, Conditional Use Permits, Tentative Parcel Maps, Condominium Conversions and Variances. The Planning Commission's decision may be appealed to the City Council or the City Council may appeal a Planning Commission decision to itself. The Planning Commission reviews and makes recommendations to the City Council for Annexations, Sphere of Influence Amendments, Local Coastal Program and General Plan Amendments, Zone Changes and Zoning Text Amendments, Specific Plans and Tentative Tract Maps. All of these City Council decisions, except for some instances Tentative Subdivision Maps, are subject to review and approval by the State Coastal Commission.

Typical single- and multi-family projects require a Development Plan and Coastal Development Permit and Architectural Review. Subdivision maps are reviewed in conjunction with the review of other permits. The decision-making criteria include the Coastal Plan and General Plan goals, objectives and policies as well as the development standards and findings set forth in the Zoning Code. In order to expedite the permit process, the Community Development Department encourages applicants to participate in a Conceptual Review process before an application is formally submitted to the City, or to consult with planning staff at the public information counter. The City also has prepared an 'Applicant's Guide' to show applicants the process for projects that require review by the Planning Commission or City Council. The Guide includes information about how to submit a complete application package. Through these efforts, the City reduces the costs and time involved in processing development applications.

The certainty of approval of a development application is a function of the due diligence of the applicant with respect to submitting a proposal that is complete and satisfies the development standards and policies. The Community Development Department's 'Applicant's Guide' encourages applicants to consult with the Department to find out the zoning regulations that may affect the project, the types of permits that may be needed and what fees are required. The Applicant's Guide⁹ also describes the nature and sequence of steps that comprise the development review process.

PUD Review Procedures

Permitted uses subject to Development Plan approval in the Planned Unit Development (PUD) district include:

Residential units, either attached or detached, including single-family dwellings, rowhouses, townhouses, apartments, condominiums, modular homes and mobile homes on a permanent foundation; provided that the units are clustered to the maximum extent feasible for modular/mobile home PUDs.

The PUD District has established standards regarding maximum building coverage, minimum open space and maximum building height. The development standards are as follows:

- Parking per the parking regulations for each land use
- Building coverage – maximum of 30%
- Building height – maximum of 30 feet
- Common open space – minimum of 20% of lot area

⁹ http://www.carpinteria.ca.us/communitydev/building_permit.shtml

- Landscaping – in accordance with approved development plan
- Density – determined at time of designation unless already established by the General Plan/Coastal Plan

In determining the appropriate density, the following factors are considered:

1. Protection of the scenic qualities of the site
2. Protection of natural and/or coastal resources, e.g., habitat areas, archaeological sites
3. Avoidance of siting of structures on hazardous areas
4. Provision of public open space, recreation and/or beach access
5. Preservation of existing healthy trees
6. Mix of housing types and provision of low- and moderate-income housing opportunities
7. Density in surrounding areas
8. Service system constraints

Standards with regard to setbacks, lot area and distance between buildings have not been established. The reason is that the intent of the PUD zone district is to “encourage clustering of structures to preserve a maximum amount of contiguous open space.” To this end, the “intent is to promote multiple residential development rather than single-family subdivisions....”

The process of approving a PUD involves the preparation of a Development Plan by the applicant. The contents of a Development Plan have been described previously in the analysis of potential governmental constraints. Prior to approving a Development Plan, the City Council or Planning Commission shall determine that the following requirements have been met:

1. That the density and type of proposed development is in conformance with the Coastal Land Use Plan;
2. That adequate provisions have been made within the proposed conditions, covenants and restrictions to establish permanent care and maintenance of public and common open spaces, recreational areas and facilities;
3. That the existing and proposed circulation is suitable and adequate to serve the proposed uses;
4. That setbacks and distances between buildings meet all of the provisions of Section 14.16.070;
5. That the development includes a mixture of housing types and that buildings and structures are clustered to the maximum extent feasible to provide the maximum amount of contiguous open space.

The PUD zone does not have negative impacts on the cost and supply of housing. The zone encourages and facilitates a mixture of housing types, promotes multi-family residential housing, and encourages the provision of low- and moderate-income housing.

Design Review Process

Community Design Element. The General Plan Community Design Element identifies citywide and specific key design characteristics of Carpinteria valued by the community. The Element includes the following major components:

- Citywide Community Design Objectives and Policies;
- Town Map identifying the geographical framework of where key physical design components are located;
- Key physical community design characteristics objectives and policies; and
- Detailed objectives and policies for six sub-areas.

The Community Design Element objectives and policies are intended to guide the quality of future development that residents would like to continue and preserve.

The Community Design Element furthers the purpose of Coastal Act §30251. That section states that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the State Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Residential projects are evaluated in terms of how they comply with the City's community design policies and objectives. The policies and objectives are expressed in narrative policy statements with specific examples of how applicants can comply with the community design policies and objectives. For instance, graphic examples are given with respect to mass, scale, color and materials.

The community design review process is conducted concurrently with the evaluation of project applications for discretionary permits such as a Development Plan and/or Tentative Parcel Map. That means applicants do not need to go through a separate design review process. However, projects are subject to Architectural Review Board review of site plans, building elevations and landscape plans.

Residential Design Guidelines. Residential design guidelines also have been established for single-family development in two areas of the city:

Subarea 1 - Beach Neighborhood is bounded by the Carpinteria Salt Marsh to the west, the Union Pacific Railroad to the north, Carpinteria City Beach to the south and Linden Avenue to the east.

Subarea 3 is bounded by Highway 101 on the south and by agricultural lands outside the City limits on the west, north and east. The area is composed primarily of single-family neighborhoods laid out in a suburban pattern typical of new development in the 1950s through the 1980s. The guidelines are primarily applicable to R-1 zoned properties in the Santa Monica, Canalino and El Carro neighborhoods, but may also be used as a tool to assist in evaluating single-family dwellings in other residential zone districts.

The design guidelines for these two areas provide more specific guidance than the Zoning Code. While the Zoning Code sets standards for building height, lot coverage, floor area ratio and

setbacks, these are established as maximums or minimums, and therefore, the guidelines are intended to be more specific about the appropriate size of a building given its neighborhood context. The guidelines also identify desired characteristics regarding architectural details, color and materials, privacy, solar access, landscaping, fencing, lighting and utilities.

The design guidelines help to streamline the development process for new single-family projects and remodels in these two areas by providing specific direction to homeowners and builders regarding the design characteristics that are consistent with the policies contained in the General Plan Community Design Element. The guidelines do not apply to multi-family development, and therefore do not pose a constraint to affordable housing.

e. Environmental Review

Environmental review is required for all discretionary development projects under the California Environmental Quality Act (CEQA). Processing time for residential projects is dependent on whether an environmental impact report (EIR) or Mitigated Negative Declaration or no environmental document is required. Carpinteria follows the procedures set forth in CEQA and its guidelines. Environmental protection requirements, including protection of endangered species, may add time to the development process and additional cost where it is necessary to evaluate the effects of the project and mitigate adverse impacts.

3. Development Fees and Improvement Requirements

a. Development Fees

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro-rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. Table III-5 shows fees associated with new development in Carpinteria. The City periodically adjusts fees based on inflation. The last revision to the fee schedule occurred in 2011.

The City requires developers to provide onsite and offsite improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements, including street improvements and other public works projects, to facilitate the City's continued development according to the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

**Table III-5
Planning & Development Fees**

Fee Category	Fee (per unit)	
	Single-Family ¹	Multi-Family ²
Development Plan Review	\$3,000	\$300
Architectural Review	\$800	\$80
Coastal Development Permit	\$860	\$86
Quimby Act	\$12,192	\$9,220
Parks & Recreation Facilities	\$5,939	\$4,491
Aquatics Facilities	\$532	\$403
Streets & Thoroughfares	\$530	\$348
Highway Interchanges & Bridges	\$11,989	\$7,876
Traffic Control Facilities	\$849	\$558
General Facilities & Equipment	\$1,692	\$1,279
New Construction Tax	\$500	\$500
Carpinteria School District ³	\$3,075.00	\$2,357.50
Fire Protection Certificate	\$456.00	\$456.00
Fire District Capital Improvements Fee	\$1,467	\$1,467
Sanitary District Connection Fee	\$3,171	\$3,171
Water District New Meter Fee ⁶	\$20,772	\$24,234
Est. Building Permit Fee	\$4,000	\$2,400
Est. Total Development Fees ⁷	\$71,824	\$59,227
Fees as % of Total Development Cost ⁵	14.4%	19.7%

Notes:

1. Assumes a 1,500 square foot house on a legal lot
2. Assumes a 10-unit project with 1,150 square foot multi-family units
3. Based on \$2.05 per square foot
5. Based on total development cost of \$500,000 SF and \$300,000 MF
6. Owners also responsible for paying construction deposit
7. 2014-2015 Estimated Fees

b. Improvement Requirements

There is no single set of standards pertaining to onsite and offsite improvements. The City's neighborhoods differ and so do standards of development that occurred many years ago. Also, most of the development in the City is on infill sites with infrastructure already in place such as streets, curbs, gutters, sidewalks and street lights. Site improvements will occur in conjunction with the development of individual parcels and tracts. Through the processing of a development application, various City departments, special districts and utility companies review the residential development for conformity with development standards.

Streets and Circulation Improvements

The City has established standard right-of-way (ROW) cross sections for each street and highway. Local streets, which are designed to serve individual subdivisions and neighborhoods within residential areas, have the following standards: non-through, 52' ROW and through 56' ROW. Collector streets connect local streets to secondary arterial streets. Several residential neighborhoods may be accessed by a collector street. A residential collector has a 60' ROW.

With regard to vacant land or underutilized sites, the City's on/offsite circulation improvement requirements are established pursuant to an approved development plan for residential projects. These development plans establish standards in regard to the off-site circulation pattern including right-of-way dedication, street improvements, traffic control measures and acceleration and

deceleration lanes. The minimum acceptable Level of Service at intersections is "LOS C". Level of Service C is defined as, "Stable flow but speed and maneuverability restricted to higher traffic volumes, satisfactory operating speeds for urban conditions."

Curb, Gutter and Sidewalk Requirements

Standards for type, width and construction specifications for curb, gutters, cross gutters and sidewalks are based on those of the County of Santa Barbara, Department of Public Works, Transportation Division. Essentially, for new developments, curbs, gutters and sidewalks must be installed. In already developed areas, the standard is to match current neighborhood infrastructure and design standards.

Water and Sewer Connections

The Carpinteria Valley Water District regulates the onsite and offsite water improvements. According to its rules and regulations, the District will furnish and install service pipe of suitable capacity from its water mains to the curb line of the property abutting a public street. All piping and appurtenances inside the curb or property line must be installed by the customer at the customer's sole cost and expense. The piping installed by the customer must conform to the specifications and requirements of the District, which can vary due to the unique characteristics of individual lots and the land use intensity.

The Carpinteria Sanitary District regulates the onsite and offsite sewer improvements for property owners desiring sewer service for new construction, second units and additions. New connections and construction require a permit from the District. The District maintains a set of standards for building sewers as well as main and lateral sewers. A building sewer is the pipeline that connects to the District's sewer main. The building sewer, cleanout and point-of-connection to the District lateral are the responsibility of the property owner. The District is responsible for main sewers and lateral sewers within the public right of way.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains or sensitive biological habitat. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA flood hazard regulations, the Clean Water Act, Endangered Species Act, Coastal Act, State Fish and Game Code and Alquist-Priolo Act). The City's General Plan/Local Coastal Program has been designed to protect sensitive areas from development, and to protect public safety. Although many portions of the city are affected by such environmental conditions, the estimated capacity of potential housing development sites identified in the land inventory reflects these constraints.

2. Infrastructure Constraints

a. Water Supply

The Carpinteria Valley Water District (CVWD) provides the domestic water supply for the City. Water is distributed throughout the City by a line and storage system. The CVWD has a supply of approximately 2,800 acre-feet of water per year for the Carpinteria Planning Area from Lake

Cachuma. The District also operates three wells that draw from the Carpinteria groundwater basin, which has a safe yield of about 5,000 acre-feet per year. In addition, about 2,000 acre-feet per year have been allocated to the CVWD from the State Water Project. This allocation has not yet been used by the District and is currently held as a reserve supply. These supplies are sufficient to accommodate the level of new housing development anticipated during the 2015-2023 planning period.

b. Wastewater Treatment

The Carpinteria Sanitary District (CSD) manages wastewater collection and treatment services in the City. In this capacity, the CSD is responsible for maintenance of the collection system and treatment plant, as well as disposal of treated wastewater. Sewage generated in the City is conveyed through district lines to the treatment facility located at 5300 Sixth Street.

The treatment plant has a current permitted capacity of 2.0 million gallons per day (mgd). The plant currently treats about 1.5 mgd of sewage; therefore, available capacity can accommodate the level of development anticipated during the 2015-2023 planning period.

3. Land Costs

Land represents one of the most significant components of the cost of new housing, particularly in high-cost areas along the coast. Land values fluctuate with market conditions, and the downturn in the housing market following the 2008 mortgage crisis had a negative effect on property values. Real estate professionals have reported that sales and property values are now recovering, however. Per-unit land cost is generally affected by density – higher density allows the cost to be spread across more units, reducing the total price. Because Carpinteria is nearly built-out there are very few sales of vacant residential parcels each year. When sales do occur, prices can vary widely depending on location and other site factors. The City's land use plan and zoning regulations identify appropriate areas for higher-density housing in order to help mitigate the constraint of high land cost in coastal areas.

4. Construction Costs

Residential construction costs vary widely depending on the type of construction, building size and amenities. Construction cost is affected by the price of materials, labor, development standards and general market conditions. Residential building cost can range from \$150/square foot for basic construction to over \$400/square foot for high-end homes. The City has no influence over materials and labor costs, and the building codes and development standards in Carpinteria are similar to those in other cities in the area.

5. Cost and Availability of Financing

Carpinteria is similar to other communities in California with regard to private sector home financing programs. The recent crisis in the mortgage industry has affected the availability of real estate loans, although the long-term effects are uncertain. For buyers with excellent credit histories, mortgages can be obtained at very favorable interest rates but lending standards for families with average credit have become much more difficult.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area

("redlining"). In monitoring new construction sales, re-sales of existing homes and permits for remodeling, the City has not seen any indications that redlining is practiced in any area of the city.

C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions. The City addresses fair housing issues through coordination with fair housing organizations to process complaints regarding housing discrimination and to provide counseling in landlord/tenant disputes. Anti-discrimination resource materials (e.g., handouts, booklets and pamphlets) are made available to the public at City Hall, at other public buildings and on the City's website.

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Appendix A

Evaluation of the Previous Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period. The findings from this evaluation have been instrumental in determining the City's 2015-2023 Housing Action Plan.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives and accomplishments.

Table A-2 summarizes residential development that has occurred during the 2007-2013 period. Units completed on or after January 1, 2014 are discussed in Appendix B and are credited toward the RHNA for the fifth cycle planning period.

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table A-1
Housing Element Program Evaluation 2009-2013

Program	Objective	Timeframe	Status of Program Implementation
1. Second Unit Program	Ongoing	Ongoing	Four second units were permitted in 2007 and 2008. Since then, no new second units have been permitted. Staff continues to advertise the Second Unit Program and will propose modifying the existing development standards to encourage more units in the next update.
2. Sustainability Program	Adoption and Implementation of Energy Conservation Measures	Q1 2010 - Q2 2012	The City continues to provide residents and property owners with information on conserving energy and use of green energy sources like solar power.
3. No Net Loss Program	Maintain Capacity and Affordability	Ongoing	The City continues to inform housing developers and property owners about opportunities to maximize housing units to support RHNA implementation.
4. Section 8 Rental Assistance Program	87 Units for Lower Income Households	Ongoing	The City continues to work with the County of Santa Barbara Housing Authority which administers the Section 8 Program. The City also assists the HA in their Five-Year and One Year Action Plans to increase the number of residents served.
5. Affordable Rental Housing Program	102 Lower Income Housing Units	2009-2014	The City assisted in the development of three affordable housing programs sponsored by Peoples' Self-Help Housing. Dahlia Court Apartments Expansion, 33 units, were started in spring of 2012 and completed in 2013. Upon completion of Dahlia Court, Peoples' Self-Help Housing began construction of Casas de las Flores, which includes 42 affordable rental apartments in the low- and very-low-income range and one manager's unit. The City also dedicated funds from the CDBG program to support rehabilitation at the Chapel Court Apartments property.
6. Inclusionary Housing Program	26 Inclusionary Housing Units	2009-2014	The City permitted 11 inclusionary units at Lagunitas Homes which were completed and sold to upper moderate income households in 2013.
7. Revise Density Bonus Procedures	Adoption of Revised Procedures	Q4 2011	The City updated the Density Bonus section of the Zoning Code in 2014 consistent with state law (SB 1818).
8. Lot Consolidation Program	Achieve Consolidated Lots	Ongoing	The City continues to discuss lot consolidation with developers on a project-by-project basis. Lot consolidation is encouraged to allow higher densities and where appropriate offer incentives, flexibility and expedited permit processing.
9. Regulatory Concessions and Incentives Program	Adoption of Density Bonus Parking Standards	2009-2014	The City will continue to provide concessions and incentives for projects which provide units for the targeted income groups or where requirements like parking can be reduced to encourage more affordable units.
10. Fee Mitigation Program	Ongoing Program Implementation	2009-2014	The City Council considers fee reductions and waivers for projects that provide affordable housing. Dahlia Court and Casas de las Flores each received a 50% Development Impact Fee Reduction for providing a 100% affordable apartment project for a minimum 55-year affordability term.
11. Special Needs Housing Program	Adoption of Zoning Code Amendments	Q3 2012	A Zoning Code amendment to allow transitional and supportive housing and single room occupancies was completed in 2014.
12. Emergency Shelter Program	Amend Zoning Code to Permit Shelters in the M-RP Zone	Q3 2012	The Zoning Code was amended to allow emergency shelters by-right in the M-RP Zone in 2014. This program should be merged with Program 11.
13. Housing for the Disabled Zoning Code Amendment	Adoption of Zoning Code amendments	Q4 2011	The Zoning Code was amended in 2014 to include new definitions and regulations regarding families and licensed residential care facilities. This program should be merged with Program 11.

Program	Objective	Timeframe	Status of Program Implementation
14. Conservation of Mobile Home Parks	Conserve seven parks and 860 mobile homes	2009-2014	The City continues to maintain the Mobile Home Park zoning with no change to the number of mobile home parks. The City continues to implement the Mobile Home Rent Stabilization Program; the Mobile Home Rent Stabilization Advisory Board met in 2013 to review and recommend that the Council approve rents at local mobile home parks.
15. Condominium Conversion Ordinance	Conserve existing rental housing	2009-2014	The City continues to maintain the Condominium Conversion program and did not receive any applications for conversions during the planning period.
16. Inspection on Sale Program	40 inspections per year	2009-2014	The City continues to conduct On Sale Inspections.
17. Rental Housing Inspection Program	50 inspections per year	2009-2014	The City continues to conduct Single Family Rental Housing inspections.
18. Housing Code Enforcement Program	Complete 90 housing unit inspections	2009-2014	The City conducted more than 90 inspections and resolved housing code violations at various multi-family rental properties.
19. Single Family Housing Rehabilitation	Five low income owner-occupied housing units	2009-2014	No known rehabilitation projects were completed. The City will seek to improve information and outreach to single family homeowners regarding loans to help rehabilitate homes.
20. Multi-family Rehabilitation	Nine low income renter-occupied housing units	2009-2010	The City supported allocation of \$1,279,957 of HOME funds to the Casas de Las Flores project to be built by Peoples' Self-Help Housing. The Casas de Las Flores Apartments began construction in 2014 and will provide affordable rental apartments on the former Carpinteria Camper Park property.
21. Fair Housing Referral Program	Ongoing implementation of current referral program	2009-2014	The City continues to provide financial support and refer tenants and landlords to the Rental Housing Mediation Task Force (RHMTF) for assistance with disputes regarding rental housing. Programs 21, 22 and 23 should be combined.
22. Fair Housing Information	Develop information by Q4 2010	2010-2014	The City continues to provide information and regulatory advice about housing. Information is provided in brochures available at City Hall, on the City website and in other public facilities. Programs 21, 22 and 23 should be combined.
23. Annual Fair Housing Workshop	Conduct work-shops annually Conduct first workshop by winter 2012	2012-2014	The City continues to work with the Rental Housing Mediation Task Force to conduct workshops and outreach in the City and surrounding areas to implement this requirement. The last workshop was held in April 2013. Programs 21, 22 and 23 should be combined.

Table A-2
Residential Development Summary 2007-2013

Project	Location	Project Type	Income Level				Total
			Very Low	Low	Mod	Above Mod	
2007							
Head Condos	1064, 1066, 1068 Cramer Road	MFD				3	3
Rockwell Condos	1051, 1054, 1056, 1058 Cramer Road	MFD				4	4
Cruz Duplex	1028 Cramer Road	Duplex				2	2
Cravens SFD	4867 Dorrance Way	SFD				1	1
Reed Second Unit	1112 Linden Avenue	Duplex				1	1
Garcia Second Unit	956 Walnut Avenue	Duplex				1	1
Landeros Duplex	4751 Ninth Street	Duplex				2	2
Moody SFD	4707 Fourth Street	SFD				1	1
Chamlee Apartments	4647 and 4653 Carpinteria Avenue	MFD				4	4
Narang SFDs (3) and Second Units (2)	1280, 1272, 1234 Cramer Circle	SFD/Second Units				5	5
Menchaca Condos	4482 Carpinteria Avenue	MFD				3	3
Zapata Second Unit	5226 El Carro Lane	Duplex				1	1
Williamson Second Unit	4980 Nipomo Drive	Duplex				1	1
2008							
Perera Condos	4848 Fifth Street	MFD				2	2
Benoni/Goldberg Condos	4971 Carpinteria Avenue	MFD				4	4
Boerlage-James SFD	4752 Dorrance Way	MFD				1	1
Sparrows Landing Condos	4367 Carpinteria Avenue	MFD				8	8
Lavender Court Condos	4646 Carpinteria Avenue	MFD				40	40
Rosenthal SFD	899 Concha Loma Drive	SFD				1	1
Mission Terrace Homes	4985, 4973, 4938, 4968 El Carro Lane	SFD				4	4
Smith SFD	4837 Ninth Street	SFD				1	1
2009							
Mission Terrace Homes	4886-4941 El Carro Lane	SFD				9	9
Soares Condos	4815 Sandyland Road	MFD				3	3
2010							
Mission Terrace Homes	4898, 4917, 4827 El Carro Lane	SFD				3	3
Gutierrez Residence	1097 Cramer Road	SFD				1	1
Bouté Residence	4717 Dorrance Way	SFD				1	1
McDonald Condos	4664 Fourth Street	SFD				2	2
Vasquez Residence	5160 El Carro Lane	SFD				1	1

Project	Location	Project Type	Income Level				Total
			Very Low	Low	Mod	Above Mod	
2011							
Mission Terrace	4822, 4839, 4845, 4844, 4856, 4924, 4980, 4952 El Carro Lane	SFD				8	8
Ahn Duplex	4848 Seventh Street	Duplex				2	2
Bega US Employee Housing	1010 Bega Way	Apartments				3	3
Milham SFD	4658 Ninth Street	SFD				1	1
2012							
Mission Terrace	4872 El Carro Lane	SFD				1	1
Lagunitas Homes SFDs	1101, 1105, 1109, 1113 and 1117 Calle Lagunitas	SFD				5	5
Lagunitas Homes Condos	1135, 1137 and 1139 Calle Lagunitas	MF				3	3
2013							
Seventh Street Cottages	4850-4869 Seventh Street	MF				6	6
Mission Terrace	4868 and 4910 El Carro Lane	SFD				2	2
Islands Apartments	261 Linden Avenue	MF				5	5
Franssen Condos	750 Palm Avenue	MF				1	1
Lagunitas Homes SFDs	Lagunitas Court / Calle Lagunitas	SFD				31	31
Lagunitas Homes Condos	Lagunitas Court / Calle Lagunitas	MF				33	33
Dahlia Court Apartments	1300 Dahlia Court	MF	2	31			33
Stapleton	671 Oak Avenue	SFD				1	1
TOTALS			2	31	-	212	245

Table A-3
Progress in Achieving Quantified Objectives 2007-2013

Income Category	New Construction ¹		Rehabilitation		Conservation ²	
	Objective	Actual	Objective	Actual	Objective	Actual
Extremely-Low	28	-	4	28	80	80
Very-Low	33	2	4		36	36
Low	48	31	6		381	381
Moderate	55	-			410	410
Above-Moderate	181	212			40	40
Total	345	245	14	28	947	947

1. Quantified objective and progress for new construction reflect units built 2007-2013

2. Includes Section 8 units and mobile homes

Appendix B

Residential Land Inventory

State law requires the Housing Element to include an inventory of vacant or underutilized sites with the potential for residential development during the planning period. The assumptions and methodology for estimating potential residential development capacity are discussed below. The fifth cycle RHNA projection period began January 1, 2014. Therefore, units completed after that date are credited toward the City's RHNA allocation for the 2015 – 2023 period.

1. Density and Affordability Assumptions

The land inventory analysis reflects realistic site capacity based on known constraints such as easements or environmental conditions. Completed units and units approved for construction are assigned to affordability categories based on the actual or estimated price or rent (see Table I-12 in Chapter I), while sites zoned for residential development are assigned to income categories based on allowable density. Under state law¹⁰ the lower-income "default density" for Carpinteria is 20 units/acre, which means that sites allowing a density at or above that level are assumed to be appropriate for lower-income housing. Sites allowing a density of at least 10 units/acre are considered suitable for moderate-income units, and sites with densities below 10 units/acre are assigned to the above-moderate category.

2. Residential Sites Inventory

The City's inventory of residential sites is summarized in Table B-1. This table demonstrates that the City's sites inventory can accommodate the RHNA allocation for the 2015-2023 planning period in all income categories. The detailed inventory of sites is shown in Tables B-2 and B-3.

Table B-1
Land Inventory Summary

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2015-2023	39	26	34	64	163
Units completed after 1/1/2014 (Table B-2)	33	9	2	5	49
Net remaining RHNA	23		32	59	114
Housing sites (Table B-3)	76		6	35	117
Adequate capacity?	Yes		Yes ¹	Yes ¹	Yes

Notes:

1. Reflects excess lower-income sites

Table B-2 shows residential units completed since January 1, 2014 and approved projects that are under construction. These units are assigned to income categories based on anticipated sales price or rent.

¹⁰ Government Code §65583.2(c)(3)(B)

Table B-2
Units Completed or Under Construction Since 1/1/2014

Map #	Project	APN	Project Type	Income Category ¹				
				VL (EL)	Low	Mod	Above	Total
3	Casas de las Flores	004-013-019 004-013-020	Multi-family	33 (5)	9		1 (manager)	43
5	329 Holly Avenue	003-436-021	SFD				1	1
6	4775 Dorrance Way	003-436-022	SFD				1	1
7	4765 Dorrance Way	003-436-023	SFD				1	1
8	4870 Fifth Street	003-305-008	Duplex			2		2
9	1137 Church Lane	004-041-025	SFD				1	1
Totals				33 (5)	9	2	5	49

Notes:

1. Income category based on deed restriction or affordability level

Table B-3 lists vacant parcels designated for residential development. It should be noted that this inventory does not include every potential parcel where new residential development could occur.

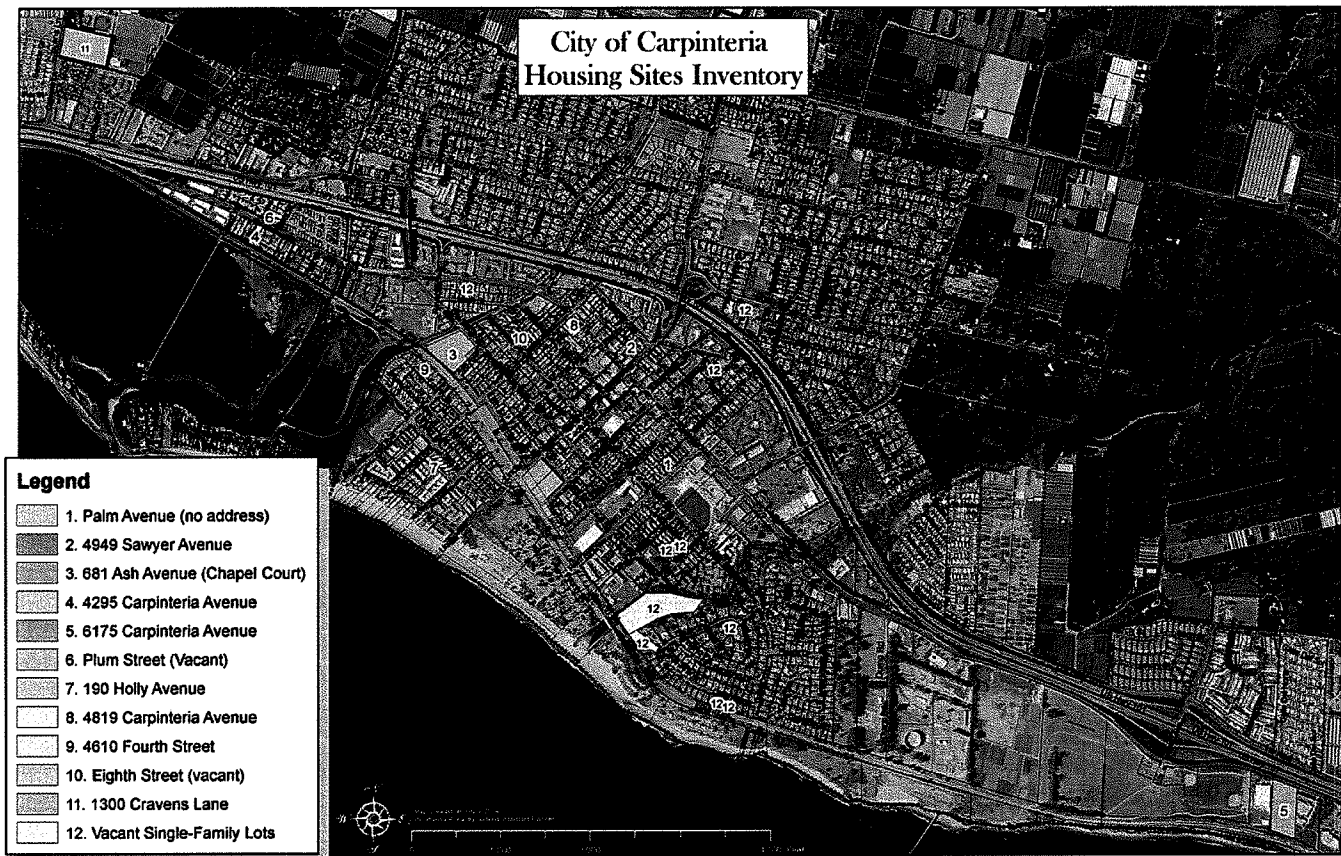
**Table B-3
Housing Sites Inventory**

Map #/ Site Name	APN	Site Size (ac)	GP/ Zoning	Density (units/acre)	Potential Units	Constraints?/Notes
Lower-Income Sites						
1. Palm Avenue (no address)	004-047-043	0.16	MDR/PRD-20	20	3	Vacant – no constraints
2. 4949 Sawyer Avenue	003-153-005	0.15	MDR/PRD-20	20	3	Vacant – no constraints
3. 681 Ash Avenue	003-302-007	3.13	MDR/PRD-20	20	34	Existing Chapel Court Apartments - potential reflects net additional units
4. 4295 Carpinteria Avenue	003-212-030	0.31	CPD/R Overlay	20	6	Vacant – no constraints
5. 6175 Carpinteria Avenue	001-180-032	3.37	RDI/M-RP	20	30	±1.5 acres developable based on sensitive habitat
6. Plum Street (no address)	003-210-005	0.13	CPD/R Overlay	20	2	Vacant – no constraints
7. 190 Holly Avenue	003-481-014	0.23	MDR/PRD-20	20	2	Vacant – flood control channel on portion of site
Total – Lower					80	
Moderate-Income Sites						
8. 4819 Carpinteria Avenue	003-253-008	0.22	CB/VC	9	2	Mixed-use building with 6,488 sq. ft. commercial
9. 4610 Fourth Street	003-431-005	0.27	PRD-20	15	4	Density reflects project site plan
10. Eighth Street (no address)	003-252-021	0.17	PRD-15	15	2	Vacant – no constraints
Total – Moderate					8	
Above-Moderate-Income Sites						
11. 1300 Cravens Lane	004-013-026	3.87	MDR/PUD	8	30	Wetland on portion of site – potential reflects buildable portion
12. Vacant Single-Family Lots	Various	Various	Residential/R-1	2 - 10	10	10 lots - no constraints to development of one SFD per legal lot
Total – Above Moderate					40	

Notes:

Map # refers to numbered sites in Figure B-1

APN: Assessor's Parcel Number



Appendix C

Public Participation Summary

Public participation is an important component of the planning process in Carpinteria, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. Public notices of all workshops and hearings were distributed in advance of each meeting, and posted on the City's website. Notice of the draft Housing Element was also circulated to housing advocates and nonprofit organizations representing the interests of lower-income persons and special needs groups. After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Planning Commission Public Hearings

July 7, 2014 and August 4, 2014

City Council Hearing

October 27, 2014

Following its adoption by the City Council, the Housing Element was transmitted to HCD for review. Issues raised at the public meetings along with a description of how these issues have been addressed are summarized in Table C-1.

Table C-1
Housing Element Public Comment Summary

Comment	Response
How can the City encourage production of second units.	The City will review potential revisions to development standards that could encourage construction of additional second units as part of the comprehensive Zoning Code update process.
How are vacation units treated under the RHNA?	The RHNA addresses total housing units regardless of whether they are for permanent or part-time occupancy.

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ATTACHMENT E



**ADDENDUM TO
NEGATIVE DECLARATION 09-1508-GPA
October 27, 2014**

2015-2023 Housing Element Update

Project No. 14-1718-GPA

Applicant: City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

Contact: Jackie Campbell, Director
Community Development Department
City of Carpinteria
805-684-5405 x 451

**Addendum to
Initial Study/Negative Declaration No. 09-1508 GPA
City of Carpinteria 2015-2023 Housing Element
October 2014**

Overview

The City Council adopted a Negative Declaration (ND) for the City's 2009-2014 Housing Element on September 12, 2011 (Project No. 09-1508 GPA). The City is now required to adopt an updated Housing Element for the 2015-2023 planning period. The purpose of this Addendum is to demonstrate that the 2015-2023 Housing Element update would not result in any of the conditions under which a subsequent EIR or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Section 15164.

Purpose of an Addendum

CEQA Guidelines Section 15164(b) states:

An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

The following analysis demonstrates that the 2015-2023 Housing Element update does not raise any new environmental issues and requires only minor technical changes or additions to the previous Negative Declaration to satisfy the requirements of CEQA for the proposed Housing Element update.

Project Description: 2015-2023 Housing Element Update

The City's 2009-2014 Housing Element was found to be in full compliance with state law by the California Department of Housing and Community Development (HCD) in its letter of October 7, 2011. No major changes to conditions, requirements or the statutory framework have occurred with respect to the Housing Element, and the 2015-2023 Housing Element update does not propose major changes to City housing policies or land use regulations. The following discussion summarizes the proposed changes contained in each section of the draft 2015-2023 Housing Element.

Chapter I: Introduction

This chapter provides an overview of the element and a summary of the public participation process. No policy changes are proposed in this chapter.

Chapter II: Housing Policy Plan

This chapter presents the City's goals, policies and programs for the 2015-2023 period. The most noteworthy changes in this chapter reflect the adoption of state-mandated Code amendments related to housing for persons with special needs. No changes to land use plans or regulations are proposed in connection with the 2015-2023 Housing Element.

Technical Report Section I: Housing Needs Assessment

This section has been revised to reflect current demographic data, trends and special housing needs. Most of the demographic information is based on the 2010 Census or the American Community Survey. This chapter also describes the new Regional Housing Needs Assessment (RHNA), which identifies housing growth needs for the new planning period.

Regional Housing Needs Assessment (RHNA)

The City's share of the regional housing need is a critical component of the Housing Element. The Santa Barbara County Association of Governments (SBCAG) is responsible for allocating the County-wide need to each city. Carpinteria's share of the regional housing need for the new Housing Element cycle is 163 units, substantially fewer than the 305 housing units assigned in the previous planning period. The table below shows the number of housing units allocated to the City by income category. One of the key requirements of the Housing Element is to identify adequate sites with appropriate zoning that can accommodate new development commensurate with the need in each income category. It should be emphasized that the RHNA is a planning target, not a development mandate or quota. State law does not require cities to achieve their RHNA targets or build housing.

**Regional Housing Need 2015-2023
City of Carpinteria**

Very-Low	Low	Moderate	Above-Moderate	Total
39 23.9%	26 16.0%	34 20.9%	64 39.3%	163 100%

Source: SBCAG, 2013

Notes: 50% (20 units) of the Very-Low-Income need is assigned to the Extremely-Low-Income category pursuant to Government Code §65583(a)(1)

Appendix B of the Technical Report presents an inventory and analysis of available sites that can accommodate the level of development assigned to Carpinteria through the RHNA process.

This chapter also discusses various categories of special needs, including the elderly, persons with disabilities, large families, female-headed households, farmworkers and the homeless. No policy changes are proposed related to these special needs.

Technical Report Section II: Resources and Opportunities

This chapter describes the City's land resources that are available to accommodate the new RHNA, as well as financial and administrative resources, and opportunities to foster energy conservation. None of the changes reflected in this chapter would result in any potential for physical environmental impacts.

Technical Report Section III: Constraints

This chapter analyzes the City's plans and regulations that guide housing development. The most noteworthy changes in this chapter reflect the completion of several state-mandated Zoning Code amendments related to housing for persons with special needs that were adopted during the previous planning period. No changes to land use plans or regulations are proposed in connection with the 2015-2023 Housing Element. This chapter also discusses non-governmental constraints such as infrastructure availability and development costs. None of the changes reflected in this discussion would result in any potential for physical environmental impacts.

Technical Report Appendix A: Evaluation of the Prior Housing Element

This appendix contains a review of the goals, policies and programs from the previous (current) element and identifies the City's accomplishments as well as changes that are appropriate for the new planning period based on changed circumstances. None of the changes reflected in this evaluation would result in any potential for physical environmental impacts.

Technical Report Appendix B: Residential Land Inventory

This appendix includes a parcel-specific listing of sites (Table B-3) that can accommodate housing development and compares the inventory to the City's RHNA allocation. None of the changes reflected in the land inventory would result in any potential for physical environmental impacts. No changes to land use or zoning are proposed, and new development will be subject to environmental review prior to approval.

Technical Report Appendix C: Public Participation Summary

This appendix describes opportunities for public involvement during the 2015-2023 Housing Element update process. None of the changes reflected in this discussion would result in any potential for physical environmental impacts.

Environmental Analysis and Conclusions

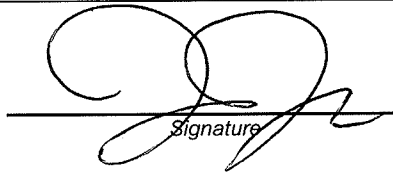
Because the 2015-2023 Housing Element would result in no changes to City land use designations, housing policy or regulations, no environmental effects would occur that were not previously analyzed in the Negative Declaration prepared for the prior Housing Element. Therefore, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164, an addendum is the appropriate CEQA document for the 2015-2023 Housing Element update. There is no substantial evidence suggesting that the project will result in significant environmental impacts not otherwise addressed in the previous Negative Declaration. Consequently, a subsequent or supplemental EIR or IS/ND is not required.

STAFF REPORT
COUNCIL MEETING
October 27, 2014

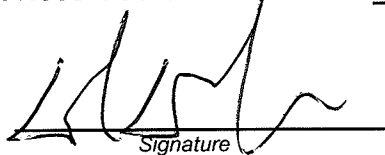
ITEM FOR COUNCIL CONSIDERATION:

INFORMATIONAL REPORT ON THE CITY'S EMERGENCY SERVICES MANAGEMENT PROGRAM

Report prepared by:
Julie E. Jeakle
Emergency Services Coordinator


Signature

City Manager


Signature

STAFF RECOMMENDATION:

Action ___ Non-Action X

Recommendation: This is an informational report and no action is required.

I. BACKGROUND:

The City maintains a comprehensive emergency services program designed to strengthen the City's ability to prepare for, respond to and recover from disasters and other emergencies. This program encompasses all phases of emergency management: mitigation, preparedness response and recovery. This program also ensures that the City fulfills all legal requirements concerning emergency management practices and remains compliant with accepted emergency response systems, including the Standardized Emergency Management System and the National Incident Management System.

The City's Emergency Services Management program is a part of the Public Safety division of the General Government Department and is carried out by the Emergency Services Coordinator with oversight by the City Manager. The Emergency Services Management program, in part, implements the emergency services provisions of the Carpinteria Municipal Code (Chapter 2.40). To achieve success within our emergency services program, the City relies on strong partnerships and working relationships. Collaboration with residents, non-profit organizations,

private industry and other governmental agencies is critical. The City actively collaborates with the following groups regarding emergency services related activities:

- Santa Barbara County Office of Emergency Management
- Santa Barbara County Sheriff's Department
- Santa Barbara County Emergency Managers Council
- Santa Barbara County Public Education Committee
- Santa Barbara County CERT Committee
- Carpinteria-Summerland Fire Protection District
- Carpinteria Unified School District Safety Committee
- Volunteer Organizations Active in Disaster (VOAD)
- Emergency Public Information Communicators (EPIC)
- Local Businesses
- Public Utilities and Special Districts
- State & Federal Agencies

Annually, emergency services projects are identified and prioritized based on department goals and objectives. The following emergency services goals currently drive programming:

1. Strengthen community emergency preparedness outreach and identify opportunities to foster relationships among individuals, communities and organizations to encourage trust and build consensus.
2. Develop and implement a training program to ensure City staff are prepared to lead community response efforts and cooperate with other agencies in the event of an emergency.
3. Enhance the City's ability to respond to emergencies and reach residents and visitors with vital information on severe weather and other emergencies.

While there are many actions that take place on a regular basis to drive towards the achievement of these goals, there are three main programmatic areas that the majority of work performed falls into:

- Community Preparedness
- Training, Drills & Exercises
- Emergency Response Capacity Building

Community Preparedness

To build ongoing relationships with the community and to increase awareness of disasters, the City sponsors two significant programs: Don't Panic! Prepare! and CERT.

- Don't Panic! Prepare! is a public education program that educates community members regarding what to do before, during and after a disaster occurs. This program is delivered through presentations to community groups as well as through the coordination of community events. Since 2011, over 2,500 local residents have been reached with critical disaster preparedness information through this program. In 2012, the City hosted *Preparedness in the Plaza*, a multi-agency preparedness fair that reached over 1,000 residents with critical preparedness information. Additionally, in 2013, the City hosted preparedness stations in cooperation with local business during National Preparedness Month, reaching over 430 households with preparedness information. As part of a grant the City received, Carpinteria residents receive a starter

emergency supplies kit and a "survival guide" during emergency preparedness presentations and outreach events.

- The Community Emergency Response Team (CERT) Program trains community members to provide critical emergency response functions in the immediate aftermath of a disaster. Participants receive a minimum of 20 hours of training to become certified through this program. Training covers topics such as disaster preparedness, fire suppression, medical operations, light search and rescue, team organization, disaster psychology and terrorism. We have over 250 trained CERTs in Carpinteria. Generally, we sponsor one CERT training a year, however, in 2014 we hosted two CERT trainings, which included the graduation of the first Spanish CERT class in Carpinteria. In addition to trainings, the City hosted the 2013 Santa Barbara County CERT Drill. And, the City has played an active role in the development of the Santa Barbara County CERT Corps Academy, a year-long advanced training program designed to identify CERT leaders in local communities.

Trainings, Drills and Exercises

To address critical training needs as well as other requirements mandated by federal and state agencies, the City offers ongoing emergency preparedness and response training for employees. This training is designed to increase their knowledge, skills and abilities related to disaster response. Additionally, the City coordinates drills and exercises with partner agencies to test City emergency response plans and our response capabilities.

Annually, a training program is developed to address employee critical training needs. In 2012, emergency response trainings for employees were developed and facilitated that covered employee preparedness, Emergency Operations Center operations and communications technology in the Emergency Operations Center. In 2013, Emergency Operations Center function specific trainings were developed and facilitated on topics such as resource management, how to write an incident action plan, operational period transitions and eligibility requirements for financial reimbursement after a disaster. And, in 2014, three employee trainings have been facilitated. In partnership with the American Red Cross, employees were trained in shelter operations. Additionally, employees received training on the City's new employee Emergency Notification & Reporting Guide and Emergency Operations Center functions.

In 2012, the City coordinated a multi-agency emergency response exercise to test EOC operations and assess communications between the City, special districts and other agencies during a disaster.

In 2013, a City Hall evacuation drill was coordinated in cooperation with the Santa Barbara County Sheriff's Department to test the City Hall Emergency Action Plan.

Looking forward, an evacuation drill will be planned for City Hall in 2014 and a multi-agency response exercise will be planned for 2015.

Emergency Response Capacity Building

To enhance the City's ability to respond to emergencies, it is necessary to have clearly articulated plans in place that address response actions and to have resources available to support response functions.

To ensure that we have the necessary resources available to sustain Emergency Operations Center (EOC) operations, EOC equipment, tools and resources are tested and updated on a regular basis to ensure readiness. The City's EOC provides centralized management when a major emergency or disaster strikes, so it is imperative that personnel have the resources necessary to perform functions and that these resources are operational.

To address critical emergency response actions, the following plans have been identified as priorities to write and/or update:

- **Emergency Operations Plan (EOP):** The EOP addresses the City's planned response to extraordinary emergency situations by establishing operational concepts, responsibilities and procedures. Demonstrates compliance with the Standardized Emergency Management System and the National Incident Management System. Currently under review.
- **City of Carpinteria Annex to Santa Barbara County Multi-Hazard Mitigation Plan:** Outlines the prioritization of mitigation activities and identifies threats and hazards to the community. Will be up for review in 2015. Required to be eligible to receive Hazard Mitigation Grant funds.
- **Employee Notification & Reporting Plan:** Outlines employee roles, responsibilities and reporting requirements during an emergency. Completed in 2014.
- **EOC Activation Handbook:** Clearly outlines the steps involved in the activation of the City EOC, including key procedures and functional checklists. Will be based on the Emergency Operations Plan. Currently under development.
- **Continuity Planning:** Important for all businesses and agencies. Will begin development of a formal Continuity of Government Plan in 2015.
- **Shelter Response Plan:** Defines the roles and responsibilities of agencies responding to or acting in support of care and sheltering services. Will begin development in 2015.
- **Tsunami Response Plan:** Provides information and guidance specific to receiving information that a tsunami watch, advisory or warning is in effect. Required component to receive *TsunamiReady* designation by the National Weather Service. Will begin development in 2014.