

City of Carpinteria
City Council Regular Meeting Agenda
Monday, April 11, 2016
Council Chamber, 5775 Carpinteria Avenue

4:30 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:**

4:30 p.m.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT ON CLOSED SESSION MATTER

CLOSED SESSION

1. Conference with Real Property Negotiator(s) – Government Code Section 54956.8

Property: 001-210-024 and 001-210-020

Negotiating Parties: City of Carpinteria and Land Trust of Santa Barbara County

Agency Negotiators: Dave Durflinger, City Manager; Matthew Roberts, Parks and Recreation Director; Steve Goggia, Community Development Director, and Peter Brown and Dylan Johnson of Brownstein Hyatt Farber Schreck, acting as City Attorney for City of Carpinteria

Under Negotiation: price and terms of payment

TEMPORARY ADJOURNMENT TO CLOSED SESSION

5:30 p.m.

CALL BACK TO ORDER

5:30 p.m.

ROLL CALL

5:30 p.m.

CLOSED SESSION REPORT

5:31 p.m.

PLEDGE OF ALLEGIANCE

5:32 p.m.

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS

2. Presentation of the City's spring 2016 Outstanding Community Partner Award to Easy Lift Transportation.
3. Presentation of Certificate of Commendation to Louie Mendoza on his Retirement as Lead Maintenance Worker II for the City of Carpinteria.

5:42 p.m. **PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS**

5:42 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.

5:45 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 Presentations by Citizens/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.

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.

6:00 p.m. **CONSENT CALENDAR:** 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.

4. Approve the minutes of the regular meeting held March 28, 2016.

5. Receive the Expenditures Report for the period beginning March 23, 2016 and ending April 5, 2016.
6. Approve and authorize the city manager to sign amendment No, 1 to the Agreement with Colantuono, Highsmith & Whatley, PC, to review the City's Park Maintenance Special Tax.

6:03 p.m.

ADMINISTRATIVE MATTER: None

6:03 p.m.

PUBLIC HEARING(S): None

OTHER BUSINESS:

6:03 p.m.

7. Approval of Measure A Cycle 3 Project Cooperative Agreement for the Safe Routes to School and Bicycle and Pedestrian Project Funding Grants

Recommendation: Approve and authorize the Mayor to sign the Measure A Cycle 3 Project Cooperative Agreement with the Santa Barbara County Association of Governments to receive \$447,044 in grant funding for Safe Routes to School and Bicycle and Pedestrian Projects.

Staff presenter: Charlie Ebeling, Public Works Director and Brian C. Barrett, Management Analyst

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

6:18 p.m.

8. 2014 General Plan Annual Progress Report

Recommendation: Accept the 2015 General Plan Annual process Report and direct the Community Development Director to submit the report to the Governor's Office of Planning and Research.

Staff presenter: Steve Goggia, Community Development Director and Shanna R. Farley-Judkins, Assistant Planner

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

- 6:35 p.m. 9. Review of Home Sales Prices and Adjusting the In-lieu Affordable Housing Fee Pursuant to Carpinteria Municipal Code §14.75 Inclusionary Housing Requirement

Recommendation: Receive and file the report of the City's home sales prices for 2015 and adopt Resolution No. 5656, thereby setting the affordable housing in-lieu fee for condominiums and single family dwellings in 2016.

Staff presenter: Steve Goggia, Community Development Director and Isabel Jimenez, Community Development Intern

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

6:47 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 County 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) (Clark)
 - h. South Coast Task Force on Youth Safety 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. Joint City Council / Planning Committee General Plan and Coastal Plan Update Committee (Stein & Clark)
- d. Housing Assistance Benefit Committee (Stein & 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)

6:53 p.m. **ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS**

6:53 p.m. **ADJOURNMENT**

The next regular meeting to be held on **Monday, April 25, 2016** 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 755-5405 or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Wednesday, April 6, 2016, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.



City of Carpinteria

COUNCIL AGENDA STAFF REPORT April 11, 2016

ITEM FOR COUNCIL CONSIDERATION

Presentation of the City's Spring 2016 Outstanding Community Partner award to Easy Lift Transportation.

STAFF RECOMMENDATION

Action Item ____ ; Non-Action Item X

Present the City's Spring 2016 Outstanding Community Partner award to Easy Lift Transportation.

Motion: None required

BACKGROUND

The purpose of the City's Outstanding Community Partner program is to recognize businesses, organizations, and individuals that provide:

- *Extraordinary service and/or assistance to a disadvantaged segment of the community (e.g., seniors, youth, economically disadvantaged, etc.)*
- *Exceptional leadership / participation in a community based event, activity, project and/or organization*
- *A significant aesthetic, accessibility related and/or environmental improvement to the community*
- *Community philanthropic efforts*

DISCUSSION

Easy Lift Transportation (Easy Lift) has been selected as the City's Spring 2016 Outstanding Community Partner award recipient.

Easy Lift is a non-profit agency that provides a wide variety of specialized transportation services for people with limited mobility that cannot use regular bus service. Dial-A – Ride service, where passengers are provided transportation to medical appointments, work, school and a variety of other locations, Non-Emergency Accessible Transportation, Children's Accessible Transportation, and Greatest Generation Accessible Transportation, are the core services provided by Easy Lift throughout a south coast service area that extends from Winchester Canyon to Carpinteria.

With one converted motorhome, Easy Lift started as a special project of the Easter Seal Society back in 1979 and now operates a fleet of 27 specialized vehicles typically for 18 hours each day and 363 days annually, providing thousands of rides each month. In Carpinteria, about 200 residents are registered with Easy Lift and use its specialized transportation services for an average of 4,000 trips to and from Carpinteria annually.

As a part of its Children's Accessible Transportation program, Easy Lift also transports children to summer programs held at Girls Inc. and at the Main School campus of the Carpinteria Children's Project. More recently, Easy Lift served people experiencing homelessness by providing transportation from overnight warming centers, including the center in Carpinteria, to the daytime center at the Earl Warren Showgrounds. Easy Lift also recently provided transportation to residents affected by the temporary closure of the Carpinteria Creek biking and walking path during a sewer line replacement project and has assisted triathletes with transportation for support and gear during the Carpinteria Triathlon.

The City congratulates Easy Lift Transportation as the City's Spring 2016 Community Partner Award recipient and appreciates the valuable service they provide to Carpinteria and the south Santa Barbara community.

PRINCIPAL PARTIES EXPECTED AT MEETING

Easy Lift representative(s) including Ernesto Paredes, Executive Director

Staff Contact: Kevin Silk, Assist. to the City Manager
(805) 684-5405 x450 kevins@ci.carpinteria.ca.us)



Signature

Reviewed by: Dave Durlinger, City Manager



Signature

Special City Council Commendation

Louis Mendoza

The City of Carpinteria City Council presents this Commendation to Louis Mendoza on the occasion of his retirement and in recognition of his thirty-years of dedicated public service to the Carpinteria community. Throughout his tenure, Mr. Mendoza has contributed significantly to the Public Works Department team, gaining a reputation for quiet professionalism, an impeccable work ethic and for a responsiveness to citizen concerns that routinely resulted in going above and beyond the call of duty. With a positive outlook and willingness to step up and take on new challenges, Louis has served as a role model and a leader in the organization.

The City Council thanks Louis Mendoza for his service and wishes him well on his much deserved retirement.

Gregg A. Carty, Mayor

Fred Shaw, Vice-Mayor

Al Clark, Councilmember

Al Clark, Councilmember

Brad Stein, Councilmember

**City of Carpinteria
City Council Minutes
Regular Meeting
Council Chambers
Monday, March 28, 2016**

CALL TO ORDER

Mayor Carty called the meeting to order at 5:30 p.m.

ROLL CALL

Councilmembers present:

Councilmember Al Clark
Councilmember Wade Nomura
Councilmember J. Bradley Stein
Vice Mayor Fred Shaw
Mayor Gregg A. Carty

Staff members present:

Dave Durflinger, City Manager
Peter Brown on behalf of Brownstein Hyatt Farber Schreck, LLP, acting as City Attorney of the City of Carpinteria
Fidela Garcia, City Clerk
Steve Goggia, Community Development Director
Charles Ebeling, Public Works Director
Brian C. Barrett, Management Analyst
Melissa Angeles, Engineering Technician

PLEDGE OF ALLEGIANCE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS

1. Proclamation designating April 2016 as California Beautiful Month to be received by Harry and Patty Manuras.

Mayor Carty read the proclamation designating April 2016, as California Beautiful Month in the City of Carpinteria. Harry and Patty Manuras, representing of Carpinteria Beautiful, thanked the City Council for the proclamation, and invited the City Council and the public to the Home and Garden Show to be held next month.

2. Proclamation designating April 2016 as Child Abuse Prevention Month.

Vice Mayor Shaw read the proclamation designating April 2016, as Child Abuse Prevention Month in the City of Carpinteria.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS: None.

CITY MANAGER'S REPORT

- Carpinteria Avenue Bridge Draft Environmental Impact Report (EIR) is completed and available through May 9 for comment. A hard copy is on file for public review at City Hall, Carpinteria Public Library, or online at www.carpinteria.ca.us.
- A Special Joint Meeting of the City Council, Carpinteria Valley Water District, and Carpinteria Valley Sanitation District is scheduled on April 18, 2016, at 5:30 p.m. at City Hall to receive the Recycled Water Feasibility Study.
- Pavement construction on Via Real between Santa Ynez Road and Santa Monica Road is scheduled from March 28 through March 31.
- April 9 is the City's Annual Household Goods and Hazardous Waste Collection Day at City Hall from 9:00 a.m. to 1:00 p.m. All household items will be accepted with the exception of tires, biohazard, and explosives.
- Steve Goggia has been promoted to Community Development Director.

PRESENTATIONS BY CITIZENS/PUBLIC COMMENT: None.

AGENDA MODIFICATION: None.

CONSENT CALENDAR

Motion by Councilmember Stein, seconded by Councilmember Nomura, to approve the Consent Calendar with all resolutions as read by title only, including the proclamations.

Vice Mayor Shaw referred to Item 5 and inquired whether the replacement bulbs have been discontinued. City Manager Dave Durflinger responded that the top portion of the fixture was going to be either redesigned or discontinued; therefore, the City would be stocking up its supply for future use.

Upon voice vote, motion carried unanimously

3. Approve the minutes of the regular meeting held March 14, 2016.
4. Accept the Expenditures Report for the period beginning March 9, 2016 and ending March 22, 2016.

5. Authorize the City Manager to execute and issue a Purchase order in the amount of \$35,348.40 to BEGA to purchase replacement lights for the Downtown "T" and community garden.
6. Adopt Resolution No. 5646 entitled, A Resolution of the City Council of the City of Carpinteria Authorizing the Filing of a Claim with the Santa Barbara County Association of Governments for Allocation of Transportation Development Act Fund for Fiscal Year 2016-17.
7. Adopt Resolution No. 5649 entitled, A Resolution of the City Council of the City of Carpinteria Ordering the City Manager to Prepare an Assessment Diagram, Plans, Specifications, Estimate and Report, Pursuant to the Provisions of Division 14, Part 1, Chapter 8.5, Street and Highways Code, Street Lighting Act of 1919, as amended, for the Furnishing of Electric Current for the Maintenance of Certain Lighting Fixtures and Appliances in all Portions of the City in Street Lighting Assessment District No. 1 for the Period Beginning July 1, 2016 and ending in June 30, 2016.
8. Adopt Resolution No. 5650 entitled, A Resolution of the City Council of the City of Carpinteria Ordering the City Engineer to Prepare and File a Report in Accordance with Chapter 3, Part 2, Landscaping and Lighting Act of 1972, Commencing with Section 22620, California Streets and Highways Code, for the Purpose of Considering the Levy of an Assessment for Carpinteria Lighting, Landscaping and Right-of-Way Improvement District No. 3 for the Fiscal Year 2016-17.
9. Resolution No. 5651 entitled, A Resolution of the City Council of the City of Carpinteria Ordering that a Report be Prepared in Accordance with Chapters 3 and 4 of the "Parking and Business Improvement Area Law of 1989" of the California Streets and Highways Code, as Amended, Commencing with Section 36500, for the Acquisition, Construction or Maintenance of Parking Facilities and Other Eligible Improvements and Business Promotion Activities in the Central Business District of the City of Carpinteria, for Fiscal Year Commencing July 1, 2016 and Ending June 30, 2017, Carpinteria Parking and Business Improvement Area District No. 4.
10. Resolution No. 5655 entitled, A Resolution of the City Council of the City of Carpinteria Initiating Proceedings to Set the Annual Assessment for Assessment District No. 5, (Pursuant to the Municipal Improvement Act of 1913 and the Streets and Highways Code §10203).

ADMINISTRATIVE MATTER:

11. Consider Making an Appointment to Fill an Existing Vacancy on the Carpinteria First Committee

Recommendation: Adopt Resolution No. 5652, appointing Marisol Alarcon to fill an existing vacancy on the Carpinteria First Committee.

City Manager Dave Durflinger presented the staff report recommending the appointment of Marisol Alarcon.

There were no Public Comments.

Motion by Vice Mayor Shaw, seconded by Councilmember Nomura, to adopt Resolution No. 5652, as read by title only, appointing Marisol Alarcon to fill an existing vacancy on the Carpinteria First Committee.

Upon voice vote, motion carried unanimously.

PUBLIC HEARING: None.

OTHER BUSINESS:

12. Italian Stone Pine Street Assessment & Management Plan and Recommendations from the Regular Meeting of the City of Carpinteria Tree Advisory Board

Recommendation: Receive and file the report of the assessment and management of the Italian Stone Pine street trees in the City and support the Tree Advisory Board recommendations to remove the trees listed in the Staff Report and replace with an approved species from the City Street Tree Management Plan.

Melissa Angeles, Engineering Technician, presented the staff report and PowerPoint presentation.

Councilmember Stein inquired regarding the cabling material for the street trees in proximity to high power electrical lines. Public Works Director Charlie Ebeling responded that the details for the proper cabling material would be worked out as the project progresses.

Councilmember Clark inquired regarding the cost differential between removal of trees versus installing bump-outs, cabling, pruning, etc. Mr. Ebeling responded that removal and replacement of a tree would be fairly inexpensive and cabling would be a higher expense. He noted that the real issue would be calculating at the risk of the particular trees noted by the arborist.

Vice Mayor Shaw inquired whether the city arborist provides an assessment to the Public Works Department of trees that have been trimmed by utility companies as to what should be done to balance the tree canopy. Mr. Ebeling responded that in general

Public Works Department staff inspects the trees every two years and after being trimmed by the utility companies. He noted that the City has no control over how the utility companies' contractor trims the street trees; however, the arborist's report mentions how to deal with balancing and preserving the trees after trees are trimmed.

Councilmember Nomura mentioned that the City of Santa Barbara has several large trees on Anapumu Street and he inquired whether staff had looked into what the City of Santa Barbara is doing to maintain these trees. Mr. Ebeling responded that staff has been in contact with the City of Santa Barbara over the years and he personally walked through the area to look at the trees. He stated that it appears that several of the trees in Carpinteria have grown with triple trunks with the same diameter and they tend to split along the lines when they fail; however, the trees on Anapumu Street have grown with single trunks. He noted that the arborist indicated that multiple trunks are a common phenomenon with Stone Pine Trees. City Manager Dave Durflinger added that the power lines on Anapumu Street are on taller poles and the tree canopies fall below the utility lines thus requiring less pruning and less damage to the trees.

Mayor Carty inquired regarding the type of replacement trees. Mr. Ebeling responded that the City's Trees Management Plan includes three different options. He noted that City staff would seek recommendations from area residents. He also noted that the Tree Advisory Board had provided recommendations for the tree replacements.

There were no Public Comments.

Motion by Councilmember Stein, seconded by Councilmember Clark, to receive and file the report of the assessment and management of the Italian Stone Pine street trees in the City and support the Tree Advisory Board recommendations to remove the trees listed in the Staff Report and replace with an approved tree species from the City Street Tree Management Plan.

Upon voice vote, motion carried unanimously

13. Review the 2015 Annual Report of the State Department of Housing and Community Development on the status of Housing Element and progress on Implementation of its goals, policies and objectives.

Recommendation: Receive the annual report on the status of the Housing Element Program implementation and direct the Community Development Director to submit the document to the State Department of Housing and Community Development.

Steve Goggia, Community Development Director, presented the staff report and PowerPoint presentation.

Councilmember Clark inquired regarding amending the zone code to allow second units on lots smaller than 8,000 square feet and whether this option would be available to all

properties. Mr. Goggia responded that the draft zone code would lower the requirement to 7,000 square feet. He noted there was a proposal to reduce the amount of development impact fees for second units and there would be several constraints to have a second unit, such as provision of additional parking.

Councilmember Stein referred to the project on Sixth Street between Walnut and Maple and inquired whether the 12 units of workforce housing and short-term vacation rentals would affect the City's Regional Housing Needs Allocation (RHNA). Mr. Goggia responded that this project had not come through officially; however, it would not affect the City's RHNA. He noted that short-term vacation rentals could switch back to long-term rentals at any time, and the City does not report the loss of rental housing of this nature.

Vice Mayor Shaw noted that the net remaining units required by RHNA was 114. He inquired whether the City has sufficient space for additional units or whether the RHNA numbers would be adjusted with the housing development in 2014 and 2015. Mr. Goggia responded that the City needed to show through the Housing Element that the City is able to achieve the RHNA numbers through rezoning properties and through the second unit program. City Manager Dave Durflinger added that RHNA is a State law that requires local communities to plan for housing, but not necessarily build the housing. He noted that the numbers shown on the PowerPoint presentation indicated the number of units that could be accommodated, and the City has policies that aim to remove barriers to affordable housing. Ultimately, it is up to private and public housing builders to build the units.

There were no Public Comments.

Motion by Councilmember Stein, seconded by Councilmember Nomura, to accept the annual report on the status of the Housing Element Program implementation and direct the Community Development Director to submit the document to the State Department of Housing and Community Development.

Upon voice vote, motion carried unanimously

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Shaw reported on attending a BEACON meeting on March 18 where they discussed increasing current dues up to 30 percent. He noted that the dues had not been increased since 2008/09. He also mentioned that he and Environmental Coordinator Erin Maker attended the Green Business Program Luncheon in Buellton. He noted that the Lobero Theatre was recognized as being a green business.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers with the exception of Councilmember Nomura are expected to be in attendance at the April 11, 2016 City Council meeting.

ADJOURNMENT

The meeting was adjourned at 6:24 p.m. by Mayor Carty.

Gregg A. Carty, Mayor

ATTEST:

Fidela Garcia, CMC, City Clerk



City of Carpinteria

COUNCIL AGENDA STAFF REPORT April 11, 2016

ITEM FOR COUNCIL CONSIDERATION

Expenditures for the period beginning March 23, 2016 and ending April 5, 2016.

STAFF RECOMMENDATION

Action Item ____ ; Non-Action Item X

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

DISCUSSION

As part of each regular City Council agenda, a list of all checks (attached) dispersed since the last reporting period is presented to the City Council pursuant to C.M.C. 2.08.150(F). The report is provided for City Council and public information and serves as Staff's verification that the expenditures have been reviewed and are within budgeted appropriations.

FINANCIAL CONSIDERATIONS

The warrant register included as an attachment is designed to communicate fiscal activity since the prior reporting period. No action is requested as part of this report.

ATTACHMENTS

Attachment A: Warrant Register for the period beginning March 23, 2016 and ending April 5, 2016.

Staff contact: Monique Epley, Finance Supervisor
(805) 684-5405 ext. 406
moniquee@ci.carpinteria.ca.us


Signature

Reviewed by: John Thornberry, Admin. Services Director

Monique Eley for
John Thornberry

Signature

Reviewed by: Dave Durflinger, City Manager

[Signature]

Signature

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
03/23/16	87779	ALL AROUND LANDSCAPE SUPPLY	ALL AROUND LAN...	S1859669.001	1000101 · Operating Cash 10	
02/23/16	S1859669.0...		ALL AROUND LAN...	ROW	3332308 · Supplies & Materials 32	(92.38)
TOTAL						(92.38)
03/23/16	87780	AT & T MOBILITY	AT & T MOBILITY	ACCOUNT 828848611	1000101 · Operating Cash 10	
03/05/16	828848611		AT & T MOBILITY	POOL SUPT	4866308 · Supplies & Materials 66	(101.32)
			AT & T MOBILITY	ASP/AC	4868308 · Supplies & Materials 68	(62.89)
			AT & T MOBILITY	PARK MTC	2862308 · Supplies & Materials 62	(12.94)
			AT & T MOBILITY	BEACH	2862308 · Supplies & Materials 62	(57.89)
TOTAL						(235.04)
03/23/16	87781	BROWNSTEIN HYATT FARBER SCHRECK	BROWNSTEIN HYA...		1000101 · Operating Cash 10	
02/23/16	629548		BROWNSTEIN HYA...	CITY ATTORNEY RETAINER	1017220 · City Attorney Retainer	(47,261.50)
03/10/16	631842		BROWNSTEIN HYA...	CITY ATTORNEY RETAINER	1017220 · City Attorney Retainer	(36,297.70)
			BROWNSTEIN HYA...	DIF HWY INTERCHANGE	3100232 · DIF Highway Interchange	(2,196.65)
			BROWNSTEIN HYA...	DIF HWY INTERCHANGE	3179616 · FHWA HBR 31	(2,196.65)
TOTAL						(87,952.50)
03/23/16	87782	CAL-COAST MACHINERY, INC.	CAL-COAST MACH...	INVOICE 306524	1000101 · Operating Cash 10	
02/25/16	306524		CAL-COAST MACHI...	BACKHOE	2531307 · Vehicle Oper & Mainten...	(851.15)
TOTAL						(851.15)
03/23/16	87783	CalPERS	CalPERS	APRIL 2016 HEALTH	1000101 · Operating Cash 10	
03/18/16	APRIL 2016...		CalPERS	APRIL 2016 HEALTH	1051194 · Wellness 51	(4,661.12)
			CalPERS	APRIL 2016 HEALTH	1011194 · Wellness 11	(1,877.65)
			CalPERS	APRIL 2016 HEALTH	1012194 · Wellness 12	(2,782.72)
			CalPERS	APRIL 2016 HEALTH	1013194 · Wellness 13	(1,472.98)
			CalPERS	APRIL 2016 HEALTH	1014194 · Wellness 14	(4,616.62)
			CalPERS	APRIL 2016 HEALTH	1016194 · Wellness 16	(666.91)
			CalPERS	APRIL 2016 HEALTH	1030194 · Wellness 30	(5,471.08)
			CalPERS	APRIL 2016 HEALTH	2531194 · Wellness 31	(4,418.94)
			CalPERS	APRIL 2016 HEALTH	1041194 · Wellness 41	(3,742.17)
			CalPERS	APRIL 2016 HEALTH	1042194 · Wellness 42	(1,413.96)
			CalPERS	APRIL 2016 HEALTH	1069194 · Wellness 69	(2,155.50)
			CalPERS	APRIL 2016 HEALTH	1022194 · Wellness 22	(2,606.04)
			CalPERS	APRIL 2016 HEALTH	2361194 · Wellness 61	(1,472.98)
			CalPERS	APRIL 2016 HEALTH	3332194 · Wellness 32	(2,606.04)
			CalPERS	APRIL 2016 HEALTH	1044194 · Wellness 44	(1,472.98)
			CalPERS	PROJ 4860	1000251 · Development Deposits	(320.98)
			CalPERS	APRIL 2016 HEALTH	1016196 · Health Insurance Surch...	(155.58)
			CalPERS	APRIL 2016 HEALTH	4868194 · Wellness 68	(1,133.06)
TOTAL						(43,047.31)

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
03/23/16	87784	CAMPBELL, JACQUELINE	CAMPBELL, JACQ...	CELL PHONE REIMBURSEMENT	1000101 · Operating Cash 10	
03/01/16			CAMPBELL, JACQ...	CELL PHONE REIMBURSEMENT	1041308 · Supplies & Materials 41	(65.00)
TOTAL						(65.00)
03/23/16	87785	CENTRAL COAST IMAGING SOLUTIONS	CENTRAL COAST I...		1000101 · Operating Cash 10	
03/10/16	AR32517		CENTRAL COAST I...	COPIER SERVICING	1018222 · Equipment Maintenance	(455.75)
03/10/16	AR32518		CENTRAL COAST I...	COPIER SERVICING	1018222 · Equipment Maintenance	(29.33)
TOTAL						(485.08)
03/23/16	87786	CHANNEL ISLANDS DO IT BEST	CHANNEL ISLAND...	10001	1000101 · Operating Cash 10	
02/29/16	FEB 2016 S...		CHANNEL ISLAND...	PARKS	2361221 · Miscellaneous Contracts	(6.80)
			CHANNEL ISLAND...	PROJ 4865	1000251 · Development Deposits	(114.37)
			CHANNEL ISLAND...	PROJ 4865	1000251 · Development Deposits	(114.38)
			CHANNEL ISLAND...	PARKS	2361221 · Miscellaneous Contracts	(11.25)
			CHANNEL ISLAND...	PARKS	2361221 · Miscellaneous Contracts	(12.66)
			CHANNEL ISLAND...	CITY HALL	1013224 · Interior Maintenance	(21.20)
			CHANNEL ISLAND...	PW SUPPLIES	2531307 · Vehicle Oper & Mainten...	(6.32)
			CHANNEL ISLAND...	STREET LIGHTING	2923220 · Street Lighting	(41.10)
TOTAL						(328.08)
03/23/16	87787	CHEVRON & TEXACO BUSINESS CARD S...	CHEVRON & TEXA...	789-819-058-7	1000101 · Operating Cash 10	
03/21/16	46972647		CHEVRON & TEXA...	VEHICLE FUEL	1013307 · Vehicle Oper & Mainten...	(218.06)
			CHEVRON & TEXA...	VEHICLE FUEL	3332307 · Vehicle Oper & Mainten...	(274.62)
			CHEVRON & TEXA...	VEHICLE FUEL	2361307 · Vehicle Oper/Maintena...	(260.38)
TOTAL						(753.06)
03/23/16	87788	COAST AUTO PARTS, INC.	COAST AUTO PAR...	FEB 2016 BILLING	1000101 · Operating Cash 10	
02/29/16	FEB 2016 B...		COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(121.28)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(8.18)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(25.62)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(68.86)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(44.97)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(22.33)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(52.42)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(51.04)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(78.79)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(15.69)
			COAST AUTO PAR...	VEHICLE MAINTENANCE	2531307 · Vehicle Oper & Mainten...	(17.24)
TOTAL						(506.42)
03/23/16	87789	COASTAL VIEW NEWS	COASTAL VIEW N...		1000101 · Operating Cash 10	

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
01/26/16	47345		COASTAL VIEW NE...	LEGAL NOTICES	1011308 - Supplies & Materials 11	(68.60)
03/01/16	47513		COASTAL VIEW NE...	LEGAL NOTICES	1011308 - Supplies & Materials 11	(78.40)
03/01/16	47486		COASTAL VIEW NE...	ARBOR DAY	1030308 - Supplies & Materials 30	(149.00)
03/14/16	47580		COASTAL VIEW NE...	OIL PAYMENT PROGRAM	2000261 - Deferred Revenue 20	(248.00)
03/16/16	47611		COASTAL VIEW NE...	LEGAL NOTICES	1011303 - Printing & Advertising 11	(42.00)
TOTAL						(586.00)
03/23/16	87790	DEL OZONE	DEL OZONE	INVOICE 204105	1000101 - Operating Cash 10	
02/16/16	204105		DEL OZONE	POOL	4866338 - Chemicals	(54.67)
TOTAL						(54.67)
03/23/16	87791	DRAKE HAGLAN & ASSOCIATES, INC.	DRAKE HAGLAN &...	INVOICE #12034-42	1000101 - Operating Cash 10	
03/11/16	12034-42	15016	DRAKE HAGLAN & ...	HBR GRANT	2000261 - Deferred Revenue 20	(3,841.48)
		15016	DRAKE HAGLAN & ...	HBR GRANT	2079614 - FHWA HBR 20	(3,841.47)
		15016	DRAKE HAGLAN & ...	DIF PROGRAM HIGHWAY BRIDGES & INTERC...	3100232 - DIF Highway Interchange	(497.70)
		15016	DRAKE HAGLAN & ...	DIF PROGRAM HIGHWAY BRIDGES & INTERC...	3179616 - FHWA HBR 31	(497.70)
TOTAL						(8,678.35)
03/23/16	87792	FIRST BANKCARD	FIRST BANKCARD	5248	1000101 - Operating Cash 10	
02/25/16	5248		FIRST BANKCARD	TURF TRUCK	2361221 - Miscellaneous Contracts	(210.89)
			FIRST BANKCARD	COMPUTER SUPPLIES	1069308 - Supplies & Materials 69	(29.68)
			FIRST BANKCARD	P & R SUPPLIES	4866308 - Supplies & Materials 66	(9.95)
			FIRST BANKCARD	SWIM CLUB FUNDING GRANT	2000261 - Deferred Revenue 20	(1,547.64)
			FIRST BANKCARD	WEBSITE SERVICES	4866308 - Supplies & Materials 66	(59.97)
			FIRST BANKCARD	PARKS SUPPLIES	2361221 - Miscellaneous Contracts	(81.73)
TOTAL						(1,939.86)
03/23/16	87793	GUZMAN, JOSEPHINE	GUZMAN, JOSEPH...	INVOICE #1008	1000101 - Operating Cash 10	
03/19/16	1008		GUZMAN, JOSEPHI...	03-14-16 CC MINUTES	1011221 - Contract Services 11	(175.00)
TOTAL						(175.00)
03/23/16	87794	HASLER	HASLER	7900-0110-3770-5400	1000101 - Operating Cash 10	
03/13/16	7900-0110-...		HASLER	POSTAGE	1013302 - Postage 13	(975.84)
TOTAL						(975.84)
03/23/16	87795	IMPULSE INTERNET SERVICES	IMPULSE INTERNE...	822944	1000101 - Operating Cash 10	
03/14/16	822944		IMPULSE INTERNE...	TELEPHONE SERVICE	1013301 - Telephone 13	(2,136.46)
TOTAL						(2,136.46)

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
03/23/16	87796	LESLIE'S POOL SUPPLIES INC	LESLIE'S POOL SU...	3013-99457	1000101 · Operating Cash 10	
01/27/16	3013-99457		LESLIE'S POOL SU...	CITY POOL	4866338 · Chemicals	(3,907.65)
TOTAL						(3,907.65)
03/23/16	87797	MAINTENANCE SUPERINTENDENT ASSOC	MAINTENANCE SU...	2016 MSA MEMBERSHIP - MEDEL	1000101 · Operating Cash 10	
03/16/16	2016 MEMB...		MAINTENANCE SU...	2016 MSA MEMBERSHIP APPLICATION - MEDEL	2531305 · Dues & Subscriptions 31	(40.00)
TOTAL						(40.00)
03/23/16	87798	MARTIN & CHAPMAN CO	MARTIN & CHAPM...	INVOICE 2015456	1000101 · Operating Cash 10	
12/22/15	2015456		MARTIN & CHAPM...	CITY CLERK SUPPLIES	1011211 · Elections Contract	(128.69)
TOTAL						(128.69)
03/23/16	87799	MCCORMIX CORP	MCCORMIX CORP	INVOICE #913445	1000101 · Operating Cash 10	
02/29/16	913445		MCCORMIX CORP	PW VEHICLE FUEL	3332307 · Vehicle Oper & Mainten...	(208.54)
TOTAL						(208.54)
03/23/16	87800	RED WING SHOE STORE	RED WING SHOE S...	1310000016531	1000101 · Operating Cash 10	
03/01/16	1310000016...		RED WING SHOE S...	SAFETY EQUIPMENT	3332308 · Supplies & Materials 32	(178.16)
TOTAL						(178.16)
03/23/16	87801	REZAC-MEYER ATTORNEY SERVICE	REZAC-MEYER AT...	PROJ 9062 REFUND	1000101 · Operating Cash 10	
03/11/16	PROJ 9062 ...		REZAC-MEYER AT...	PROJ 9062 REFUND	1000251 · Development Deposits	(275.00)
TOTAL						(275.00)
03/23/16	87802	SANTA BARBARA COUNTY, AUDITOR-CO...	SANTA BARBARA ...	INVOICE #45	1000101 · Operating Cash 10	
02/26/16	45		SANTA BARBARA ...	ADMIN FEE 15/16 BILLING	2323335 · PARK MAINTENANCE ...	(1,914.50)
			SANTA BARBARA ...	ROW IMPROVEMENT DISTRICT FEE 15/16 BIL...	3333335 · ROW #3 - CURRENT Y...	(1,803.00)
TOTAL						(3,717.50)
03/23/16	87803	SANTA BARBARA COUNTY, ENVIROMENT...	SANTA BARBARA ...		1000101 · Operating Cash 10	
03/03/16	IN0047005		SANTA BARBARA ...	ANNUAL PERMIT COMMUNITY POOL	4866308 · Supplies & Materials 66	(289.00)
03/03/16	IN0046788		SANTA BARBARA ...	OIL WASTE CENTER PERMIT	3332308 · Supplies & Materials 32	(390.00)
03/03/16	IN0047006		SANTA BARBARA ...	PW ANNUAL PERMIT	3332308 · Supplies & Materials 32	(889.00)
TOTAL						(1,568.00)

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
03/23/16	87804	SANTA BARBARA COUNTY, SHERIFF'S D...	SANTA BARBARA ...	16-202	1000101 · Operating Cash 10	
02/19/16	16-202		SANTA BARBARA ...	CONTRACT SERVICES	1021214 · SB County Sheriff	(276,199.42)
			SANTA BARBARA ...	CONTRACT SERVICES	1000150 · COPS Grant Receivable	(8,333.33)
			SANTA BARBARA ...	CONTRACT SERVICES	1121214 · SB County Sheriff 11	(1,303.25)
TOTAL						(285,836.00)
03/23/16	87805	SANTA BARBARA PEST CONTROL	SANTA BARBARA ...	70880	1000101 · Operating Cash 10	
03/03/16	70880		SANTA BARBARA ...	TRAINING CLASS	3332223 · Chemical Treatment	(240.00)
TOTAL						(240.00)
03/23/16	87806	STANTEC	STANTEC	INVOICE #1022343	1000101 · Operating Cash 10	
03/11/16	1022343		STANTEC	ENGINEER SERVICES	2734224 · Traffic Engineering Ret...	(78.24)
TOTAL						(78.24)
03/23/16	87807	STAPLES ADVANTAGE	STAPLES ADVANT...		1000101 · Operating Cash 10	
02/20/16	3293740827		STAPLES ADVANT...	COMMUNITY POOL	4866308 · Supplies & Materials 66	(280.86)
02/24/16	3293897297		STAPLES ADVANT...	VOLUNTEER SERVICES	1024308 · Supplies & Materials 24	(67.45)
02/27/16	3294545750		STAPLES ADVANT...	PARKS	2361221 · Miscellaneous Contracts	(186.20)
			STAPLES ADVANT...	PW	2531308 · Supplies & Materials 31	(93.09)
02/27/16	3294545770		STAPLES ADVANT...	PW SUPPLIES	2531308 · Supplies & Materials 31	(305.82)
02/27/16	3294545756		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(66.19)
TOTAL						(999.61)
03/23/16	87808	STRADLING YOCCA CARLSON & RAUTH	STRADLING YOCC...	305329-0001	1000101 · Operating Cash 10	
02/29/16	305329-0001		STRADLING YOCC...	MISC EMPLOYMENT MATTERS	1017309 · Miscellaneous Expense	(395.00)
TOTAL						(395.00)
03/23/16	87809	VERIZON CALIFORNIA	VERIZON CALIFOR...		1000101 · Operating Cash 10	
02/07/16	0117111213...		VERIZON CALIFOR...	BOAT HOUSE	2862308 · Supplies & Materials 62	(193.02)
03/07/16	0117111213...		VERIZON CALIFOR...	BOAT HOUSE	2862301 · Telephone 62	(327.37)
TOTAL						(520.39)
03/23/16	87810	WEST COAST ARBORIST INC	WEST COAST ARB...	113571	1000101 · Operating Cash 10	
02/29/16	113571		WEST COAST ARB...	TREE MAINTENANCE	2732220 · Public Tree Maintenanc...	(750.00)
TOTAL						(750.00)

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
 March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
03/23/16	87811	WEST GROUP	WEST GROUP	565-139-500	1000101 · Operating Cash 10	
02/29/16	833558537		WEST GROUP	SUBSCRIPTION PRODUCT CHARGES	1051305 · Dues & Subscriptions 51	(136.66)
TOTAL						(136.66)
03/23/16	87812	WESTERN EXTERMINATOR COMPANY	WESTERN EXTER...	FEB 2016 BILLING	1000101 · Operating Cash 10	
02/29/16	FEB 2016 B...		WESTERN EXTER...	PROJ 4865 MEDICAL CLINIC	1000251 · Development Deposits	(48.50)
TOTAL						(48.50)
03/23/16	87813	WISSING, ALICE	WISSING, ALICE	PC 03-02-16	1000101 · Operating Cash 10	
03/13/16	PC 03-02-16		WISSING, ALICE	PC 03-02-16	1041225 · Misc. Planning Contracts	(400.00)
TOTAL						(400.00)
03/23/16	87814	AFLAC	AFLAC	INVOICE #374373	1000101 · Operating Cash 10	
03/11/16	374373		AFLAC	WELLNESS - MARCH	2361194 · Wellness 61	(48.80)
			AFLAC	WELLNESS - MARCH	1016194 · Wellness 16	(64.30)
			AFLAC	WELLNESS - MARCH	1041194 · Wellness 41	(24.10)
			AFLAC	WELLNESS - MARCH	1051194 · Wellness 51	(43.30)
			AFLAC	WELLNESS - MARCH	1012194 · Wellness 12	(62.60)
			AFLAC	WELLNESS - MARCH	1030194 · Wellness 30	(43.30)
			AFLAC	WELLNESS - MARCH	1022194 · Wellness 22	(23.60)
			AFLAC	WELLNESS - MARCH	1042194 · Wellness 42	(100.76)
			AFLAC	WELLNESS - MARCH	1041194 · Wellness 41	(74.19)
			AFLAC	WELLNESS - MARCH	1022194 · Wellness 22	(35.10)
			AFLAC	WELLNESS - MARCH	2531194 · Wellness 31	(48.80)
			AFLAC	WELLNESS - MARCH	1030194 · Wellness 30	(29.60)
			AFLAC	WELLNESS - MARCH	2531194 · Wellness 31	(52.10)
			AFLAC	WELLNESS - MARCH	3332194 · Wellness 32	(106.80)
			AFLAC	WELLNESS - MARCH	1069194 · Wellness 69	(56.96)
			AFLAC	WELLNESS - MARCH	1014194 · Wellness 14	(50.31)
			AFLAC	WELLNESS - MARCH	1069194 · Wellness 69	(69.70)
			AFLAC	WELLNESS - MARCH	1051194 · Wellness 51	(32.20)
			AFLAC	WELLNESS - MARCH	2531194 · Wellness 31	(40.60)
TOTAL						(1,007.12)
03/23/16	87815	ALL AROUND LANDSCAPE SUPPLY	ALL AROUND LAN...		1000101 · Operating Cash 10	
02/29/16	S1861169.0...		ALL AROUND LAN...	ROW	3332308 · Supplies & Materials 32	(1.33)
03/01/16	S1861406.0...		ALL AROUND LAN...	POOL	4866308 · Supplies & Materials 66	(25.16)
03/03/16	S1861975.0...		ALL AROUND LAN...	PARKS	2361221 · Miscellaneous Contracts	(79.80)
TOTAL						(106.29)
03/23/16	87816	BIG GREEN CLEANING COMPANY	BIG GREEN CLEA...		1000101 · Operating Cash 10	
02/29/16	472681		BIG GREEN CLEAN...	VETS HALL	4865309 · Misc Operating Expens...	(95.00)

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
02/29/16	472683		BIG GREEN CLEAN...	SEASIDE BUILDING	4865309 · Misc Operating Expens...	(160.00)
03/01/16	472941		BIG GREEN CLEAN...	ASH	2861225 · Marsh Park Maintenance	(388.00)
			BIG GREEN CLEAN...	5TH & 9TH RESTROOMS	3332221 · Miscellaneous Contract...	(776.00)
			BIG GREEN CLEAN...	PARKS	2361221 · Miscellaneous Contracts	(1,555.00)
03/01/16	472937		BIG GREEN CLEAN...	VETS HALL	4865224 · Custodial Services	(811.00)
			BIG GREEN CLEAN...	CIVIC CENTER	1013224 · Interior Maintenance	(900.00)
03/01/16	472935		BIG GREEN CLEAN...	SEASIDE BUILDING	4865309 · Misc Operating Expens...	(185.00)
TOTAL						(4,870.00)
03/23/16	87817	BILL SPIEWAK	BILL SPIEWAK	INVOICE #104272	1000101 · Operating Cash 10	
02/28/16	104272		BILL SPIEWAK	ARBORIST SERVICES	3332220 · Public Tree Maintenance	(160.00)
TOTAL						(160.00)
03/23/16	87818	COLANTUONO, HIGHSMITH & WHATLEY, ...	COLANTUONO, HI...	30430	1000101 · Operating Cash 10	
03/02/16	30430		COLANTUONO, HI...	LEGAL SERVICES	1030221 · Contract Services 30	(3,148.92)
TOTAL						(3,148.92)
03/23/16	87819	ECIVIS, INC.	ECIVIS, INC.	104987	1000101 · Operating Cash 10	
02/29/16	104987		ECIVIS, INC.	GRANT SOFTWARE	1018224 · Software Maintenance	(3,300.00)
TOTAL						(3,300.00)
03/23/16	87820	FEDEX	FEDEX	5-356-80500	1000101 · Operating Cash 10	
03/18/16	5-356-80500		FEDEX	DIF HWY INTERCHANGES	3100232 · DIF Highway Interchange	(10.64)
			FEDEX	DIF HWY INTERCHANGES	3179616 · FHWA HBR 31	(10.63)
TOTAL						(21.27)
03/23/16	87821	SANTA BARBARA COUNTY, PUBLIC WOR...	SANTA BARBARA ...	2016 GREEN BUSINESS LUNCHEON	1000101 · Operating Cash 10	
03/03/16	GREEN BU...		SANTA BARBARA ...	2016 GREEN BUSINESS LUNCHEON - MAKER	1030306 · Meetings & Travel 30	(35.00)
TOTAL						(35.00)
03/23/16	87822	SANTA BARBARA SAND & TOP SOIL CORP	SANTA BARBARA ...	INVOICE #172158	1000101 · Operating Cash 10	
02/29/16	172158		SANTA BARBARA ...	PUBLIC WORKS YARD	2531308 · Supplies & Materials 31	(72.28)
TOTAL						(72.28)
03/23/16	87823	SATCOM GLOBAL FZE	SATCOM GLOBAL ...	INVOICE AS03160155	1000101 · Operating Cash 10	
03/01/16	AS03160155		SATCOM GLOBAL ...	IRIDIUM TRADE-UP	1024215 · Disaster Preparedness	(42.75)

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
 March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
TOTAL						(42.75)
03/23/16	87824	STAPLES ADVANTAGE	STAPLES ADVANT...		1000101 · Operating Cash 10	
03/01/16	3295879584		STAPLES ADVANT...	OFFICE SUPPLIES	1041308 · Supplies & Materials 41	(83.14)
03/03/16	3295228877		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(118.96)
03/03/16	3295228878		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(377.99)
TOTAL						(580.09)
03/23/16	87825	TRANSAMERICA EMPLOYEE BENEFITS	TRANSAMERICA E...	GROUP ID#G000026466	1000101 · Operating Cash 10	
03/31/16	MARCH 201...		TRANSAMERICA E...	MAR 2016 WELLNESS	1030194 · Wellness 30	(18.75)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1016194 · Wellness 16	(35.70)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1030194 · Wellness 30	(56.75)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1041194 · Wellness 41	(36.45)
			TRANSAMERICA E...	MAR 2016 WELLNESS	4868194 · Wellness 68	(35.70)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1011194 · Wellness 11	(18.75)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1030194 · Wellness 30	(40.68)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1012194 · Wellness 12	(33.12)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1022194 · Wellness 22	(35.70)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1041194 · Wellness 41	(87.43)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1041194 · Wellness 41	(33.12)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1022194 · Wellness 22	(72.48)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1012194 · Wellness 12	(35.70)
			TRANSAMERICA E...	MAR 2016 WELLNESS	2531194 · Wellness 31	(109.37)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1030194 · Wellness 30	(35.70)
			TRANSAMERICA E...	MAR 2016 WELLNESS	2531194 · Wellness 31	(67.40)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1011194 · Wellness 11	(35.70)
			TRANSAMERICA E...	MAR 2016 WELLNESS	1022194 · Wellness 22	(18.75)
			TRANSAMERICA E...	MAR 2016 WELLNESS	4868194 · Wellness 68	(18.75)
TOTAL						(826.00)
03/23/16	87826	ZWORLD GIS	ZWORLD GIS		1000101 · Operating Cash 10	
03/01/16	2016-0120		ZWORLD GIS	GIS WEB MAPPING	1041224 · Drafting/Mapping	(1,666.50)
03/01/16	2016-0119		ZWORLD GIS	GIS WEB MAPPING	2779623 · Ped Facilities Improve...	(1,666.50)
			ZWORLD GIS	GIS WEB MAPPING	2779623 · Ped Facilities Improve...	(2,083.32)
TOTAL						(5,416.32)
03/23/16	87827	METLIFE - GROUP BENEFITS	METLIFE - GROUP ...	MARCH 2016 DENTAL	1000101 · Operating Cash 10	
02/24/16	MAR 2016 ...		METLIFE - GROUP ...	MAR 2016 DENTAL	1051194 · Wellness 51	(472.72)
			METLIFE - GROUP ...	MAR 2016 DENTAL	1011194 · Wellness 11	(179.42)
			METLIFE - GROUP ...	MAR 2016 DENTAL	1012194 · Wellness 12	(311.46)
			METLIFE - GROUP ...	MAR 2016 DENTAL	1013194 · Wellness 13	(193.28)
			METLIFE - GROUP ...	MAR 2016 DENTAL	1014194 · Wellness 14	(386.56)
			METLIFE - GROUP ...	MAR 2016 DENTAL	1016194 · Wellness 16	(58.03)
			METLIFE - GROUP ...	MAR 2016 DENTAL	1030194 · Wellness 30	(548.91)
			METLIFE - GROUP ...	MAR 2016 DENTAL	2531194 · Wellness 31	(579.84)
			METLIFE - GROUP ...	MAR 2016 DENTAL	1041194 · Wellness 41	(208.23)

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
			METLIFE - GROUP ...	MAR 2016 DENTAL	1042194 · Wellness 42	(193.28)
			METLIFE - GROUP ...	MAR 2016 DENTAL	1069194 · Wellness 69	(251.31)
			METLIFE - GROUP ...	MAR 2016 DENTAL	1022194 · Wellness 22	(237.45)
			METLIFE - GROUP ...	MAR 2016 DENTAL	3332194 · Wellness 32	(311.46)
			METLIFE - GROUP ...	MAR 2016 DENTAL	1044194 · Wellness 44	(193.28)
			METLIFE - GROUP ...	MAR 2016 DENTAL	2361194 · Wellness 61	(193.28)
			METLIFE - GROUP ...	MAR 2016 DENTAL	4868194 · Wellness 68	(116.06)
TOTAL						(4,434.57)
03/25/16	87828	STEVE PUAILOA	STEVE PUAILOA	INVOICE #2	1000101 · Operating Cash 10	
03/04/16	2		STEVE PUAILOA	FIRST FRIDAY	1044302 · Marketing Materials	(270.00)
TOTAL						(270.00)
03/30/16	87829	AG ENT INC	AG ENT INC	15683	1000101 · Operating Cash 10	
03/11/16	15683		AG ENT INC	BF TEST	2361221 · Miscellaneous Contracts	(45.00)
TOTAL						(45.00)
03/30/16	87830	ATT	ATT	ACCOUNT 030-602-5152-001	1000101 · Operating Cash 10	
03/12/16	030-602-51...		ATT	CIVIC CENTER	1013301 · Telephone 13	(25.11)
			ATT	PW	2531301 · Telephone 31	(1.12)
			ATT	BEACH	2862301 · Telephone 62	(4.08)
			ATT	POOL	4866301 · Telephone 66	(4.48)
TOTAL						(34.79)
03/30/16	87831	BOB TRAUTZ LAND DEV CO, INC	BOB TRAUTZ LAN...	INVOICE 4938-2	1000101 · Operating Cash 10	
02/25/16	4938-2		BOB TRAUTZ LAN...	COMMUNITY GARDEN GRANT	2000261 · Deferred Revenue 20	(2,906.80)
TOTAL						(2,906.80)
03/30/16	87832	CALIFORNIA STATE DISBURSEMENT UNIT	CALIFORNIA STAT...	CASE NUMBER 0850182383-01	1000101 · Operating Cash 10	
03/21/16	PAYROLL 0...		CALIFORNIA STAT...	PAYROLL WITHHOLDING 03-31-16	1000105 · ICMA Cash	(330.46)
TOTAL						(330.46)
03/30/16	87833	CANON FINANCIAL SERVICES, INC	CANON FINANCIA...	INVOICE #15911412	1000101 · Operating Cash 10	
03/22/16	15911412		CANON FINANCIAL...	COPIER SERVICE	1018222 · Equipment Maintenance	(618.31)
TOTAL						(618.31)
03/30/16	87834	CARPINTERIA LOCK & KEY	CARPINTERIA LOC...	INVOICE #1118	1000101 · Operating Cash 10	

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
 March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
03/23/16	1118		CARPINTERIA LOC...	SHERIFF SUBSTATION	1013224 · Interior Maintenance	(81.00)
			CARPINTERIA LOC...	ROW RESTROOMS	3332225 · ROW Maintenance 32	(81.00)
TOTAL						(162.00)
03/30/16	87835	CHALLENGE ASPHALT INC	CHALLENGE ASP...	4684	1000101 · Operating Cash 10	
02/11/16	4684		CHALLENGE ASPH...	CARP AVE	2531224 · Street Drainage Improv...	(7,325.00)
			CHALLENGE ASPH...	CARP AVE	2531220 · Street Maintenance 31	(7,325.00)
TOTAL						(14,650.00)
03/30/16	87836	CLASSIC PARTY RENTALS	CLASSIC PARTY R...	INVOICE 000171800-4	1000101 · Operating Cash 10	
03/08/16	0001717800-4		CLASSIC PARTY R...	2016 TRIATHLON	4863300 · Triathlon Expense	(2,538.95)
TOTAL						(2,538.95)
03/30/16	87837	COASTAL VIEW NEWS	COASTAL VIEW N...		1000101 · Operating Cash 10	
03/24/16	47642		COASTAL VIEW NE...	LEGAL NOTICES	1011303 · Printing & Advertising 11	(452.00)
03/24/16	47652		COASTAL VIEW NE...	LEGAL NOTICES	1011303 · Printing & Advertising 11	(321.75)
TOTAL						(773.75)
03/30/16	87838	EDD-SDI	EDD-SDI	776-5147-9	1000101 · Operating Cash 10	
03/21/16	PAYROLL 0...		EDD-SDI	PAYROLL 03-31-16	1000223 · SDI Withheld	(846.57)
TOTAL						(846.57)
03/30/16	87839	EDD-SIT	EDD-SIT	932-0283-6	1000101 · Operating Cash 10	
03/21/16	PAYROLL 0...		EDD-SIT	PAYROLL 03-31-16	1000221 · SIT Withheld	(3,389.65)
TOTAL						(3,389.65)
03/30/16	87840	EMERGENCY MEDICAL PRODUCTS INC	EMERGENCY MED...	INVOICE #1807846	1000101 · Operating Cash 10	
03/04/16	1807846		EMERGENCY MEDI...	SAFETY PRODUCTS	4866308 · Supplies & Materials 66	(201.74)
TOTAL						(201.74)
03/30/16	87841	GARRISON, TIFFANY	GARRISON, TIFFA...	PAYROLL 08-06-15	1000101 · Operating Cash 10	
03/21/16	PAYROLL 0...		GARRISON, TIFFANY	PAYROLL 08-06-15	1000251 · Development Deposits	(589.63)
			GARRISON, TIFFANY	RETURNED CHECK FEE REIMB	1010106 · CASH HANDLING CH...	(12.00)
TOTAL						(601.63)
03/30/16	87842	GRACENOTE	GRACENOTE	0673643	1000101 · Operating Cash 10	

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
03/01/16	0673643		GRACENOTE	PROJ 4863 GATV LISTING	1000251 · Development Deposits	(59.71)
TOTAL						(59.71)
03/30/16	87843	GUZMAN, JOSEPHINE	GUZMAN, JOSEPH...	INVOICE #1007	1000101 · Operating Cash 10	
02/26/16	1007		GUZMAN, JOSEPHI...	02-22-16 CC MINUTES	1011221 · Contract Services 11	(150.00)
TOTAL						(150.00)
03/30/16	87844	LINCOLN FINANCIAL GROUP	LINCOLN FINANCI...	APRIL 2016	1000101 · Operating Cash 10	
03/18/16	APRIL 2016		LINCOLN FINANCIA...	APRIL 2016	1051191 · Life Insurance Premium...	(20.18)
			LINCOLN FINANCIA...	APRIL 2016	1011191 · Life Insurance Premium...	(107.68)
			LINCOLN FINANCIA...	APRIL 2016	1012191 · Life Insurance Premium...	(130.60)
			LINCOLN FINANCIA...	APRIL 2016	1013191 · Life Insurance Premium...	(34.68)
			LINCOLN FINANCIA...	APRIL 2016	1014191 · Life Insurance Premium...	(230.50)
			LINCOLN FINANCIA...	APRIL 2016	1016191 · Life Insurance Premium...	(177.46)
			LINCOLN FINANCIA...	APRIL 2016	1030191 · Life Insurance Premium...	(306.72)
			LINCOLN FINANCIA...	APRIL 2016	2531191 · Life Insurance Premium...	(195.74)
			LINCOLN FINANCIA...	APRIL 2016	1041191 · Life Insurance Premium...	(178.75)
			LINCOLN FINANCIA...	APRIL 2016	1042191 · Life Insurance Premium...	(10.81)
			LINCOLN FINANCIA...	APRIL 2016	1069191 · Life Insurance Premium...	(195.16)
			LINCOLN FINANCIA...	APRIL 2016	1022191 · Life Insurance Premium...	(138.51)
			LINCOLN FINANCIA...	APRIL 2016	3332191 · Life Insurance Premium...	(85.39)
			LINCOLN FINANCIA...	APRIL 2016	1044191 · Life Insurance Premium...	(112.40)
			LINCOLN FINANCIA...	APRIL 2016	2361191 · Life Insurance Premium...	(61.33)
			LINCOLN FINANCIA...	APRIL 2016	4868191 · Life Insurance Premium...	(70.26)
TOTAL						(2,056.17)
03/30/16	87845	PACIFIC PLUMBING SPECIALITIES	PACIFIC PLUMBIN...	INVOICE 882-0	1000101 · Operating Cash 10	
03/04/16	882-0		PACIFIC PLUMBIN...	POOL SHOWERS	4866308 · Supplies & Materials 66	(648.31)
TOTAL						(648.31)
03/30/16	87846	PROFESSIONAL WASH CENTER	PROFESSIONAL W...	8600	1000101 · Operating Cash 10	
03/02/16	8600		PROFESSIONAL W...	PBIAAB BANNERS	3845222 · Marketing/Project Carpi...	(29.63)
TOTAL						(29.63)
03/30/16	87847	ROBERT BROWN ENGINEERS	ROBERT BROWN ...	INVOICE #237-4113	1000101 · Operating Cash 10	
03/21/16	237-4113		ROBERT BROWN ...	PROJ 1769	1000251 · Development Deposits	(980.40)
TOTAL						(980.40)
03/30/16	87848	SEUI LOCAL 620	SEUI LOCAL 620	PAYROLL 03-31-16	1000101 · Operating Cash 10	

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
03/21/16	PAYROLL 0...		SEUI LOCAL 620	PAYROLL 03-31-16	1000229 · SEIU Local 620	(184.90)
TOTAL						(184.90)
03/30/16	87849	SO CA EDISON	SO CA EDISON		1000101 · Operating Cash 10	
03/19/16	2-25-126-20...		SO CA EDISON	VIOLA	2361313 · Utility - Electric 23	(31.21)
03/19/16	2-27-939-99...		SO CA EDISON	HOCKEY RINK	1013314 · Utility - Natural Gas	(24.91)
TOTAL						(56.12)
03/30/16	87850	SO CA GAS COMPANY	SO CA GAS COMP...	006-514-2700-7	1000101 · Operating Cash 10	
03/24/16	006-514-27...		SO CA GAS COMP...	COMMUNITY POOL	4866314 · Utility - Natural Gas 66	(8,643.00)
TOTAL						(8,643.00)
03/30/16	87851	STAPLES ADVANTAGE	STAPLES ADVANT...	3295318169	1000101 · Operating Cash 10	
03/04/16	3295318169		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(114.66)
TOTAL						(114.66)
03/30/16	87852	T. ROWE PRICE	T. ROWE PRICE	PAYROLL CONTRIBUTION - ANTHONY VEGA	1000101 · Operating Cash 10	
03/21/16	PAYROLL 0...		T. ROWE PRICE	PAYROLL 03-31-16 ANTHONY VEGA	1000105 · ICMA Cash	(50.00)
TOTAL						(50.00)
03/30/16	87853	UNITED WAY OF SANTA BARBARA COUN...	UNITED WAY OF S...	PAYROLL 03-31-16	1000101 · Operating Cash 10	
03/21/16	PAYROLL 0...		UNITED WAY OF S...	PAYROLL 03-31-16	1000224 · United Way Payable	(24.00)
TOTAL						(24.00)
03/30/16	87854	VANTAGEPOINT TRANSFER AGENTS - 457	VANTAGEPOINT T...	PAYROLL 03-31-16	1000101 · Operating Cash 10	
03/21/16	PAYROLL 0...		VANTAGEPOINT T...	PAYROLL 03-31-16	1000105 · ICMA Cash	(1,075.00)
TOTAL						(1,075.00)
03/30/16	87855	WISSING, ALICE	WISSING, ALICE	PC 03-07-16	1000101 · Operating Cash 10	
03/28/16			WISSING, ALICE	PROJ 1798	1000251 · Development Deposits	(220.00)
			WISSING, ALICE	MISC PC MINUTES	1041225 · Misc. Planning Contracts	(40.00)
TOTAL						(260.00)
03/30/16	87856	A-OK POWER EQUIPMENT	A-OK POWER EQU...	156450	1000101 · Operating Cash 10	

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
03/08/16	156450		A-OK POWER EQU...	PW SHOP	2531307 · Vehicle Oper & Mainten...	(18.35)
TOTAL						(18.35)
03/30/16	87857	ALL AROUND LANDSCAPE SUPPLY	ALL AROUND LAN...	S1862875.001	1000101 · Operating Cash 10	
03/09/16	S1862875.0...		ALL AROUND LAN...	ROW	3332308 · Supplies & Materials 32	(24.21)
TOTAL						(24.21)
03/30/16	87858	JOY EQUIPMENT PROTECTION INC	JOY EQUIPMENT P...	INVOICE #65089	1000101 · Operating Cash 10	
03/07/16	65089		JOY EQUIPMENT P...	FIRE EXTINGUISHERS	3332221 · Miscellaneous Contract...	(175.00)
TOTAL						(175.00)
03/30/16	87859	STAPLES ADVANTAGE	STAPLES ADVANT...	3295805688	1000101 · Operating Cash 10	
03/10/16	3295805688		STAPLES ADVANT...	OFFICE SUPPLIES	1030308 · Supplies & Materials 30	(93.63)
			STAPLES ADVANT...	OFFICE SUPPLIES	1041308 · Supplies & Materials 41	(79.84)
TOTAL						(173.47)
03/30/16	87860	TRI-CO BLUE PRINT & SUPPLY	TRI-CO BLUE PRIN...	39616	1000101 · Operating Cash 10	
03/08/16	39616		TRI-CO BLUE PRIN...	PROJ 1649	1000251 · Development Deposits	(106.92)
TOTAL						(106.92)
03/30/16	87861	STAPLES ADVANTAGE	STAPLES ADVANT...		1000101 · Operating Cash 10	
03/11/16	3295879586		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(62.63)
03/12/16	3296048756		STAPLES ADVANT...	OFFICE SUPPLIES	1030308 · Supplies & Materials 30	(3.01)
03/13/16	3296189149		STAPLES ADVANT...	PW SUPPLIES	2531308 · Supplies & Materials 31	(184.24)
03/16/16	3296341440		STAPLES ADVANT...	PW SUPPLIES	1030308 · Supplies & Materials 30	(8.85)
03/19/16	3296701619		STAPLES ADVANT...	PW SUPPLIES	2531308 · Supplies & Materials 31	(28.72)
03/19/16	3296701622		STAPLES ADVANT...	PW SUPPLIES	2531308 · Supplies & Materials 31	(215.45)
03/20/16	3296778206		STAPLES ADVANT...	POOL OFFICE SUPPLIES	4866308 · Supplies & Materials 66	(93.93)
03/20/16	3296778208		STAPLES ADVANT...	POOL OFFICE SUPPLIES	4866308 · Supplies & Materials 66	(8.42)
03/20/16	3296778209		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(235.39)
TOTAL						(840.64)
03/31/16	87862	VACKER	VACKER	INVOICE #1515	1000101 · Operating Cash 10	
03/30/16	1515		VACKER	PALM TO LINDEN TRAIL GRANT	2000261 · Deferred Revenue 20	(423.00)
TOTAL						(423.00)
03/31/16	87863	REAL GREEN GARDENING	REAL GREEN GAR...	JANUARY 2016 SERVICES	1000101 · Operating Cash 10	

1:59 PM

04/05/16

CITY OF CARPINTERIA
Warrant Register
March 23 through April 5, 2016

Date	Num	Name	Source Name	Memo	Account	Paid Amount
01/31/16	JANUARY 2...		REAL GREEN GAR...	BAILARD	2361306 · Bluffs Park Expense	(540.00)
			REAL GREEN GAR...	CARP CREEK	2361225 · Park Maintenance 61	(540.00)
			REAL GREEN GAR...	PROJ 4865	1000251 · Development Deposits	(75.00)
			REAL GREEN GAR...	PALM TO LINDEN TRAIL GRANT	2000261 · Deferred Revenue 20	(540.00)
			REAL GREEN GAR...	MARSH PARK	2861225 · Marsh Park Maintenance	(450.00)
			REAL GREEN GAR...	MONTE VISTA	2361225 · Park Maintenance 61	(1,375.00)
			REAL GREEN GAR...	SEASIDE	4865220 · Grounds Maintenance 65	(275.00)
			REAL GREEN GAR...	COASTAL VISTA	2861225 · Marsh Park Maintenance	(360.00)
			REAL GREEN GAR...	TAR PITS	2861225 · Marsh Park Maintenance	(450.00)
			REAL GREEN GAR...	PROJ 4865	1000251 · Development Deposits	(117.00)
			REAL GREEN GAR...	VETS HALL	4865309 · Misc Operating Expens...	(63.00)
			REAL GREEN GAR...	VIOLA	2361306 · Bluffs Park Expense	(720.00)
TOTAL						(5,505.00)
03/31/16	87864	SANTA BARBARA COUNTY, PUBLIC WOR...	SANTA BARBARA ...	2016 GREEN BUSINESS LUNCHEON	1000101 · Operating Cash 10	
03/31/16	GREEN BU...		SANTA BARBARA ...	2016 GREEN BUSINESS LUNCHEON - SHAW	1051306 · Meetings & Travel 51	(35.00)
TOTAL						(35.00)

TOTAL \$521,313.89



City of Carpinteria

COUNCIL AGENDA STAFF REPORT April 11, 2016

ITEM FOR COUNCIL CONSIDERATION

Amendment No. 1 to the Agreement for Legal Service of Colantuono, Highsmith & Whatley, PC to Review the City's Park Maintenance Special Tax

STAFF RECOMMENDATION

Action Item X ; Non-Action Item

Approve and authorize the City Manager to sign Amendment No. 1 to the Agreement with Colantuono, Highsmith & Whatley, PC, to review the City's Park Maintenance Special Tax.

Motion: I move to approve and authorize the City Manager to sign Amendment No. 1 to the agreement with Colantuono, Highsmith & Whatley, PC, to review the City's Park Maintenance Special Tax.

BACKGROUND

On January 11, 2016, the City Council authorized the City Manager to enter into an agreement with Colantuono, Highsmith & Whatley, PC, to review the City's current assessment and ad valorem tax districts. The objective of this review is to confirm that the City's policies and administrative procedures for the assessment districts are in compliance with State law. This review is currently in process. In the meantime, staff has expressed interest in a review of the City's Park Maintenance Special Tax.

DISCUSSION

In addition to the review of the City's current assessment districts, staff has determined that it is appropriate for Colantuono, Highsmith & Whatley, PC to review the City's Park

Maintenance Special Tax, which was established in FY 1997-98. The objective of the review is to determine that all requirements were fulfilled in the formation of the tax and that the City is properly using the tax revenue. Staff believes it is prudent that this special tax be thoroughly audited to ensure the ballot materials for this special tax are compliant with State law and agree with current case law. Review of ballot materials would include the question, arguments, impartial analysis, and the staff report that was used to place this on the ballot in addition to the legislation and noticing of the ballot measure.

Staff previously solicited the legal services of Colantuono, Highsmith & Whatley, PC to review the City's existing assessment districts and recommend how the City can best update them, if necessary. The City has been in contact with attorney Michael Colantuono. Both Mr. Colantuono and his firm have specialized experience in the laws governing municipal revenues and can provide technical guidance to the City on this matter. The proposed amendment includes Colantuono, Highsmith & Whatley, PC providing legal analysis on the Park Maintenance Special Tax.

POLICY CONSISTENCY

This item is consistent with the policies included in the General Plan/Local Coastal Plan. This is a Work Plan item adopted by the City Council on January 23, 2016, and is designated as a high priority work item for the Department of Public Works.

FINANCIAL CONSIDERATIONS

Under the original contract, Colantuono, Highsmith & Whatley, PC had projected a range of 58 to 76 hours at an estimated rate of \$340 per hour to review the City's active assessment and ad valorem districts with a corresponding budget between \$19,720 and \$25,840. The original contract value was for a not-to-exceed value of \$30,000. The additional work of reviewing the City's Special Park Maintenance Tax will be an extra five hours of work which amounts to a projected budget between \$21,420 and \$27,540. Since the updated contract total (including Amendment No. 1) is still below the \$30,000 not-to-exceed original contract value, there will be no additional expense to the General Fund from this amendment.

LEGAL

The City Attorney has reviewed this staff report and the attached amendment.

OPTIONS

The City Council could choose not to approve the proposed agreement and direct staff as appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

ATTACHMENTS

Attachment A: Amendment No. 1 to Agreement with Colantuono, Highsmith & Whatley, PC

Staff contact:

Brian C. Barrett, Management Analyst
(805) 755-4446

brianb@ci.carpinteria.ca.us

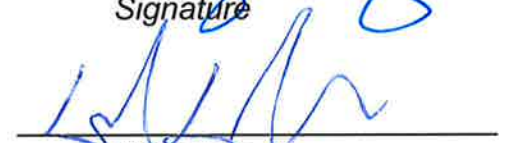

Signature

Reviewed by:

Charles W. Ebeling, P.E. Public Works Director


Signature

Reviewed by: Dave Durflinger, City Manager


Signature

THIS PAGE INTENTIONALLY LEFT BLANK

ATTACHMENT A

Amendment No. 1 to Agreement with Colantuono, Highsmith & Whatley, PC

THIS PAGE INTENTIONALLY LEFT BLANK

Amendment No. 1
To Consultant Services Agreement between City of Carpinteria and Colantuono, Highsmith & Whatley, PC for Legal Analysis of the City's Active Assessment Districts

This Amendment No. 1 ("Amendment") is made this 11th day of April, 2016 to an agreement for Consultant Services between the CITY OF CARPINTERIA ("City") and Colantuono, Highsmith & Whatley, PC ("Consultant") for legal analysis of the City's active assessment districts dated the 11th day of January, 2016 ("Agreement").

RECITALS

WHEREAS, the Agreement between City and Consultant currently provides under Section 1 SERVICES Subsection 1.2 Additional Services, the ability for City to authorize Consultant to perform Additional Services that are within the expertise of Consultant; and

WHEREAS, the City wishes to modify the Additional Services as described in "Exhibit A.1"; and

WHEREAS, the Agreement between City and Consultant currently provides under Section 4 COMPENSATION, Subsection 4.2 Additional Services, the ability for City to provide compensation for Additional Services; and

WHEREAS, the City Council, on this 11th day of April, 2016, approves this Contract Amendment and authorizes the City Manager to execute this Contract Amendment.

Now therefore City and Consultant agree as follows that Agreement be, and hereby is, amended as follows:

1. Section 1 SERVICES Subsection 1.1 Basic Services of Agreement is amended as follows:

1.1 Basic Services. CITY hereby retains CONSULTANT to perform the services described and set forth in the attached **Exhibit A ("Basic Services")** and **Exhibit A.1 ("Additional Services")**, which is incorporated by this reference as though set forth in full. CONSULTANT hereby agrees to perform said services within the designated time frames and accepts this retention. CONSULTANT shall complete the Basic Services and Additional Services according to a schedule of performance which is also set forth in **Exhibit A and in Exhibit A.1**.

2. This Agreement is amended to delete Exhibit A in its entirety and replace it with Exhibit A.1 attached hereto and incorporated herein.
3. Section 4 COMPENSATION Subsection 4.1 Basic Services.

4.1 Basic Services. For Basic Services, CITY shall pay CONSULTANT a time and materials, not to exceed amount of Thirty Thousand Dollars (\$30,000.00) as full compensation for all labor, materials, equipment, tools, transportation, and Services. This compensation shall be paid in accordance with the payment rates and schedule as set forth in Exhibit A.1, attached hereto and incorporated herein by this reference as though set forth in full, based on the actual time spent on the tasks

4. Except as otherwise specifically provided herein, all other provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 1 at the place and as of the date first written above.

"CITY"
City of Carpinteria

"CONSULTANT"
Colantuono, Highsmith & Whatley, PC

By: _____
Dave Durflinger, City Manager

By: _____
Michael G. Colantuono,
Managing Shareholder

APPROVED AS TO FORM:
City of Carpinteria

By: _____
Peter N. Brown, on behalf of
Brownstein Hyatt Farber Schreck, LLP
Acting as City Attorney of the City of Carpinteria

EXHIBIT A.1

THIS PAGE INTENTIONALLY LEFT BLANK

City of Carpinteria
Update to Assessment Districts

Legal analysis of the City's active assessment districts will include review of the following matters:

- **Street Lighting Assessment District No. 1**
Provides a funding source to finance the cost of electrical power and maintenance and replacement of outdoor public lighting facilities. The District is an ad valorem district formed in 1977. Our work on this will be 5 hours or less.
- **Right-of-Way Improvement Assessment District No. 3**
Provides general maintenance and repairs of curb, gutter and sidewalks, tree planting, tree trimming and tree removal as well as installation and maintenance of landscaped street planters and medians. District was formed in 1985. Our work on this will be 10 hours or less.
- **Parking and Business Improvement Area Assessment District No. 4**
The City currently assesses General Assessment fees which are collected from businesses within the District and used for promotion, maintenance, and revitalization activities within the District. The City also assesses a special parking assessment fee which applies to businesses within a sub-area of the District for paying the parking lot debt (will be paid off in 2018). Formed in 1986. Our work will be 10 hours or less.
- **Winter Protection Berm Assessment District No. 5**
Properties within the District fund the annual construction, maintenance, and removal of the winter beach berm. Formed in 1992. Our work will be 10 hours or less.
- **Special Park Maintenance Tax**
This is a special parcel tax which funds park maintenance. Our work on this will be 5 hours or less.

City of Carpinteria
Update to Assessment Districts

The City is also considering the possibility of creating a new assessment district to help pay for pavement and other infrastructure maintenance. Assuming that no meeting attendance is required, this is likely to be 15 to 30 hours.

A report will be compiled on the results of the review of the existing assessment districts and will include recommendations for how the City can best update them, if this is recommended. This report will require probably an additional 2 to 5 hours. A kick-off meeting at City Hall to initiate the project will be provided as well as a presentation of the final report to the City Council at a future meeting. This will take two hours of travel (at 50% of the time incurred), plus two hours for the meeting, and two to prepare for a total estimate of 6 hours.

The City will provide copies of assessment district formation documents and previous assessment district reports.

This totals to a range of 63 to 81 hours. We will bill our standard rates (which range upward from \$195 per hour) capped at \$350 per hour. Most of the work will be done by Amy Sparrow at \$340 per hour, some by me at \$350 and some by more junior associates to help contain costs. A useful estimate will be \$340 per hour. Thus, we project a budget of \$21,420 to \$27,540. Thus, a project budget of \$30,000 is reasonable. This assumes only one meeting is required. If you want to us attend others, we will need to budget for that. If you want us to agree to this budget on a not-to-exceed basis, we will want to include a margin for error.



City of Carpinteria

COUNCIL AGENDA STAFF REPORT April 11, 2016

ITEM FOR COUNCIL CONSIDERATION

Approval of Measure A Cycle 3 Project Cooperative Agreement for the Safe Routes to School and Bicycle and Pedestrian Project Funding Grants

STAFF RECOMMENDATION

Action Item X ; Non-Action Item

Approve and authorize the Mayor to sign the Measure A Cycle 3 Project Cooperative Agreement with the Santa Barbara County Association of Governments to receive \$447,044 in grant funding for Safe Routes to School and Bicycle and Pedestrian Projects.

Motion: I move to approve and authorize the Mayor to sign the Measure A Cycle 3 Project Cooperative Agreement with the Santa Barbara County Association of Governments to receive \$447,044 in grant funding for Safe Routes to School and Bicycle and Pedestrian Projects.

BACKGROUND

In November 2008, voters in Santa Barbara County approved Measure A, which extends for 30 years the one-half percent sales tax for transportation purposes, first approved as Measure D in 1989. Measure A is administered by the Santa Barbara County Association of Governments (SBCAG). Measure A contains a strategic spending plan that includes regional projects as well as local programs and projects that will address the current and future needs of each community. The plan provides funding to local agencies for local street improvements (e.g. pothole repairs and pavement maintenance), local transportation capital improvements projects, increasing senior and disabled pedestrian accessibility/connectivity, improving school route pedestrian safety, and improving bicycle and transit facilities.

The City of Carpinteria currently receives a population based allocation of approximately \$760,000 per year. This yearly allocation partially funds the Department of Public Works Street Maintenance Program. Other funding for the Street Maintenance Program comes primarily from Gas Tax, the Right-of-Way Assessment Fund and grants. The City of Carpinteria is also eligible to receive competitive grant funding under the Measure A Safe Routes to School and Bicycle and Pedestrian grant programs.

The City previously submitted applications and successfully obtained \$551,112 in funding for six projects from the Cycle 1 Measure A Investment Plan and \$263,623 for three projects from the Cycle 2 Measure A Investment Plan.

DISCUSSION

Cycle 3 (Spring 2016)

Similar to the Cycle 1 and 2 Programs, eligible local agencies had to submit preliminary proposals and final applications. SBCAG staff reviewed the applications for completeness and forwarded them on to the scoring committee. The scoring committee was comprised of representatives from each South Coast City (including Carpinteria), and the County. The scoring committee also included members from the Santa Barbara Bicycle Coalition, Metropolitan Transit District, and the Coalition for Sustainable Transportation (COAST). The scoring committee scored and ranked a total of 32 applications for both grant programs. Local agencies requested funding for projects that totaled \$6.2 million. A total of \$3.5 million was available to be awarded. A total of 19 of the 34 projects submitted received the full or partial grant funding requested.

The City of Carpinteria submitted seven grant applications to the two Measure A grant programs. Projects selected for submittal were based on the City's Capital Improvement Plan, Measure A Program of Projects, Annual Work Plans and the Department of Public Works annual approved budget. Staff also selected projects based on the criteria of the Measure A grant programs and to improve safety and operations of City transportation facilities. After the competitive award program, the City of Carpinteria was awarded a total of \$447,044 out of the \$3.5 million available to South Coast agencies. The following is the list of Carpinteria projects that were awarded funding through the Measure A grant programs:

Bicycle and Pedestrian Grant Program

Carpinteria Ave. Pedestrian Safety Improvement Project – Dump Road to Bluffs	\$ 180,444
Carpinteria Ave. / Elm Ave. Crosswalk Relocation Project	\$ 138,000

Safe Routes to School Program

Carpinteria Children's Project at Main School Sidewalk Infill Project	\$ 78,000
Fifth Street Pedestrian Bridge Feasibility Study	\$ 56,000

Total Awarded Cycle 3 Amount:

\$447,044

Carpinteria Ave. Pedestrian Safety Improvement Project: The purpose of this project is to connect the Downtown to the Bluffs Nature Preserve. Approximately 1,000 feet of sidewalk along Carpinteria Avenue between Dump Road and the Bluffs will be installed. Work will also include the removal of existing obstructions in the sidewalk area, a curb ramp and five ADA compliant driveway upgrades. Conceptual design for this project has been completed. The awarded Measure A Bicycle and Pedestrian Program grant will be used for the Preliminary Engineering and Construction Phases of the project.

Carpinteria Avenue / Elm Avenue Crosswalk Relocation Project: This project will relocate two crosswalks at the offset intersection of Carpinteria Avenue and Elm Avenue. The Elm Avenue intersections are two "T" intersections immediately adjacent to each other. Each of the "T" intersections has a bus stop immediately downstream followed by crosswalks. The crosswalks are therefore in front of the bus when it stops. This project will relocate and combine the two crosswalks into one crosswalk located upstream or behind the bus stops. The work also includes removal of existing curb ramps, reconstruction of streetscape planters and installation of new curb ramps. The project may include adjustments to the existing bus stop locations. The awarded Measure A Bicycle and Pedestrian Program grant will be used for the Preliminary Engineering and Construction Phases of the project.

Carpinteria Children's Project at Main School Sidewalk Infill Project: This project will install infill curb, gutter and sidewalk along the east side of Walnut Avenue from Seventh Street to Sixth Street and the north side of Sixth Street from Walnut Avenue to Palm Avenue. These locations currently lack sidewalk and this project will provide pedestrian access around the school. The awarded Safe Routes to School Program grant will cover all project costs from project design through construction.

Fifth Street Pedestrian Bridge Feasibility Study: This project will prepare a study to determine the feasibility of installing a pedestrian bridge across Franklin Creek Channel in the vicinity of Fifth Street and Aliso Elementary School. The potential project, if feasible and developed fully, will provide a safer and more efficient crossing for students attending Aliso Elementary School. Currently, students living on the beach side of the railroad tracks must travel east and cross over the tracks at Linden Avenue, requiring significant out of direction travel in order to get to Aliso Elementary School. Some students living in the beach area may use the railroad right-of-way and the crossing over Franklin Creek Channel as a shortcut, trespassing through dangerous active railroad right-of-way. The awarded Safe Routes to School Program grant will be used to prepare the feasibility study.

In addition to the projects listed above, the City of Carpinteria co-sponsored the Rincon Multi-Use Trail Project for which SBCAG is the implementing agency. This project is a multi-use pedestrian and bicycle trail approximately 5,000 feet long, connecting the east

end of Carpinteria Avenue to Rincon Beach County Park in Santa Barbara County. The project will provide connection from the City's pedestrian/bike path network at the Carpinteria Avenue/Highway 150 intersection to the Mussel Shoals bikeway beginning at the Ventura County line at Rincon State Park. The awarded \$100,000 Bike and Pedestrian Program grant will be used to continue progress on the design, right-of-way, and coordination with California Public Utilities Commission and the railroad.

To receive the grant for each project and program described above, the City of Carpinteria must enter into a cooperative agreement with the SBCAG. The cooperative agreement and Measure A Grant Program Guidelines include a requirement for the timely use of funds. All of the projects listed above will need to be completed by the end of the 2018-19 Fiscal Year with the exception of the Fifth Street Pedestrian Bridge Feasibility Study which will need to be completed in FY 2017-18 and the Carpinteria Avenue / Elm Avenue Crosswalk Relocation Project which must be completed by FY 2019-20. In 2012 and 2013, respectively, the City Council entered into this agreement with SBCAG to receive the Cycle 1 and Cycle 2 Program funds. The cooperative agreement is attached to this staff report and includes technical project scope, cost, schedule and funding plans for each project or program for both Cycle 3 projects.

POLICY CONSISTENCY

All of the projects described herein address the goals, objectives and policy statements in the Alternative Modes of Transportation section of the Circulation Element of the City of Carpinteria General Plan.

FINANCIAL CONSIDERATIONS

As discussed above, the four projects receiving Measure A Grant Programs Cycle 3 funding were selected based on the City's Capital Improvement Plan, Measure A Program of Projects, Annual Work Plans and the Department of Public Works annual approved budget. A total of \$447,044 was awarded to the City. Additional funding for each project, when needed, will be funded from a variety of local funds within the Public Works Department Budget. The City has already been awarded approximately \$140,000 from the Community Development Block Grant (CDBG) for the Carpinteria Children's Project at Main School Sidewalk Infill Project.

LEGAL

There are no legal issues presented with this item.

OPTIONS

The City Council could choose not to approve the proposed agreement and direct staff as appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

ATTACHMENTS

Attachment A: Measure A Project Cooperative Agreement for Cycle 3

Staff contact:

Brian C. Barrett, Management Analyst

(805) 755-4446

brianb@ci.carpinteria.ca.us


Signature

Reviewed by:

Charles W. Ebeling, P.E. Public Works Director


Signature

Reviewed by: Dave Durflinger, City Manager


Signature

ATTACHMENT A

Measure A Project Cooperative Agreement for Cycle 3

MEASURE A
PROJECT COOPERATIVE AGREEMENT
For projects awarded to City of Carpinteria in Cycle 3 of the Measure A Bicycle and Pedestrian
and Safe Routes to School Programs

This Cooperative Agreement ("Agreement") is made and entered into on April 21, 2016 by and between the City of Carpinteria ("Sponsor") and the SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS, acting as the Santa Barbara County Local Transportation Authority ("Authority").

RECITALS

WHEREAS, Authority and Sponsor desire to enter into a Cooperative Agreement to coordinate the funding of transportation improvements in Santa Barbara County pursuant to the authority provided by the Road Repair, Traffic Relief and Transportation Safety Measure ("Measure A"), which was approved by the voters of Santa Barbara County on November 4, 2008; and

WHEREAS, the Sponsor has proposed that the Authority provide funding from the Measure A South Coast and North County Bicycle and Pedestrian and Safe Routes to School Programs specified herein ("Program") to Sponsor's projects for the particular transportation improvement project work specified herein ("Project"); and

WHEREAS, the Authority has determined that the Project is eligible as approved by the SBCAG Board on March 17, 2016 for Measure A funds; and

WHEREAS, the Authority is authorized to issue Measure A funds to Sponsor for eligible projects; and

WHEREAS, the Authority and Sponsor desire to have this Agreement serve as the Agreement for the Authority to provide Measure A funding to Sponsor for eligible projects proposed by Sponsor, provided that such funding has been authorized by the Board of the Authority.

NOW, THEREFORE, in consideration of the mutual promises and undertakings herein made and the mutual benefits to be derived therefrom, the parties hereto represent, covenant, and agree as follows:

AGREEMENT
SECTION I
Covenants of Sponsor

- 1.1 Project Description. The Project description, scope of work, delivery schedule, estimate of cost by activity, anticipated amount and type of funds that will supplement Measure A funds, and the anticipated timing for release of Measure A funds are specified in Attachments A through E to this Agreement. Sponsor shall be solely responsible for implementing and carrying out the Project, except as specified in Attachment E.
- 1.2 Change In Project Description. Any change in the Project Description shall not be eligible for funding by Authority unless approved in writing by the Authority. Any portion of the Project implemented by Sponsor prior to Authority's written approval shall not be eligible for reimbursement and in no event will any change in scope result in the Authority reimbursing more than the amount awarded for the Project.
- 1.3 Eligible Reimbursement Costs. Eligible project costs are specified in Attachments or as may be approved from time to time by the Authority pursuant to Section 1.2. In no event shall expenses incurred prior to the execution of this Agreement be considered eligible reimbursement costs.
- 1.4 Measure A Percentage Share Defined. Measure A funding is being provided by Authority to Sponsor for the Projects in Attachments A—E. The percentage share of Measure A funding shall be the Measure A Percentage shown in a project's respective attachment, and shall not exceed the total Measure A Amount shown in the same attachment. Each invoice submitted by Sponsor shall be reimbursed by Authority at this percentage up to the not to exceed total Measure A amount shown in the attachment. Sponsor matching funds shall be used to pay for the remainder of Project costs.
- 1.5 Invoices and Progress Reports. Sponsor shall submit semi-annual progress reports and invoices for work completed consistent with the Program guidelines as adopted by the SBCAG Board on May 19, 2011. These documents shall include the following specified information:
 - 1.5.a Invoices. The Sponsor shall provide the Authority with one (1) copy of all invoices submitted to Sponsor by every contractor, subcontractor, consultant, or subconsultant as appropriate and any other backup documentation required to support direct and indirect costs for which a Sponsor submits an invoice.
 - 1.5.b Progress Reports. Progress reports shall include a brief description of the status of the Project including the work completed to date. This summary may be included on the invoices submitted to the Authority or be attached to those invoices.

- 1.6 Use of Funds. The Sponsor shall use existing Measure A funds consistent with the Project description in Attachments to this Agreement or as approved by the Authority pursuant to Section 1.2.
- 1.7 Submittal of Documents. The Sponsor shall provide copies to the Authority of all executed contracts that relate to the Project scope as described in Attachments to this Agreement and Section 1.3 or approved by the Authority pursuant to Section 1.2. The Sponsor shall retain records pertaining to the Project for a five (5) year period following completion of the Project.
- 1.8 Completion of Project. Sponsor shall be responsible for meeting the timely use of funds deadlines in corresponding Attachments. Unused funds programmed to the project will be forfeited and be made available by the authority for programming to other projects in a special or subsequent funding cycle. Sponsor shall provide management of any consultant and contractor activities, including responsibility for schedule, timely use of funds, budget and oversight of the services, consistent with the scope of work. This provision shall apply in all instances, including situations where a change in scope has been approved by the Authority pursuant to Section 1.2.
- 1.8.a Project Completion Report. Within 6 months of project completion, Sponsor shall provide a project completion report to Authority that includes final cost, revenues, and schedule of completed and future activities. For construction projects, pictures of the completed project must accompany the report. Whenever possible, pictures of the “before” project conditions should also be submitted. This Report shall accompany the final invoice for payment from Sponsor to provide notice of Agreement account closing by Authority. The Report shall meet all requirements set forth in the Authority’s Program Guidelines.
- 1.9 Public Outreach. The Sponsor is responsible for development and administration of a public outreach effort to ensure public awareness and involvement in the Project development and delivery process. The Sponsor shall provide a copy of the public outreach plan and all materials documenting the public outreach activities, including public notices, press releases, flyers, etc. to the Authority. The public outreach plan must accompany the first invoice for payment from Sponsor. The materials documenting the public outreach activities must accompany the final invoice for payment from Sponsor.
- 1.10 Provision of Signs. Sponsor shall install signs consistent with the Authority’s Project Signs Guidelines and Specifications as adopted by the SBCAG Board on August 18, 2011, or as appropriate.
- 1.11 Cost Savings and Excess Costs
- 1.11.a Cost Savings. After the Project has been accepted by the Sponsor and Authority as complete, any positive difference between the cost, as listed in Attachments to this

Agreement or approved by the Authority pursuant to Section 1.2, and the total amount invoiced to the Authority shall revert to the Measure A program for re-programming by the Authority on other eligible projects.

- 1.11.b Excess Costs. In the event the actual Project cost exceeds the estimate shown in Attachments to this Agreement, this amount will be considered an excess cost. Sponsor is solely responsible for all costs over the amount identified in Section 1.3 and pursuant to Section 1.2.
- 1.11.c Reconciliation of Excess Costs. Excess project costs to complete a project are not eligible for reimbursement unless approved pursuant to Section 1.2. The amount of Measure A funds as identified in Section 1.3 are the maximum funds available for reimbursement to the Sponsor and cannot be increased unless agreed to by the Authority pursuant to Section 1.2. The Sponsor shall request an amendment if needed for this purpose in writing to the Authority. Such amended Agreement shall be effective only if signed and approved by the duly authorized representatives of both the Authority and Sponsor.
- 1.12 Errors and Omissions. The Sponsor shall diligently monitor and manage all aspects of the Project and shall aggressively pursue any and all remedies, including full restitution and damages from any consultant, contractor or sub-contractor and their insureds and sureties suspected of any acts, errors, or omissions committed during business activities that economically or legally damage the project.
- 1.13 Sponsor agrees to furnish or cause to be furnished all labor, materials, equipment, required licenses, permits, fees, and other appropriate legal authorization from all applicable federal, state, and local jurisdictions necessary to perform and complete, per schedule, in a professional manner, the obligations described herein.
- 1.14 Sponsor may implement projects herein through private organizations and nonprofit entities as designated on the Attachments.

SECTION II

Covenants of Authority

- 2.1 Reimbursement Payments. The Authority shall make reimbursement payments to the Sponsor or implementing party designated pursuant to Paragraph 1.14 for eligible project costs within 45 days of receipt of an invoice as specified in the Attachments to this Agreement, except where payment is subject to provisions of Paragraphs 2.2.
- 2.2 Ineligible Costs. The Authority reserves the right to adjust current or future reimbursement payments to Sponsor if an invoice includes ineligible costs.

- 2.2.a Suspension of Reimbursement. If the Authority determines that any costs in an invoice are not allowable, or lacks supporting progress reports, the Authority shall return the invoice to the Sponsor with an invoice dispute notice outlining the reason for the return and the proposed remedy, if one exists, which would make the invoice acceptable for payment. The Sponsor may re-submit the invoice for payment after reviewing the invoice dispute notice and making any necessary corrections. The Sponsor may also immediately submit a new invoice representing only the amounts which are not in dispute, while setting aside the disputed amounts for review in accordance with the provisions set forth in this Section 2.2.a.
- 2.2.a.1 Meeting. Once a dispute has occurred, the Authority shall arrange a meeting between Authority and Sponsor staff to discuss and attempt to resolve the dispute.
- 2.2.a.2 Subregional Committee. If an agreement cannot be reached at the meeting, then the Sponsor or the Authority shall have the option to take the dispute to the Authority's North or South County Subregional Committee, as appropriate. In this case reimbursement for the disputed cost item(s) will be delayed until a resolution of the matter is reached.
- 2.2.a.3 Authority's Board Decision. If the Sponsor or the Authority disagrees with the resolution by the Subregional Committee then the dispute shall be submitted to the Authority's Board for resolution. If the Board determines that the disputed cost item(s) is ineligible, the Authority shall not provide reimbursement payment to the Sponsor for the disputed item(s). If the Board determines that the disputed cost item(s) is eligible, then the Authority shall provide reimbursement payment to the Sponsor for the disputed cost.
- 2.2.a.4 Reservation of Rights. By utilizing the above procedures, the Sponsor does not surrender any rights to pursue available legal remedies if the Sponsor disagrees with the Board decision.
- 2.3 Authority's Payment shall not constitute Waiver. Authority's failure to discover or object to any ineligible project cost or billing prior to payment shall not constitute a waiver of Authority's right to require Sponsor to correct such work or billings or seek any other legal remedy.
- 2.4 Right to Conduct Audit; Record Keeping. The Authority shall have the right to conduct an audit of all Sponsors' records pertaining to the Agreement at any time during the course of construction and up to a five (5) year period after completion of the Agreement.
- 2.5 Records. Sponsor shall keep and provide to Authority or its agents, upon request, accurate financial records (including invoices and published price lists on which this Agreement was based) necessary to enable Authority to review Sponsor's performance

of this Agreement. These records shall demonstrate the funding has been used as described in the Project Description. Sponsor shall maintain all such records for at least five years after completion of the project.

SECTION III

Mutual Covenants

- 3.1 Term. This Agreement shall remain in effect until discharged or terminated as provided in Section 3.2 or Section 3.14.
- 3.2 Discharge. This Agreement shall be subject to discharge as follows:
- 3.2.a Termination by Mutual Consent. This Agreement may be terminated at any time by mutual consent of the parties.
- 3.2.b Discharge Upon Completion of Projects. Except as to any rights or obligations which survive discharge as specified in Section 3.13, this Agreement shall be discharged, and the parties shall have no further obligation to each other, upon completion of the Projects as certified by the Authority.
- 3.3 Indemnity. It is mutually understood and agreed, relative to the reciprocal indemnification of the Authority and the Sponsor:
- 3.3.a Sponsor shall defend, indemnify and save harmless the Authority, its officers, agents and employees from any and all claims, demands, damages, costs, expenses (including attorney's fees), judgments or liabilities arising out of this Agreement or occasioned by the performance or attempted performance of the provisions hereof; including, but not limited to, any act or omission to act on the part of the Sponsor or its agents or employees or other independent contractors directly responsible to it; except those claims, demands, damages, costs, expenses (including attorney's fees), judgments or liabilities resulting solely from the negligence or willful misconduct of the Authority.
- 3.3.b Authority shall defend, indemnify and save harmless the Sponsor, its officers, agents and employees from any and all claims, demands, damages, costs, expenses (including attorney's fees), judgments or liabilities arising out of this Agreement or occasioned by the performance or attempted performance of the provisions hereof; including, but not limited to, any act or omission to act on the part of the Authority or its agents or employees or other independent contractors directly responsible to it; except those claims, demands, damages, costs, expenses (including attorney's fees), judgments or liabilities resulting solely from the negligence or willful

misconduct of the Sponsor.

- 3.4 Notices. Any notice which may be required under this Agreement shall be in writing and shall be given by personal service, or by certified or registered mail, return receipt requested, to the addresses set forth below:

AUTHORITY Santa Barbara County Association of Governments 260 North San Antonio Road, Suite B Santa Barbara, CA 93110	SPONSOR City of Carpinteria Department of Public Works 5575 Carpinteria Avenue Carpinteria, CA 93013
--	---

Either party may change its address by giving notice of such change to the other party in the manner provided in this Section 3.5. All notices and other communications shall be deemed communicated as of actual receipt or after the second business day after deposit in the United States mail.

- 3.5 Additional Acts and Documents. Each party agrees to do all such things and take all such actions, and to make, execute and deliver such other documents and instruments, as shall be reasonably requested to carry out the provisions, intent and purpose of the Agreement.
- 3.6 Integration. This Agreement represents the entire Agreement of the parties with respect to the subject matter hereof. No representations, warranties, inducements or oral agreements have been made by any of the parties except as expressly set forth herein, or in other contemporaneous written agreements.
- 3.7 Amendment. This Agreement may not be changed, modified or rescinded except in writing and approved by both parties.
- 3.8 Non-Partnership. This Agreement is not intended by the parties to constitute or create a joint venture, pooling arrangement, or formal business organization of any kind. The rights and obligations of the parties shall be only those expressly set forth herein. Sponsor and Sponsor's subcontractors shall perform all services under this Agreement as independent parties and not as employees, officers or agents of the Authority.
- 3.9 Assignment. The Agreement may not be assigned, transferred, hypothecated, or pledged by any party without the express written consent of the other party.
- 3.10 Binding on Successors. This Agreement shall be binding upon the successor(s), assignee(s) or transferee(s) of the Authority or as the case may be. This provision shall not be construed as an authorization to assign, transfer, hypothecate or pledge this Agreement other than as provided above.

- 3.11 Severability. Should any part of this Agreement be determined to be unenforceable, invalid, or beyond the authority of either party to enter into or carry out, such determination shall not affect the validity of the remainder of this Agreement which shall continue in full force and effect; provided that, the remainder of this Agreement can, absent the excised portion, be reasonably interpreted to give effect to the intentions of the parties.
- 3.12 Counterparts. This Agreement may be executed in one or more counterparts and shall become effective when one or more counterparts have been signed by all of the parties; each counterpart shall be deemed an original but all counterparts shall constitute a single document.
- 3.13 Survival. The following provisions in this Agreement shall survive discharge:
- 3.13.a The Sponsor. As to the Sponsor, the following sections shall survive discharge: Section 1.6 (obligation to apply funds to the Project), Section 1.7 (obligation to provide copies and retain records), Section 1.8 (obligation to continue to manage the Project).
- 3.13.b The Authority. As to the Authority, the following section shall survive discharge: Section 2.4 (right to conduct audit).
- 3.13.c Both Parties. As to both parties, the following section shall survive discharge: Section 3.3. (mutual indemnities).
- 3.14 Limitation. All obligations of the Authority under the terms of this Agreement are expressly contingent upon the Authority's continued authorization to collect and expend the sales tax proceeds provided by Measure A. If for any reason the Authority's right or ability to collect or expend such sales tax proceeds is terminated or suspended in whole or part so that it materially affects the Authority's ability to fund the Project, the Authority shall promptly notify Sponsor, and the parties shall consult on a course of action. If, after twenty-five (25) working days, a course of action is not agreed upon by the parties, this Agreement shall be deemed terminated. Maintenance of records, right to audit, and indemnification shall survive. Any future obligation to fund this project or any other project or projects of Sponsor, not already specifically covered by separate Agreement, shall arise only upon execution of a new Agreement.
- 3.15 Time. Time is and shall be of the essence of this Agreement and each and all of its provisions in which performance is a factor.
- 3.16 Remedies Cumulative. No remedy or election of remedies provided for in this Agreement shall be deemed exclusive, but shall be cumulative with all other remedies at law or in equity. Each remedy shall be construed to give the fullest effect allowed by law.

- 3.17 Applicable Law. This Agreement shall be governed by, and construed and enforced in accordance with the laws of the State of California.
- 3.18 Captions. The captions in this Agreement are for convenience only and are not a part of this Agreement. The captions do not in any way limit or amplify the provisions of this Agreement and shall not affect the construction or interpretation of any of its provisions.
- 3.19 No Continuing Waiver. The waiver by any party of any breach of any of the provisions of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of the same, or of any other provision of this Agreement.
- 3.20 No Rights in Third Parties. Nothing in this Agreement, express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any third party, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third party to any party to this Agreement, nor shall any provision of this Agreement give any third party any right of subrogation or action over or against any party to this Agreement.
- 3.21 Signator's Warranty. Each party warrants to each other that it is fully authorized and competent to enter into this Agreement in the capacity indicated by its signature and agrees to be bound by this Agreement as of the day and year first mentioned above upon the execution of this Agreement by each other party.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement on the day and year first written above.

ATTEST:

SBCAG, acting as the SANTA BARBARA COUNTY
LOCAL TRANSPORTATION AUTHORITY:

By: _____
Jim Kemp, Executive Director

By: _____
Janet Wolf, Chairperson

APPROVED AS TO FORM:

By: _____
Rachel Van Mullem
Chief Assistant, County Counsel

ATTEST:

CITY OF CARPINTERIA,
A Municipal Corporation

By: _____
City Clerk

By: _____
Mayor

APPROVED AS TO FORM:

By: _____
Peter N. Brown, on behalf of
Brownstein Hyatt Farber Schreck, LLP
Acting as City Attorney of the City of
Carpinteria

Attachments:

- Attachment A – Project Scope, Cost, Schedule and Funding Plan for the Carpinteria Avenue Pedestrian Safety Improvement Project – Dump Road to Bluffs
- Attachment B – Project Scope, Cost, Schedule and Funding Plan for the Carpinteria Avenue/Elm Avenue Crosswalk Relocation Project
- Attachment C – Project Scope, Cost, Schedule and Funding Plan for the Carpinteria Children’s Project at Main Sidewalk Infill Project
- Attachment D – Project Scope, Cost, Schedule and Funding Plan for the Fifth St. Pedestrian Bridge Feasibility Study
- Attachment E – Project Scope, Cost, Schedule and Funding Plan for the Rincon Multi-Use Trail Project



ATTACHMENT A **PROJECT SCOPE, COST, SCHEDULE AND FUNDING PLAN**



Project Sponsor: City of Carpinteria

Measure A Project ID #: MSA-17-3-5

Implemented by: City of Carpinteria

Project Name: **Carpinteria Avenue Pedestrian Safety Improvement Project - Dump Road to Bluffs**

Project Scope: Install new sidewalks and curb ramps along Carpinteria Avenue between Dump Road and the Bluffs Nature Preserve.

Project Location: South side of Carpinteria Ave. between Dump Road and the Bluffs Nature Preserve Trail

Project Contact: Charlie Ebeling

Project Payment: Payment made from SBCAG to City of Carpinteria

Funding Program: South Coast Regional Bicycle & Pedestrian Program

							Project Schedule		
Project Phase	Description	Total Project Cost Estimate	Measure A Amount	Measure A %	Sponsor funding amount	Sponsor funding %	Start	Finish	Timely Use of Funds Deadline
PE	Environmental Clearance and PS&E	\$50,875	\$30,525	60%	\$20,350	40%	July 2016	September 2016	6/30/2018
Right of Way	n/a	\$0	\$0	0%	\$0	0%	n/a	n/a	n/a
Construction	Install sidewalk, remove existing materials, street tree removals, a curb ramp and 5 ADA compliant driveway upgrades	\$222,525	\$133,515	60%	\$89,010	40%	September 2016	April 2017	6/30/2019
Contingency	Construction Contingency	\$27,340	\$16,404	60%	\$10,936	40%	September 2016	April 2017	6/30/2019
Totals:		\$300,740	\$180,444		\$120,296				



ATTACHMENT B
PROJECT SCOPE, COST, SCHEDULE AND FUNDING PLAN



Project Sponsor: City of Carpinteria

Measure A Project ID #: MSA-17-3-7

Implemented by: City of Carpinteria

Project Name: Carpinteria Avenue/Elm Avenue Crosswalk Relocation Project

Project Scope: Remove and install crosswalks, curb ramps, and curb extensions at the intersection of Elm Avenue and Carpinteria Avenue to improve pedestrian safety at bus stops.

Project Location: Intersections of Carpinteria Ave. and Elm Ave.

Project Contact: Charlie Ebeling

Project Payment: Payment made from SBCAG to City of Carpinteria

Funding Program: South Coast Regional Bicycle & Pedestrian Program

							Project Schedule		Timely Use of Funds Deadline
Project Phase	Description	Total Project Cost Estimate	Measure A Amount	Measure A %	Sponsor funding amount	Sponsor funding %	Start	Finish	
PE	Environmental Clearance & PS&E	\$42,500	\$25,500	60%	\$17,000	40%	July 2017	September 2017	6/30/2019
Right of Way	n/a	\$0	\$0	0%	\$0	0%	n/a	n/a	n/a
Construction	Relocate crosswalks/remove existing curb ramps and install new ones/reconstruct streetscape planters	\$187,500	\$112,500	60%	\$75,000	40%	September 2017	March 2018	6/30/2020
Contingency	Construction Contingency	\$23,000	\$0	0%	\$23,000	100%	September 2017	March 2018	6/30/2020
Totals:		\$253,000	\$138,000		\$115,000				



ATTACHMENT C **PROJECT SCOPE, COST, SCHEDULE AND FUNDING PLAN**



Project Sponsor: City of Carpinteria

Measure A Project ID #: MSA-16-3-3

Implemented by: City of Carpinteria

Project Name: **Carpinteria Children's Project at Main Sidewalk Infill Project**

Project Scope: Install infill curb, gutter, and sidewalk along northbound Walnut Ave. from Seventh St. to Sixth St. and westbound Sixth St. from Walnut Ave. to Palm Ave.

Project Location: Main Elementary School, along the east side of Walnut Ave. from Seventh St. to Sixth St., and along the north side of Sixth St. from Walnut Ave. to Palm Ave.

Project Contact: Charlie Ebeling

Project Payment: Payment made from SBCAG to City of Carpinteria

Funding Program: South Coast Safe Routes to School Program

							Project Schedule		Timely Use of Funds Deadline
Project Phase	Description	Total Project Cost Estimate	Measure A Amount	Measure A %	Sponsor funding amount	Sponsor funding %	Start	Finish	
PE	P&PD; PS&E	\$35,000	\$7,500	21%	\$27,500	79%	July 2016	August 2016	6/30/2018
Right of Way	n/a	\$0	\$0	0%	\$0	0%	n/a	n/a	n/a
Construction	Construction Engineering and Construction	\$212,055	\$63,500	30%	\$148,555	70%	July 2016	August 2016	6/30/2019
Contingency	Construction Contingency	\$24,000	\$7,000	29%	\$17,000	71%	July 2016	August 2016	6/30/2019
Totals:		\$271,055	\$78,000		\$193,055				



ATTACHMENT D
PROJECT SCOPE, COST, SCHEDULE AND FUNDING PLAN



Project Sponsor: City of Carpinteria

Measure A Project ID #: MSA-16-3-9

Implemented by: City of Carpinteria

Project Name: **Fifth St. Pedestrian Bridge Feasibility Study**

Project Scope: Preparation of a study to determine the feasibility of installing a pedestrian bridge across Franklin Channel in the vicinity of Fifth St. and Aliso Elementary School.

Project Location: Southeast of Aliso Elementary School and east of the Union Pacific Railroad, crossing over the Franklin Creek Channel.

Project Contact: Charlie Ebeling

Project Payment: Payment made from SBCAG to City of Carpinteria

Funding Program: South Coast Safe Routes to School Program

							Project Schedule		Timely Use of Funds Deadline
Project Phase	Description	Total Project Cost Estimate	Measure A Amount	Measure A %	Sponsor funding amount	Sponsor funding %	Start	Finish	
PE	P&PD	\$57,500	\$46,000	80%	\$11,500	20%	July 2016	August 2016	6/30/2018
Right of Way	n/a	\$0	\$0	0%	\$0	0%	n/a	n/a	n/a
Construction	n/a	\$0	\$0	0%	\$0	0%	n/a	n/a	n/a
Contingency	n/a	\$5,750	\$4,600	0%	\$1,150	0%	July 2016	August 2016	6/30/2018
Totals:		\$63,250	\$50,600		\$12,650				



ATTACHMENT E

PROJECT SCOPE, COST, SCHEDULE AND FUNDING PLAN



Project Sponsor: City of Carpinteria

Measure A Project ID #: MSA-17-3-6

Implemented by: SBCAG

Project Name: Rincon Multi-Use Trail Project

Project Scope: Multi-use trail that completes gap in California Coastal Trail between City of Carpinteria and Rincon County park. Paved surfacing and grades to meet ADA guidelines. Includes bridge over UPRR railroad that has been conceptually approved.

Project Location: Terminus of Carpinteria Ave. to Rincon Beach County Park

Project Contact: Charlie Ebeling

Project Payment: The City of Carpinteria was the primary sponsor in the Measure A application for funding but will pass through funding to SBCAG who will be responsible for implementation.

Funding Program: South Coast Regional Bicycle & Pedestrian Program

							Project Schedule		Timely Use of Funds Deadline
Project Phase	Description	Total Project Cost Estimate	Measure A Amount	Measure A %	Sponsor funding amount	Sponsor funding %	Start	Finish	
PE	PE/Environmental Clearance and PS&E	\$80,000	\$80,000	100%	\$0	0%	July 2016	December 2017	6/30/2018
Right of Way	Appraisals, acquisitions and utilities	\$20,000	\$20,000	100%	\$0	0%	July 2016	December 2017	6/30/2018
Construction	n/a	\$7,461,000	\$0	0%	\$7,461,000	100%	n/a	n/a	n/a
Contingency	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Totals:		\$7,561,000	\$100,000		\$7,461,000				



City of Carpinteria

COUNCIL AGENDA STAFF REPORT April 11, 2016

ITEM FOR COUNCIL CONSIDERATION

2015 General Plan Annual Progress Report

STAFF RECOMMENDATION

Action Item X ; Non-Action Item

Accept the 2015 General Plan Annual Progress Report and direct the Community Development Director to submit the Report to the Governor's Office Planning and Research.

Motion: I move to accept the 2015 General Plan Annual Progress Report and to direct the Community Development Director to submit the Report to the Governor's Office of Planning and Research.

BACKGROUND

Pursuant to California State law, each City and County is required to prepare an Annual Report to its legislative body on the status of the General Plan and progress on its implementation. The law requires that a copy of the General Plan Annual Progress Report (Report) be submitted to the Governor's Office of Planning and Research (OPR) at the same time it is submitted to the legislative body. The Community Development Department will send the report to the State and post the document on the City's website pursuant to Council's direction.

DISCUSSION

Carpinteria adopted an update of its General Plan and Coastal Land Use Plan in January 2003. An updated Housing Element was certified by the State in 2011. The General Plan identifies the central goal of the community:

To preserve the essential character of our small beach town, its family-oriented residential neighborhoods, its unique visual and natural resources and its open,

rural surroundings while enhancing recreational, cultural and economic opportunities for our citizens.

The 2015 General Plan Annual Progress Report was prepared, in part, to comply with the requirements of OPR's General Plan Guidelines. The format and content of the Annual Report has been prepared in accordance with the State's submittal requirements. The report includes a summary of activities and actions taken by the City that implement the goals and objectives of the General Plan. The report is organized by the eight General Plan elements. Each General Plan Element has been identified and is accompanied by a brief summary of its adoption and amendments that followed. Important goals and objectives are then summarized with a description of City activities and achievements that were undertaken to implement those goals and objectives over the last calendar year.

In summary, the report describes various development, policy and regulatory actions taken by the City to implement the General Plan. The accomplishments include review and approval of projects by the City Council, Planning Commission and various special committees and boards, and adoption of new codes that further the goals and objectives of the General Plan.

POLICY CONSISTENCY

As a requirements of Government Code (Section 65400(a)(2)), the Report serves as evidence of implementation of the City's General Plan policies and goals. By submitting the Report to the Office of Planning and Research and the Housing and Community Development each year, the City fulfills statutory requirements to report certain housing information which shows progress in local agency's progress in meeting its share of regional housing needs and local efforts. The Report is also a tool for understanding where General Plan implementation work remains and how related resources may need to be focused to address General Plan policy.

FINANCIAL CONSIDERATIONS

There is no anticipated financial impact to the City as a result of submitting this report.

LEGAL

With submittal of the document to OPR, the City will have complied with California planning law pursuant to §65400(b)(1) of the Government Code.

OPTIONS

1. Recommend changes and direct staff to return a revised Report for further review.

2. Recommend changes be incorporated into the Report and authorize the Community Development Director to submit the revised Report to OPR.

PRINCIPAL PARTIES EXPECTED AT MEETING

Members of the public.

ATTACHMENTS

Attachment A 2015 General Plan Annual Progress Report

Staff contact: Shanna R. Farley-Judkins, Assistant Planner
805-755-4405
shannaf@ci.carpinteria.ca.us


Signature

Reviewed by: Steve Goggia, Community Development Director


Signature

Reviewed by: Dave Durflinger, City Manager


Signature

Attachment A

2015 General Plan Annual Progress Report

**City Council Meeting
April 11, 2016**



City of Carpinteria

2015 General Plan Annual Progress Report



ACKNOWLEDGEMENTS

City Council

Gregg A. Carty, Mayor
Fred Shaw, Vice-Mayor
Al Clark
Wade Nomura
Bradley Stein

Planning Commission

John Moyer, Chair
John Callender, Vice-Chair
David Allen
Jane Benefield
Glenn La Fevers

City Staff

Dave Durflinger, City Manager
Steve Goggia, Community Development Director
Matt Roberts, Parks and Recreation Director
Charles Ebeling, Public Works Director
John Thornberry, Administrative Services Director
Shanna R. Farley-Judkins, Assistant Planner
Isabel Jimenez, Community Development Intern

Table of Contents

I.	Introduction	4
II.	Plans, Projects and Accomplishments	5
III.	Development Activities	7
IV.	General Plan Elements	
	a. Land Use	26
	b. Community Design	30
	c. Circulation	34
	d. Open Space, Recreation & Conservation	36
	e. Safety	41
	f. Noise	44
	g. Public Facilities & Services	46
	h. Housing.	48
V.	General Plan and Zoning Code Update	49
VI.	Goals, Priorities and Objectives	50
VII.	Conclusion	52

Attachment 1

2015 Housing Element Annual Progress Report

Attachment 2

2015 Work Plan Accomplishments Table

2015 General Plan Annual Report

City of Carpinteria

I. Introduction

California Government Code Section 65400(a) (2) requires an annual report on the status of the General Plan and the City's progress in its implementation, including progress in meeting its share of regional housing needs. This Annual Report must be submitted to the City Council and the Office of Planning and Research (OPR) each year; a separate annual report detailing the City's progress toward implementing its Housing Element was previously sent to the Department of Housing and Community Development (HCD). This is an opportunity to review activities and projects of the prior year in the areas of development and other programs that work toward implementing the City's General Plan.

Background

Carpinteria adopted an update of its General Plan and Coastal Land Use Plan in January 2003. The General Plan identifies the central goal of the community:

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

Since its adoption in 2003, the City has worked to implement the policies outlined in the General Plan. The various departments that make up the City of Carpinteria work together to implement various aspects of the General Plan. These departments include organization general government, the City Manager's office, Human Resources, Risk Management, Administrative Services; i.e. Finance, Parks and Recreation, Public Works, and Community Development. The General Plan is designed to be consistent with the California Coastal Act and the Land Use Plan is a part of the City's Local Coastal Program.

This report is organized to comply with OPR's General Plan Guidelines, including environmental justice considerations, and consultation with Native American tribes. The report includes sections that correlate with the Elements of the General Plan and details important information and events from the 2015 calendar year.

Informational Document

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

Document Organization

After this introduction, a summary of projects and issues addressed in the last year is provided, and then discussed in the context of each General Plan Element. Appendix A includes the City

Council Adopted 2015 Annual Housing Element Progress Report. Appendix B includes the 2015 Work Plan Accomplishments Table from the 2015 City of Carpinteria Annual Work Plan.

II. Plans, Projects and Accomplishments

During 2015, the City reviewed numerous projects through the development review process and participated in numerous planning efforts. The following summaries provide a general overview of the projects, programs and permits that were reviewed. These summaries are general and are not intended to be exhaustive.

Building Permits

The Building Division issued 277 Building Permits during 2015. Of these, approximately 62 were first reviewed by the Planning Division for Zoning and General Plan consistency. Building Permits were issued for five new single-family dwelling, eight commercial tenant improvements, 12 residential additions, 12 solar photovoltaic power systems and various other energy reducing water heaters, LED lighting and other minor permits throughout the City. Certificates of Occupancy were issued for one single family home and 43 apartment units.

Planning Permits

The Planning Division processed a variety of planning permits during 2015, including development plans, conditional use permits, coastal development permits, parcel maps, and associated environmental review documents, as needed.

During 2015, the Planning Commission reviewed the following application types:

- ☐ 6 Development Plans/Amendments/Revisions
- ☐ 14 Coastal Development Permits
- ☐ 7 Conditional Use Permits/Revisions
- ☐ 3 Tentative Tract/Tentative Parcel Maps
- ☐ 1 Lot Line Adjustment
- ☐ 2 Development Permit Time Extensions
- ☐ 2 Annual Reports
- ☐ 2 Rezones/General Plan Amendments/Local Coastal Program Amendments
- ☐ 1 Zone Code Text Amendment/General Plan Amendment/ LCP Amendment
- ☐ 1 Lot Line Adjustments

During 2015, the Architectural Review Board reviewed 38 items, which consisted of 29 separate projects. Of those reviewed, 20 projects resulted om favorable recommendations to the Community Development Department or Planning Commission.

The City Council reviewed various programs, projects and regulations in 2015. The City Council considered the South Coast Energy Efficiency Partnership, Santa Maria Rail Extension Project, Community Choice Aggregation Feasibility Study, Transportation Corridor Overlay, Solar Energy Permitting, Spay Neuter Ordinance, and Conceptual Review of Bluffs I Area. The City Council

adopted a temporary urgency ordinance to implement a moratorium on the issuance of Vacation Rental Licenses.

Code Compliance

The Code Compliance Division works diligently to abate code violations through voluntary and if needed, mandatory actions.

During 2015, the Division abated the following:

- ☐ 52 Zoning Violations
- ☐ 8 Garage Conversion Violations
- ☐ 20 Building Code Violations
- ☐ 5 Unpermitted Signs
- ☐ 46 Public Nuisance Violations
- ☐ 50 Smoking Regulations Violations
- ☐ 2,159 Parking Tickets
- ☐ 55 Graffiti Sites

The City issued 29 Compliance Orders throughout 2015. Twenty Building Permits were issued to resolve Code violations in 2015. The City issued 125 Administrative Citations, of which 26 were issued as warnings. Of the remaining Citations, 50 were paid in full by the end of 2015. Although many violations required formal citations, many other violations remain undocumented due to voluntary compliance efforts that are resolved without citation or formal compliance efforts. In 2015, voluntary compliance efforts were successful in abating unpermitted advertising banners, parking concerns, weed abatement and many other minor violations.

The Code Compliance Division also manages the Single Family Rental Housing Inspection Program. The Program is intended to verify that the rental housing stock in the City's single family neighborhoods is maintained to ensure quality of life for residents and to meet the standards of the Municipal Code. During 2015, the Division issued 35 Certificates of Occupancy and Business Licenses as part of the program.

Development and Project Review

The City has reviewed a variety of projects that impact land use, community design and other elements of the General Plan. The following is a summary of projects and plans, both City-sponsored and privately driven, that were reviewed by the City Council and Planning Commission during 2015.

City Council

Extension of an Agreement between the City of Carpinteria and the Housing Trust Fund of Santa Barbara County for Implementation of the Workforce Homebuyer Down Payment Loan Program

01/12/2015

The City Council authorized the City Manager to sign an agreement between the City of Carpinteria and the Housing Trust Fund of Santa Barbara County to extend the term to implement the Workforce Homebuyer Down Payment Loan Program through December 31, 2016.



A Request to Enter into a Memorandum of Understanding (MOU) with the California Coastal Commission and the State Lands Commission

01/26/2015

The City Council received and filed a request to enter a Memorandum of Understanding (MOU) with the California Coastal Commission and the State Lands Commission to Establish a Joint Review Panel for Review of the Environmental Impact Report (EIR) for the Paredon Project proposed by Venoco, Incorporated.



A Request to Authorize an Agreement for Professional Consultant Services with Marine Research Specialists (MRS)

01/26/2015

The City Council accepted the Marine Research Specialists (MRS) proposal and authorized the City Manager to execute a contract agreement for Professional Consultant Services with Marine Research Specialists (MRS) to prepare an Environmental Impact Report for the Paredon Project Proposed by Venoco, Incorporated in a final form approved by the City Attorney.



Authorization for the Mayor to Sign a Letter to Caltrans Regarding the US 101 Northbound Lane Configurations

01/26/2015

The City Council authorized the Mayor to sign a letter to Caltrans regarding the US 101 Northbound 3 lane to 2 lane transition at the Bailard Interchange On-Ramp.



2015 South County Energy Efficiency Partnership Agreement Extension

02/09/2015

The City Council authorized the City Manager to sign the South County Energy Efficiency Partnership Agreement Extension. The South County Energy Efficiency Partnership Program assists the State of California in meeting its long term Energy Efficiency Strategic Plan goals.

Submittal of Grant Applications to the State Department of Housing and Community Development for a Housing-Related Parks program

02/09/2015

The City Council adopted Resolution 5589 and authorized the Community Development Director to submit a grant application to the State Department of Housing and Community Development to fund the purchase and installation of new playground equipment and other park amenities for Memorial Park.

Appointments to Integrated Pest Management (IPM) Committee

02/09/2015

The City Council approved to adopt Resolution No. 5598 approving appointments to the Integrated Pest Management Advisory Committee. The Integrated Pest Management Advisory Committee is comprised of up to nine members that include a representative from the Parks and Recreation Department, the Public Works Department, the Bluffs Advisory Committee, and at least two at-large community members that can make recommendations on implementation and amendments to the Integrated Pest Management Policy.



Consider Reducing the Size of the Carpinteria First Committee

02/23/2015

The City Council approved reducing the Carpinteria First Committee size from nine to seven members and changing the corresponding at-large and Chamber committee representatives from four to three.



Traffic Safety Committee Recommendations

02/23/2015

The City Council adopted Resolution No. 5597 to approve the recommendation of the Traffic Safety Committee from its meeting of February 5, 2015, to extend an



existing red curb due to the difficulty seeing on-coming traffic on Via Real from Palmetto Way.

Request to Reserve City Funds from the Community Development Block Grant (CDBG) Entitlement to the City of Carpinteria Public Works Department for the Carpinteria Children's Project (Main School)

02/23/2015

The City Council accepted to reserve 100% of the City Funds from the Community Development Block Grant Entitlement to the City of Carpinteria Public Works Department for the Carpinteria Children's Project (Main School) Sidewalk in-fill project at Sixth Street and Walnut Avenue.



Receive Recommendations on the Community Development Block Grant (CDBG) Public Services Grant Applications and Allocate Program Funds for 2015-2016.

02/23/2015

The City Council approved to allocate funding as recommended by the Community Development Block Grant Committee for 2015-2016, Peoples' Self-Help Housing, Supportive Housing Program (50%) and Peoples' Self Help Housing, After School Youth Education (50%).



Proposed Food Concessionaire Agreement

03/09/2015

The City Council accepted and authorized the City Manager to execute a food concessionaire agreement located adjacent to the Linden Avenue street end. The concession is present during the day over the summer months and is removed from the site each evening.



Update of the City's American's with Disabilities Act Transition Plan.

03/09/2015

The City Council approved and authorized the Mayor to sign the agreement with Disability Access Consultants to update the City's Americans with Disabilities Act Transition Plan.



Agreement with COM3 Consulting for Updating the Development Impact Fee and Capital Improvement Programs

03/09/2015

The City Council authorized Vice Mayor Shaw to sign an agreement with COM3 Consulting for updating the Development Impact Fee and Capital Improvement Programs.

Closeout Agreement and Release of Claims for Seaside Park Project

03/09/2015

The City Council authorized the Mayor to sign a Closeout Agreement for the Seaside Park Project, and to formally accept the work performed by DPM Construction Company by having the City Manager sign and record the Notice of Completion.



Measure A 5-Year Local Program of Projects for Fiscal Years (2015-16)-(2019-20)

03/09/2015

The City Council adopted Resolution No. 5590 to approve the Measure A Five year Local Program of Projects, which extends for 30 years the one-half percent sales tax for transportation purposes formerly known as Measure D, for Fiscal Years 2015-16 through 2019-2020.



Report on Railroad Transportation of Crude Oil and Other Hazardous Materials and Consider Sending a Letter to the U.S. Department of Transportation to Advocate for Safety Improvements

03/23/2015

The City Council received a report on Railroad Transportation of Crude Oil and Other Hazardous Materials and authorized the Mayor to sign on behalf of the City Council the letter to the U.S. Department of Transportation and other federal agencies to advocate for Safety Improvements.



Review of the 2014 Annual Report to the State Department of Housing and Community Development on the Status of the Housing Element

03/23/2015

The City Council accepted the Annual Report on the status of the Housing Element Program implementation and directed the Community Development Director to submit the document to the State Department of Housing and Community Development.

City of Carpinteria



2014
Housing Element
Annual Progress Report



March 2015

Review of Home Sales Prices and Adjusting the In-lieu Affordable Housing Fee Pursuant to Carpinteria Municipal Code §14.75 Inclusionary Housing Requirement

03/23/2015

The City Council received and filed the report of the City's home sale prices for 2014 and adopted Resolution No. 5600, setting the affordable housing in-lieu fee for condominiums and single-family dwellings in 2015.



Permit Processing Fee Waiver for Off-Leash Dog Park

03/23/2015

The City Council granted a permit processing fee waiver, waiving the permit processing fees for a Conditional Use Permit and Coastal Development Permit for an off-leash dog park in an amount not to exceed \$4,000.



Consider Adoption of an Ordinance, Amending Chapter 2.17 of the Carpinteria Municipal Code Relating to Performance Guarantee Bonds for Development Projects

04/13/2015

The City Council approved the first reading of Ordinance No. 701, amending sections 2.17.040 and 2.17.110 of the Carpinteria Municipal Code to adjust the bond amounts for small developments and authorize the City Manager to release certain bonds and, to continue for second reading to the City Council meeting of April 27, 2015.

Adoption of an Ordinance Amending Section 12.04.070 of the Carpinteria Municipal Code Relating to the City Engineer's Issuance of Annual Permits for Work in the Public Street Rights of Way

04/13/2015

The City Council approved the first reading of Ordinance No. 707 to amend section 12.04070 of the Carpinteria Municipal Code to increase the value of work allowed under annual permits to twenty-five thousand dollars with corrections made by the City Attorney and, to continue for second reading at the City Council meeting of April 27, 2015.

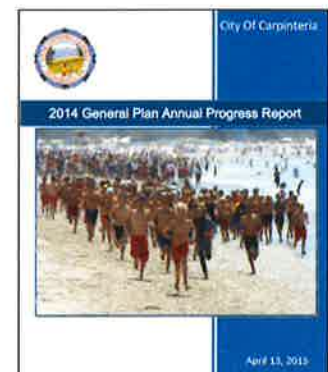


2014 General Plan Annual Progress Report

04/13/2015

The City Council accepted the 2014 General Plan Annual Progress Report and directed the Community Development Director to submit it to the Governor's Office of Planning and Research.

(Staff Presenter: Shanna Farley-Judkins, Assistant Planner)



Sending of a Letter to the San Luis Obispo County Planning Commission in regards to the Phillips 66 Santa Maria Refinery Rail Spur Extension Project

04/13/2015

The City Council approved and authorized the Mayor to sign on behalf of the City Council a letter to the San Luis Obispo County Planning Commission in opposition of the proposed Phillips 66 Santa Maria Refinery Rail Spur Extension Project.



50th Anniversary City Seal

04/27/2015

The City Council approved Resolution No. 5608 to allow use for official purposes a 50th Anniversary seal and authorize that letters be sent under the Mayor's signature to Carpinteria's federal and state representatives and other public agencies as deemed appropriate in order to communicate information about the City's anniversary and invite participation at specific events.



Report on Street Lighting District No. 1 for Fiscal Year 2015-16

04/27/2015

The City Council adopted Resolution Nos. 5604 and 5605, acting to accept and file the mandatory annual report and set the matter of the continuation of Street Lighting District No. 1 for fiscal year 2015-16 for public hearing at the regular City Council meeting of May 26, 2015.



Report on Parking and Business Improvement Area Assessment District No. 4 for Fiscal Year 2015-16

04/27/2015

The City Council adopted Resolution Nos. 5594 and 5595 to approve the mandatory annual report and budget and to set the matter of the continuation of Parking and Business Improvement Area District No. 4 for fiscal year 2015-2016 to be continued at the City Council meeting of May 26, 2015.



Closeout of City Maintenance Project No. 15018, Ninth Street Pedestrian Bridge Replacement Project

04/27/2015

The City Council authorized the Mayor to sign a Closeout Agreement and Release of Claims for City Maintenance Project No. 15018, Ninth Street Pedestrian Bridge Replacement Project, with J&H Engineering, and directed the City Clerk to release Performance Bond No. 2190199 in the amount of \$231,248.15.



Updating the City's Capital Improvement Plan and Highway Interchanges and Bridges Development Impact Fee and Ending the Temporary Reduction of the City's Highway Interchanges and Bridges Development Impact Fee

04/27/2015

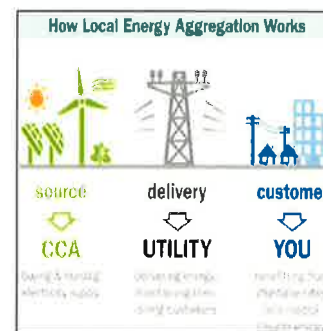
The City Council adopted Resolution No. 5592 to update the City's Capital Improvement Plan and Highway Interchanges and Bridges Development Impact Fee; it ends the temporary reduction of the City's Highway Interchanges and Bridges Development Impact Fee.



Inquiry from County of Santa Barbara about City Interest in Participation in a Community Choice Aggregation Feasibility Study.

05/26/2015

The City Council directed the City Manager to reply to an inquiry from the County of Santa Barbara about City Participation in a Community Choice Aggregation Feasibility Study. The County of Santa Barbara is in the process of exploring the feasibility of a CCA in Santa Barbara County. In order to initiate this process, it is asking cities in the County if they have interest in participating in a CCA evaluation and, if so, would they be able to contribute financially to a Feasibility Study.



Authorization to Include a \$500,000 Pavement Rehabilitation Project in the Fiscal Year 2015-2016 City of Carpinteria Department of Public Works Annual Budget.

05/26/2015

The City Council authorized the Department of Public Works to include a \$500,000 Pavement Rehabilitation Project in the fiscal year 2015-16 City of Carpinteria Budget with funding from the General Fund Available Fund Balance, and to provide a report on proposed a proposed pavement maintenance priorities to the City Council for consideration.



Authorization to Advertise City Maintenance Project No. 15045, Via Real Sidewalk Improvements Project for Formal Bid

05/26/2015

The City Council authorized City Maintenance Project No. 15045, Via Real Sidewalk Improvements Project to be advertised for a formal bid. The plans include adding sidewalk along westbound Via Real with new American with Disabilities Act (ADA) compliant curb ramps at the Via Real/Cravens Lane intersection and at the entrance to The Sandpiper MHP. The project also proposes to modify a driveway for improved accessibility and clear a pathway through areas currently not suitable for pedestrian travel.



Levying an Annual Assessment for the Winter Protection Berm Assessment District No. 5

05/26/2016

The City Council adopted Resolution No. 5612 to levy the annual assessment for the Winter Protection Berm Assessment District No. 5 for the 2015-2016 Fiscal Year.



Cooperation Agreement for the Santa Barbara County HOME Consortium

05/26/2015

The City Council authorized the City Manager to sign the Cooperation Agreement for the Santa Barbara County HOME Consortium for three federal fiscal years of 2016-2018. By participating in the Consortium, the City is eligible to receive funding to support affordable housing development.



Review of an Agreement between the City of Carpinteria and the County of Santa Barbara to provide Energy Division Services to the City for Oil and Gas Matters

05/26/2015

The City Council authorized the Mayor to sign an agreement between the City of Carpinteria and the County of Santa Barbara Energy Division for planning services pertaining to oil and gas development.



Consideration of Adoption of the 2015-16 Budget and Setting of Appropriation Limits as Required by State Law

06/08/2015

The City Council received and approved Resolution Nos. 5620, 5621 and 5622, thereby approving the municipal budget for 2015-16, and setting related appropriation limits in compliance with State law.



Local Coastal Program Amendments Creating a Transportation Corridor Wetland Overlay District, Whitney Site Agricultural Overlay District and Redesignating Land from Agriculture to Transportation Corridor

06/22/2015

The City Council adopted Resolution No. 5623 as amended and Resolution No. 5624, authorizing staff to submit the Local Coastal Program Amendments to the Coastal Commission to accommodate development of three inter-related transportation improvement projects including the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension, the South Coast 101 High Occupancy Vehicle (HOV) Lanes, and the Santa Claus Lane Bike Path.



Letter in opposition to Assembly Bill 718 (Chu)

06/22/2015

The City Council authorized the Mayor to sign a letter of opposition to Assembly Bill 718, a proposed law that would, in part, prohibit cities and counties from establishing bans on vehicle camping in public streets and parking lots.



Termination of Agreement for Land Development Improvements between the City of Carpinteria and the Bluffs Group III Associated with the Development of the Ocean Front Corporate Center

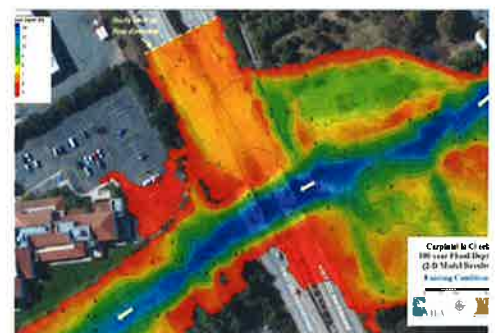
07/13/2015

The City Council authorized the city manager to sign a termination agreement to cease the agreement for land and development improvements between the City of Carpinteria and the Bluffs Group III associated with the development of the Ocean Front Corporate Center.

Authorization to submit request for Letter of Map Revision for the Carpinteria Creek area of the Federal Emergency Management Agency's Carpinteria Flood Insurance Rate Map

07/13/2015

The City Council authorized the City of Carpinteria's Floodplain Manager to submit a letter of Map Revision (LOMR) request for the Carpinteria Creek area of the Flood Insurance Rate Map (FIRM) to the Federal Emergency Management Agency (FEMA).



**Carpinteria Municipal Code Amendment Adding Chapter 15.29
Relating to Solar Energy Permitting**

07/13/2015

The City Council approved the first reading of Ordinance No.702, to approve an expedited, streamlined permitting process for small residential rooftop solar systems, and to continue the matter the second reading at the July 27, 2015 City Council Meeting.



**Pavement Maintenance Project Street Selection Methodology and
Authorization to Advertise Project No. 15078, Citywide Pavement
Maintenance Project**

08/10/2015

The City Council approved Project No. 15068 – Citywide Pavement Maintenance Project with streets selected based on the approach of using the StreetSaver Pavement Management Program database and a newly completed field review by Pavement Engineering Incorporated.



Annual Review of the City's Development Impact Fee Program and Capital Improvement Plan

08/10/2015

The City Council adopted Resolution No. 5570, updating the City's Capital Improvement Plan and approving and supporting the Annual Report of the City's Development Impact Fee Program. The fees will automatically be updated upon release of the Caltrans Selected Highway Construction Price Index and Santa Barbara County Assessor's percentage change of the median price of a single family home in the County.



Annual Review of Fire Protection Mitigation Fee Program and Fee Adjustment

08/10/2015

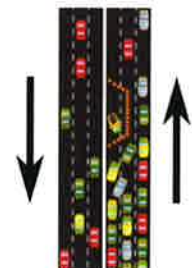
The City Council approved and adopted Resolution No. 5569 updating the Fire Protection Mitigation Fee Schedule for Development, and authorizing and accepting the Carpinteria- Summerland Fire Protection District's Annual Report.



Approval of Agreement with Stantec Consulting Services Inc. for Traffic Engineering

09/14/2015

The City Council authorized the City Manager to sign the agreement with Stantec Consulting Services Inc. for traffic engineering services.



Approval of Contract Agreement No. 4 with Drake Haglan and Associates for Preliminary Engineering Services for the Carpinteria Avenue Bridge Replacement Project.

09/14/2015

The City Council approved and authorized the Mayor to sign Amendment No. 4 to the agreement with Drake Haglan and Associated for Preliminary Engineering Services for the Carpinteria Avenue Bridge Replacement Project in the amount of \$78,802.



Second Amendment to Lease with Ellwood Pipeline, Inc., for Submerged Pipelines Serving Platforms Gail and Grace

09/14/2015

The City Council approved and authorized the Mayor to execute a Second Amendment to a Lease Agreement between the City of Carpinteria and Ellwood Pipeline, INC., ("Ellwood") a subsidiary of Venoco, Inc., for an extended term of eighteen months, beginning September 27, 2015, and ending March 26, 201. Review for Exemption; and approve and direct staff to file and post the attached Notice of Exemption on that basis.



Request from County of Santa Barbara to contribute funds for a planned Community Choice Energy Feasibility Study

09/14/2015

The City Council approved the participation of the City in the Community Choice Energy feasibility study and working group and approved appropriation of \$7,500 from the General Fund unallocated balance to Account No. 1012220, Contract Services, and City Administration.



Special Event Permit for the Golden Jubilee and 2015 Avocado Festival

09/14/2015

The City Council authorized the issuance of a special event permit for the City's Golden Jubilee and 2015 California Avocado Festival with special conditions; make the determinations that the area within the beer garden boundaries is a Public Park, pursuant to C.M.C. §10.68.010; and authorize expenditure of City resources as detailed in the staff report.



Amendment of Title 6 of the Carpinteria Municipal Code to Include a Spay Neuter Requirement for Dogs and Cats Living in the City and Updates to Other Animal Control Sections of Code

09/14/2015

The City Council approved an amendment of Title 6 of the Carpinteria Municipal Code by adopting the proposed spay-neuter Ordinance No. 704 which would require residents of the City to spay or neuter their dog or cat unless as provided for by exemptions specified within the ordinance, and updating other sections of Title 6 related to animal control.



Conceptual Review of a Planned Unit Development Project

09/21/2015

The City Council met to discuss public input and provide review and commentary on the multi-use project proposal of a Planned Unit Development project on two parcels totaling 27.30 acres located in the Carpinteria Bluffs Area 1 planning area.



Agreement between Santa Barbara Metropolitan Transit and City of Carpinteria Facility Support for Carpinteria Electric Shuttle Service

10/12/2015

The City Council approved an agreement between the Santa Barbara Metropolitan Transit and the City of Carpinteria Facility Support for a Carpinteria Electric Shuttle Service.



Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension Local Coastal Program Amendments

10/12/2015

The City Council voted to adopt Ordinance No. 703 incorporating and accepting the Coastal Commission suggested modifications to amend the City's Local Coastal Program, thereby creating chapter 14.41 and 14.45 of the Carpinteria Municipal Code and amending Chapter 14.42 of the Carpinteria Municipal Code, and continue consideration of Ordinance 703 to the City Council's meeting of October 26th, 2015 for passage of the Ordinance on second reading: and adopt Resolution No. 5629 accepting the Coastal Commission suggested modifications to amend the City's Local Coastal Program, adding Policies OSC-3E and OSC-15E to the Coastal Land Use Plan; amending Coastal Land Use Plan Implementation Policy 12 (policy 9-4 of the 1980 CLUP); and taking appropriate actions to effectuate Local Coastal Program Amendment LCP-4-CPN-15-0018-1.



Grant of Sewer Easement and Agreement

10/12/2015

The City Council adopted Resolution No. 5574 conveying a nonexclusive easement on City owned property for the benefit of Carpinteria Sanitary District. It is subject to terms and conditions in the Grant of Sewer Easement and Agreement thereon.



A Letter of Support Concerning Senate Bill 593 (McGuire), a Proposed State Law that would Establish Regulations Applying to Operators on Online Vacation Rental Hosting Platforms

The City Council approved the letter of support for SB 593, authorizing the letter to be signed by the Mayor and transmitted to the bill's author, and for the City of Carpinteria to be listed along with other supporters of the bill.



Bob Hansen Creeks Preservation Program Annual Report

10/26/2015

The City Council received and filed the Bob Hansen Creeks Preservation Program Annual Report.



Adoption of Interim Urgency Ordinance No. 705, Establishing a Temporary Moratorium on Short Term Rental Use

10/26/2015

The City Council adopted Ordinance No. 705, establishing a temporary moratorium on Short Term Rental use in the City of Carpinteria to take effective immediately. The temporary moratorium ensures that, while the City studies, develops, and considers regulations, that STRs are not established that could conflict with the regulations ultimately adopted by the City.



Status Report on the Installation of a Skate Park

10/26/2015

The City Council directed staff to work with the Skate Park Foundation to discuss terms of a Memorandum of Understanding for City Council approval and proceed with a concept design for a skate park at the eastern most area of the City Hall site.



2015 Economic Vitality Program Report that Includes a 2015 Carpinteria Valley Economic Profile / Presentation by The California Economic Forecast Director, Mark Schniepp.

11/09/2015

The City Council received and filed 2015 annual report regarding the City's Economic Vitality Program including a 2015 Carpinteria Valley Economic Profile presentation by The California Economic Forecast Director, Mark Schniepp and direct staff as determined appropriate.



Adoption of Resolution No. 5635, Authorizing the Mayor to Sign and Issue Subpoenas for Certain Records Related to Short-term Rentals Being Operated in Prohibited Zoning Districts Within the City

11/23/2015

The City Council adopted Resolution No. 5635 to authorize the Mayor of the City of Carpinteria to sign and issue subpoenas for certain records related to short-term rentals being operated in prohibited zoning districts throughout the City.



Agreement between County of Santa Barbara and City of Carpinteria for Supplemental Funding for Mental Health Mobile Crisis Services

12/14/15

The City Council authorized the Mayor to sign an agreement between the County of Santa Barbara and the City of Carpinteria for supplemental funding for Mental Health Mobile Crisis Services for a three year term ending June 30, 2018, and for a total cost of \$6,645.



Planning Commission

Olson Residence

02/02/2015

The Planning Commission approved a Development Plan and Coastal Development Permit to demolish an existing 798 square foot single family dwelling and 252 square foot detached garage and construct a new two story 2,634 square foot single family dwelling with attached two-car garage with the recommendation to lower the overall height by 18 inches. The proposed setback modification would allow a covered porch to encroach seven feet into the required front setback.

(Staff Presenter: Nick Bobroff, Associate Planner)



Schaff Lot Line Adjustment

02/02/2015

The Planning Commission adopted a Resolution approving a Lot Line Adjustment and Coastal Development Permit under the provisions of Carpinteria Municipal Code Chapters 16 and 14, to adjust the property lines between three existing lots. Lot 1 would increase in size from 1.224 acres to 1.233 acres.

(Staff Presenter: Nick Bobroff, Associate Planner)

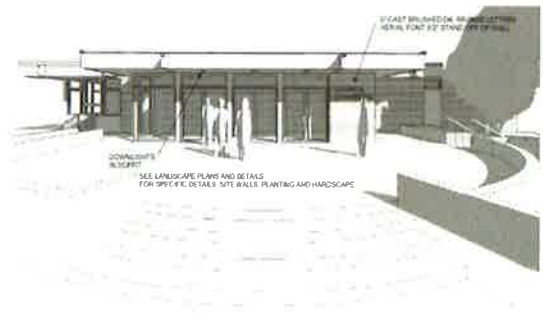


City Hall Improvements

03/02/2015

The Planning Commission approved a Development Plan and Coastal Development Permit to expand the existing Foyer at the west side of Carpinteria City Hall, reconfigure the outdoor hardscape and landscape along the west side and front elevations, improve the main entrance to the lobby and install new signage.

(Staff Presenter: Steve Goggia, Senior Planner)



D'Urbano Lot Split

03/02/2015

The Planning Commission adopted the resolution to approve a Tentative Parcel Map and Coastal Development Permit under the provisions of Carpinteria Municipal Code Chapters 16 and 14, to divide a 12,150 square foot parcel into two parcels of 6,101 and 6,049 square feet. (Staff Presenter: Steve Goggia, Senior Planner)



Procore Shade Sails

04/06/2015

The Planning Commission approved a Development Plan Revision and Coastal Development Permit to allow the installation of a shade sail structure consisting of six steel posts and two shade sails, with an additional condition about the signage as discussed by staff.

(Staff Presenter: Steve Goggia, Senior Planner)



Safety Town at Carpinteria Children's Project

04/06/2015

The Planning Commission approved a temporary use permit to allow a children's traffic safety learning program ("Safety Town") at the Carpinteria Children's Project site, with addition of two items to the Conditions of Approval: 1) a maximum of 64 kindergarten/first grade children may participate and, 2) regularly scheduled activities will be curtailed during the week the program is in place.

(Staff Presenter: Jackie Campbell, Community Development Director)



Rincon Trail

05/04/2015

The Planning Commission approved a Conditional Use Permit and Coastal Development Permit to construct the trailhead and a portion of the Rincon Trail within the City's jurisdiction connecting the east end of Carpinteria Avenue to Rincon Beach County Park. The trailhead would be developed with 17 public parking spaces and a rest area with three picnic tables within the City's jurisdiction.

(Staff Presenter: Steve Goggia, Senior Planner)



Steadfast Assisted Living of Carpinteria

05/04/2015

The Planning Commission approved a Conditional Use Permit and Coastal Development Permit to convert a 51,539 square foot office building into a 76 -bed Residential Care facility for the Elderly (RCFE) under the provisions of the Commercial Planned Development Zone District including the addition of a condition addressing outside storage.

(Staff Presenter: Steve Goggia, Senior Planner)



Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension

05/18/2015

The Planning Commission recommended that the City Council conceptually approve a Conditional Use Permit and Coastal Development Permit to reconstruct the Casitas Pass Road and Linden Avenue interchanges and construct an extension of Via Real as a continuous frontage road on the north side of US 101. Staff would be directed to further outline and detail the Conditions of Approval and City Council would be advised to adopt Resolution 15-011 so amended.

(Planner: Jonathan Leech, Contract Planner)



City of Carpinteria Local Coastal Program Amendments

05/18/2015

The Planning Commission recommended that the City Council approve the Local Coastal Program Amendments, Project 09-1522-LCPA, to create the transportation Corridor Wetland Overlay and the Whitney Site Agricultural Overlay Districts; and suggested that the City Council adopt a Resolution to initiate the removal of APNs 001-080-033 and 001-180-026 from the City's Sphere of influence. Planning Commission also recommended that the City Council submit the Local Coastal Program Amendments to the California Coastal Commission for consideration and approval.

(Planner: Jonathan Leech, Contract Planner)



Shaw Residence Reconstruction

06/01/2015

The Planning Commission approved a Conditional Use Permit and Coastal Development Permit to allow a legal nonconforming 385 square foot master bedroom to be rebuilt within the required 15-foot rear setback under the provisions of Carpinteria Municipal Code §14.82, Nonconforming Uses.

(Staff presenter: Nick Bobroff, Associate Planner)



Carpinteria Sanitary District Sewer Line Replacement

06/01/2015

The Planning Commission approved a Conditional Use Permit and Coastal Development Permit to abandon an existing sewer line over Carpinteria Creek and its associated manholes. A replacement sewer line approximately 20 feet under the creek just north of US 101 would be constructed and new manholes would be installed.

(Staff presenter: Shanna Farley-Judkins, Assistant Planner)



Carpinteria Arts Center Time Extension

06/01/2015

The Planning Commission granted a 48-month time extension from the date of the project approval for the Carpinteria Arts Center.

(Staff presenter: Nick Bobroff, Associate Planner)



Mimaki Grading and Creek Restoration

08/03/2015

The Planning Commission approved a Conditional Use Permit to grade a 15-acre site for future agricultural uses and to allow the restoration of unpermitted destruction of 13,000 square feet of Environmental Sensitive Habitat Area within the Carpinteria Creek Corridor.

(Staff presenter: Nick Bobroff, Associate Planner)



Wright Garage

09/08/2015

The Planning Commission approved a Conditional Use Permit and Coastal Development Permit to allow an existing legal nonconforming carport to be enclosed to create a single-car garage in the same building footprint.

(Staff presenter: Nick Bobroff, Associate Planner)



Sanctuary Beach Condominiums

11/02/2015

The Planning Commission approved a Development Plan including a Tentative Parcel Map and Coastal Development Permit to demolish an existing private tennis court and construct four two-story residential condominiums under the provisions of the Commercial Planned Development Zone District with a Residential Overlay.

(Staff presenter: Steve Goggia, Senior Planner)



Short-term Rental Ordinance Discussion

12/07/2015

The Planning Commission discussed the initial options to develop an Ordinance to regulate Vacation Rentals and Home Stays.

(Staff presenter: Shanna Farley-Judkins, Assistant Planner)



699 Linden Ave Restaurant Remodel

12/07/2015

The Planning Commission approved a Development Plan and Coastal Development Permit for the remodel of an existing restaurant and a modification to the front setback.

(Staff presenter: Nick Bobroff, Associate Planner)



IV. General Plan Elements

This Progress Report discusses specific projects and policies that demonstrate the implementation of the goals outlined in the General Plan.

Land Use Element

The Land Use Element establishes the type and density of land uses and guides growth and development by presenting a plan that reflects the community's desire to maintain and enhance an enjoyable, balanced quality of life. This basic tenet is expressed in the community's goal:

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

Other goals include the following:

- *Adopt and amend as necessary a Sphere of Influence that serves to establish the basis for annexation of certain land contiguous to City limits;*
- *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;*
- *Maintain availability of agriculture, coastal-dependent industry and visitor-serving commercial development including hotels/motels, restaurants and commercial recreation uses;*
- *Influence land use decision-making, use and development patterns in the unincorporated Carpinteria Valley to be supportive of the California Coastal Act and City objectives to preserve unique coastal resources by establishing open-field agricultural use as the predominant use in the unincorporated Valley;*
- *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the City's edge;*
- *Protect the natural environment within and surrounding Carpinteria; and*
- *Establish the basis for orderly, well-planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.*

Zoning Code Update

The General Plan/Coastal Plan establishes land use designations throughout the community. The City's Land Use Map identifies specified land use areas, including Agriculture, Residential, Commercial, Industrial and Open Space/Recreation. As part of the City's effort to update its Zoning Code, vertical consistency between the Land Use Designations and zone districts will be established. This major work effort is in progress and involves a comprehensive restructuring of the City's Zoning Code which is expected to be released for public review in summer/fall 2016.

Development Review

In its review of individual development projects in the City, decision-makers hold these Land Use Element policies at the forefront of any discretionary process. Carpinteria has maintained its charm and character over the years due to the strong community support for these basic tenets of sound planning. In summary, the policies encourage growth that is appropriate to and respects the environmental resources which are integral to the quality of life for residents and the attractiveness of Carpinteria as a destination for visitors.

The City has encouraged infill development and promotes the redevelopment of dilapidated housing with new residential development that maintains the small beach town character. Various commercial and industrial vacancies became occupied. Many homes were improved through remodels or additions during the 2015 period. Working closely with the County, the City strives to achieve a balance of jobs and housing. In addition, the City reviews new development proposals to promote a balance in the commercial sector between retail and service needs, including services that serve residents as well as visitors. In this process, the Architectural Review Board and Planning Commission work cooperatively during planning review to ensure that the City's character is maintained while supporting economic vitality. All new development and redevelopment is carefully reviewed to ensure compatibility with the surrounding neighborhood.

Coastal Act

The City's small size is a result of surrounding land use constraints that have limited its ability to expand. Local land use policies support the protection of coastal agriculture and the geographically distinct rural character of the Carpinteria Valley. These geographic and policy-protected areas prevent sprawl and constrain the City to 2.6 square miles of land. The Pacific Ocean is to the south of the City, a mountain range and prime agricultural lands protected under the California Coastal Act are to the north, to the east is the County of Ventura and to the west are federally protected wetlands as well as Coastal Act protected agricultural lands located in the County of Santa Barbara. The Land Use Plan directs actions and guidelines for land use types, intensity of uses, coastal access, resource protection and other development policies necessary to implement the Coastal Act.

Coastal and Agricultural Resources

The City has identified ways to achieve the objective of preserving its coastal and agricultural resources, such as by establishing a greenbelt of open space surrounding the City that includes undeveloped land and open-field agriculture. This effort is further supported by Coastal Act policies that limit conversion of lands with prime agricultural soil to development.

In addition, Carpinteria participates with the County of Santa Barbara in the land use planning process and review of development projects within the Carpinteria Valley. The City is part of the County's mailing list, which legally obligates the County to notify the City of Carpinteria of development proposals in the area. Proposals are then reviewed through the Community Development Department and comments to the County are submitted as appropriate.

Likewise, the City provides notification to the County when development is proposed adjacent to the City's boundaries. This same process applies to local special districts whose district boundaries include both incorporated and unincorporated lands in the Carpinteria Valley.

Jobs and Housing Needs

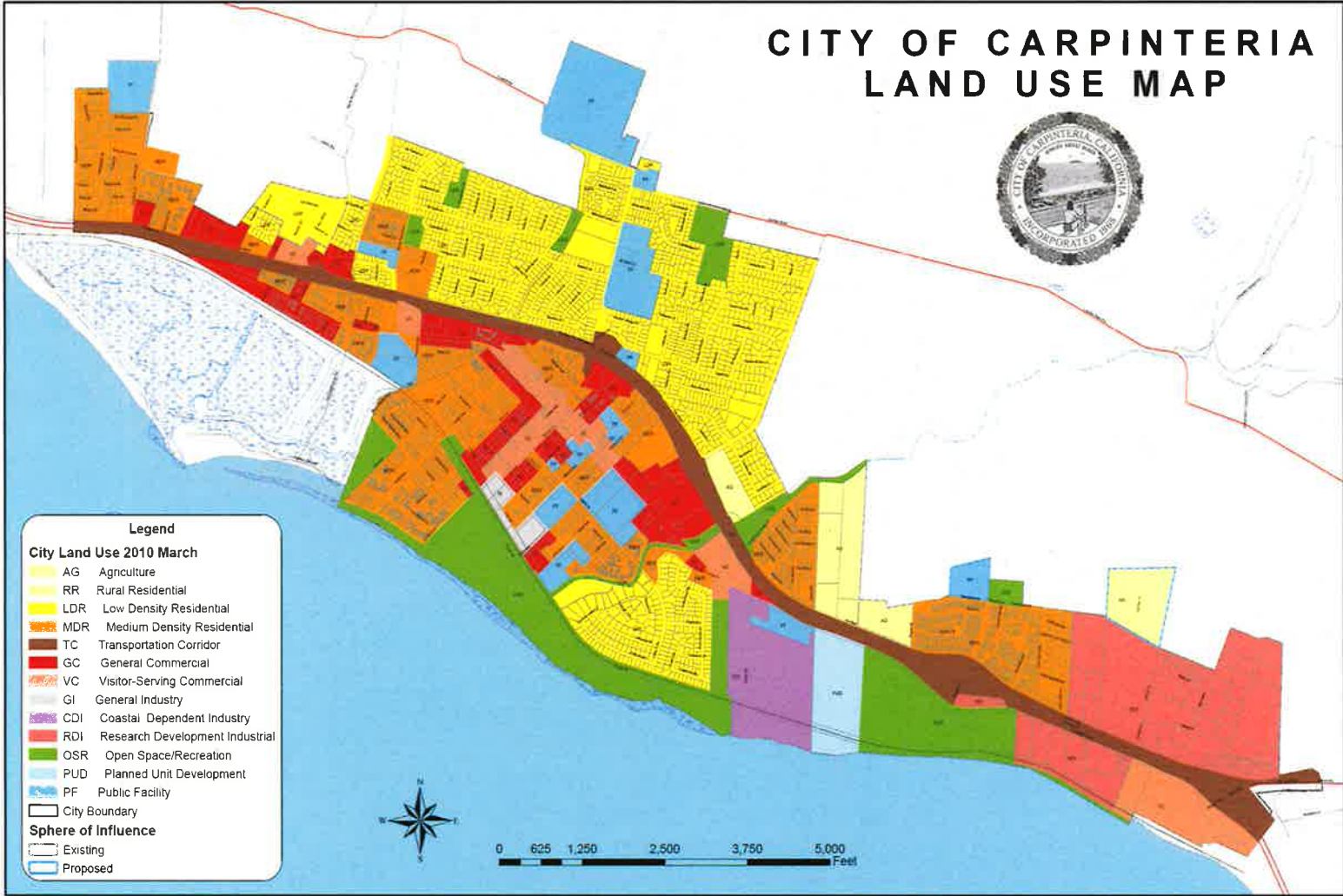
The City carefully balances jobs and housing while also promoting the well-established agricultural production in the Carpinteria Valley, coastal dependent industries and commercial development that serves the large visitor community. All development within the Visitor Serving Commercial Overlay District is reviewed to ensure that visitor needs are being met, while still meeting the needs of local residents. Development proposed on agricultural and open space lands, like Caltrans' Linden Avenue and Casitas Pass Road Interchanges Project, are reviewed to ensure that impacts to agricultural and recreational lands are either avoided or reduced to the maximum extent feasible. The City also works closely with affordable housing developers, specifically Peoples' Self-Help Housing, to support and encourage the development of apartments affordable to low and very-low income earners. These efforts serve to maintain the availability of agricultural, residential and visitor-serving commercial development in the City and ensure that there is adequate housing available for those who work in these industries.

Flexible Land Use and Zoning Regulations

The City has created zoning standards that allow residential use within commercial and industrial park zone districts. These standards were certified by the Coastal Commission and became effective in 2005. The Planning Division continues to encourage mixed-use development, particularly in the downtown core.

Sphere of Influence

The City recognizes that expansion opportunities are severely limited due to Coastal Act policies that preserve agriculture and the physical constraints presented by the land uses surrounding the City boundary. However, Carpinteria identified and the Coastal Commission approved proposed Sphere of Influence adjustments in 2003 to incorporate urbanized land contiguous to City boundaries rather than the more rural agricultural properties located within the adjacent unincorporated areas of the County of Santa Barbara. In 2009, the Coastal Commission certified an amendment to the Local Coastal Program to rezone one of these properties to allow the development of 34 condominiums at Green Heron Spring. The project serves as a transition between more urbanized residential development within the City to the south of the site and a more rural area within the County of Santa Barbara jurisdiction to the north. The property was annexed into the City by the Local Agency Formation Commission (LAFCO) in 2009. In 2015, two agricultural parcels were removed from the City's Sphere of Influence to protect future agricultural uses of the sites. In addition, a correction was made to the Sphere of Influence to remove a portion of a parcel which was believed to have been included as a mistake.



The Community Design Element identifies key design characteristics of the community and establishes standards and policies to ensure that future development incorporates and reinforces those attributes. This Progress Report demonstrates how the City maintains the community design standards outlined in the General Plan. Input into the development review process from the Architectural Review Board is essential to the implementation of these Community Design policies.

The Community Design Element identifies citywide and specific key design characteristics of Carpinteria valued by the community. The objectives and policies are intended to guide the quality of future development that residents would like to maintain. The Community Design Element includes both overarching policies that apply citywide as well as policies that apply in specific sub-areas of the City.

Design Review

Carpinteria desires to preserve, continue and enhance dominant neighborhood and district development patterns, especially those reflecting the unique character of the city, including protecting scenic and visual qualities of mountain and coastal areas. Community Design objectives and policies are implemented through Specific Plans or similar documents based on the identified neighborhood, district and corridor design sub-areas. Through its design review process, the City's Architectural Review Board (ARB) ensures that proposed projects maintain and continue dominant neighborhood and district development patterns. This body reviews size, bulk, height and style of new development to ensure it is appropriate to the site and its surroundings. In certain areas, Carpinteria encourages architectural designs based on historic regional buildings, such as within the downtown and old town neighborhoods.

Carpinteria's ARB process and California Environmental Quality Act Thresholds and Guidelines Manual are used together to minimize impacts to mountain and ocean views that are available throughout the community. The City adopted Beach Neighborhood Design Guidelines in 2012, establishing standards to guide future development in the beach area neighborhood. The City will continue to develop guidelines for other neighborhoods in the upcoming years.

Various projects underwent conceptual review during 2015, considered by either the City Council, Planning Commission or Architectural Review Board or some combination of these bodies. The conceptual plans included review of a plan for development of the Bluffs I Area. Along with general use concerns, design elements were discussed regarding orientation of buildings toward streets or access ways, bulk and scale of structures and site design. With the use of concepts outlined in the Design Element, the City encouraged design and development along the lines of the City's design standards in the General Plan.

Residential Areas/Neighborhoods

The streets of neighborhood interiors should be designed as the “living rooms” of the neighborhood, where children and adults can safely play or walk. The design and details of the streets, frontages and buildings should support this objective.

Carpinteria’s permit review process is used to ensure that new development maintains those traditional elements of design and detail that promote safe neighborhoods. For example, sidewalks, crosswalks and landscaping are incorporated into project design to ensure that streets are pedestrian friendly. Various residential remodels and additions were approved in 2015, making use of improvements to home entries, landscaping and improved materials for driveways and paved areas. Additionally, staff has continued efforts to encourage low open fences, short hedges or decorative landscape plantings along front property lines to ensure friendly and attractive design along street frontages.

Commercial, Office, Industrial and Mixed Use Areas

The City seeks to enhance and maintain the architectural quality and character of the City’s downtown core, commercial core, office area and the industrial research park districts, particularly through the ARB process. The City recommends that retail and commercial uses have large transparent storefront windows for display of merchandise to pedestrians, that loading and trash facilities are located where they are screened from view, that building signage conforms to the City’s sign ordinance and encourages courtyard housing types as an alternative to apartment blocks or more massive buildings within mixed-use districts. Various tenant improvements were commenced in 2015 to improve existing commercial spaces in the downtown and surrounding commercial districts. Many new tenants opened their doors in 2015, requiring sign permits and interior site work including Visiting Angels, Conscious Kombucha, Pizza Man Dan’s, Smart and Final Extra, Juice Ranch, Hara Healing Center, Alacorn Legal, Reliant Notary Services and Spark 45 Fitness and Physical Therapy.

Frontage Design

“Frontage” is where private parcels and the public right-of-way meet and is a critical element of community design that establishes the character of each street, neighborhood and district. The City seeks to maintain areas with attractive frontage designs and requires new development to be carefully planned to maintain and enhance the quality of Carpinteria’s streetscape.

Corridors

The City of Carpinteria encourages and facilitates pedestrian and bicycle pathways. Carpinteria strives to preserve and maintain safe routes to move people conveniently through Carpinteria. The Parks and Recreation Department began working on a proposal for the Rincon Trail in 2011 and continued on the environmental and planning review throughout 2015. The project would connect coastal recreation areas in the community. The long-term goal is a trail connection for walking or biking from Rincon County Beach through Carpinteria’s Bluffs Nature Preserve, the Carpinteria State Beach Park and connection to the Salt Marsh Park. Eventual connections may be developed to connect to northern beaches via a trail developed near the Highway 101 corridor. Implementation of these trail plans would improve coastal access.

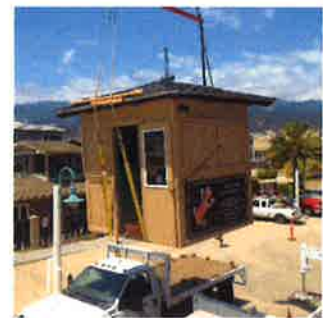
Additionally, with the City's acquisition of the lots along the railroad at Linden Avenue, future corridor projects could be developed to connect the Beach Neighborhood with the Tomol Play Area and the Bluffs Trail systems. Such improvements may improve bicycle and pedestrian access throughout town and reduce the use of unpermitted railroad crossings.

Public Spaces

According to the Community Design Element, existing public spaces should be maintained and new spaces should be incorporated into neighborhoods and districts as an important aspect of their design. The City of Carpinteria maintains guidelines for tables, chairs, landscaping, signs, etc. in the public right-of-way on Linden Avenue in the downtown core. The Downtown Encroachment Guidelines assist business owners in establishing attractive and safe features that benefit both the downtown business community and the residents and visitors who enjoy those public spaces. The City's goal is to maintain the highest standards of accessibility and safety while achieving an attractive and functional design that stimulates economic vitality and a vibrant downtown atmosphere. The guidelines help maintain a cohesive downtown aesthetic of quality materials, appropriate colors and locations for various encroachments and are applied when new businesses locate in the downtown or when a remodel is proposed.

The Economic Vitality Program staff representatives work with the local business community to promote community events and activities in the public spaces throughout the Downtown T. In 2015, the Carpinteria First Committee held several events as part of the First Friday and Shop Carpinteria initiatives. In 2015 these activities included the Chalk the Walk, Art-niture, Surf's Up, Light Up the Season, Snow Much To Do, etc. Not only do these events stimulate economic activity throughout the City, but they also have a secondary effect of improving the cultural atmosphere of Carpinteria for visitors and residents alike.

The Parks and Recreation Department continues to plan the Rincon Trail. The Trail would create new public spaces along a Coastal Vista Trail system connecting Rincon County Beach Park to Carpinteria's trail system. These connections, along with prior improvements to the State Beach trails, show great effort to improve and create new public spaces. In 2015, the Parks and Recreation Department replaced a lifeguard tower at the City Beach and Holly Avenue, improving recreational services.



The General Plan encourages lighting of new development that is sensitive to the character and natural resources of the City and minimizes photo-pollution to the maximum extent feasible. Within the ARB process, the Board reviews and utilizes photometric light studies to determine appropriate lighting levels for new exterior lighting. The minimum amount of lighting that is necessary to achieve safety is used in order to reduce photo-pollution and building plans are checked to ensure that lighting is directed downward to preserve night skies.

The City also addresses complaints regarding excessive lighting and photo-pollution on private property. Staff has worked with several property owners to reduce lighting or install hooded fixtures to reduce offsite light pollution.

The General Plan aims to protect and preserve natural resources by reducing energy consumption. The City applies the California Building Code that requires and encourages energy savings through specific construction and landscaping techniques that allow for conservation of both electricity and water. Carpinteria's project reviews and approvals demonstrate its commitment to preserving natural resources by reducing energy consumption. The City issued permits for 12 residential solar photovoltaic power systems and various other energy reducing improvements in 2015. The Community Development Department also provides informational handouts produced by the Community Environmental Council, a local energy conservation non-profit community group, which discuss how to integrate solar power, energy rebates, energy saving appliances, water saving ideas and other forms of energy and resource conservation methods into construction projects. The City's Parks and Recreation Department has installed more efficient lights within City parks. Lighting fixtures within some parks and public areas have been retrofitted with LED light bulbs and "full cut-off" fixtures which are night-sky friendly. Staff continues to investigate new energy efficiency strategies to be implemented in public facilities.

Additionally, the City has worked to implement this objective by using recycled tires in asphalt paving, reusing old crushed asphalt to make base material and reducing the amount of material used by taking off a single layer of old pavement then reusing that layer rather than removing and hauling the entire pavement to the landfill.

Community Design Subareas

In addition to the design objectives outlined above, the City of Carpinteria seeks to ensure that the existing unique qualities and characteristics of the City's neighborhoods and districts are enhanced through the preservation of delineated subareas, each possessing special design qualities. The City has six subareas, each with its own specific design criteria reflecting unique qualities of that neighborhood.

These six subareas are:

- Subarea 1. Downtown Beach Neighborhood
- Subarea 2. The Downtown and Old Town
- Subarea 2A. The Downtown Core District
- Subarea 3. Santa Monica, Canalino and El Carro Neighborhoods
- Subarea 4. The Northeast
- Subarea 5. Concha Loma Neighborhood
- Subarea 6. The Bluffs (Areas O, I, II and III)

On every project that is reviewed, City decision makers apply the unique community design standards applicable to each of these subareas. The Architectural Review Board, Community Development Department staff and Planning Commission consider these design standards in their review of projects on a case-by-case basis.

Circulation Element

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

The City of Carpinteria seeks to improve the community's ability to access U.S. 101 and areas north of the freeway through the improvement of interchanges. The City has coordinated with Caltrans and the Santa Barbara County Association of Governments (SBCAG) on several projects to improve freeway accessibility and circulation throughout the community. The following list includes highway interchanges and bridges projects approved by the City in 2015:

- Reconstruction of the Linden Avenue and Casitas Pass Road Interchanges
- Extension of Via Real from Bailard Avenue to Linden Avenue
- Reconstruction of the Highway 101 bridges over Carpinteria Creek
- Widening of Highway 101 from the Carpinteria Creek bridges to Montecito
- Carpinteria Avenue Bridge and Carpinteria Creek Reconstruction

Carpinteria aims to provide a balanced transportation network with consistent designations and standards for roadways that will provide for the safe and efficient movement of goods and people through the community. With new development, the City works to improve circulation and enhance safe and efficient traffic patterns. The City supports various forms of alternative transportation to serve the wide variety of needs of both residents and visitors.



The Circulation Element supports various forms of transportation, including alternative modes like bike, bus, van-pool, and train. The City subsidizes the local electric shuttle service, which provides inexpensive bus service within the core of the City. The City also supports the MTD and Coastal Express Bus services which connect with neighboring Santa Barbara and Ventura areas, supporting work force commuters and tourist traffic. In addition, special services are provided to aid disabled and elderly residents, like HELP, Easy-Lift and other forms of para-transportation. Circulation Element policies are implemented through these services that provide alternatives to traditional automobile transportation. These forms of alternative transportation also improve access to coastal resources like local beaches and City parks.

City of Carpinteria staff meets with Caltrans staff regularly to discuss local projects related to Highway 101 and their effect on the local road system. These discussions include improvements to the Casitas Pass Road and Linden Avenue Interchanges, the extension of Via Real and the addition of High Occupancy Vehicle (HOV) lanes on Highway 101. Each project also addresses pedestrian and bicycle access through the City and connecting to adjacent communities in the region.

Through its contract for law enforcement services with the Santa Barbara County Sheriff's Department, the City conducts traffic safety operations, in particular, at locations where public safety issues related to speeding and other vehicle code violations have been identified. In 2015, during four days in December 20 citations were issued at locations on Santa Monica Road and Mark Avenue where vehicle speeding had been identified as an acute problem.

Street maintenance and right-of-way enhancements are an ongoing effort for Public Works. The City also completed efforts to create a Pavement Management Program that would be used to establish baselines and improvement strategies to repair and replace aging street infrastructure over time.

The City of Carpinteria aims to support and develop safe, direct and well maintained bicycle and pedestrian systems that serve all segments of the public. Carpinteria has developed pedestrian and bicycle accessibility between residential areas, schools, parks and shopping areas; provided safe mobility for the physically handicapped through the design of street improvements and public facilities; provided continuous sidewalks in priority locations for safe pedestrian circulation; and promoted alternative transportation. A variety of projects are currently in design or permit review and will be started in the near future:

- Rincon Trail Project;
- Santa Claus Lane Trail;
- Via Real at Cravens Lane Sidewalk In-fill Project;
- Ash Avenue Improvements Project;
- Main School Sidewalk In-fill Project;
- Via Real Sidewalk In-fill; and
- Carpinteria Avenue Pavement Maintenance Rehabilitation Project.

Additionally, the following projects were completed in 2015:

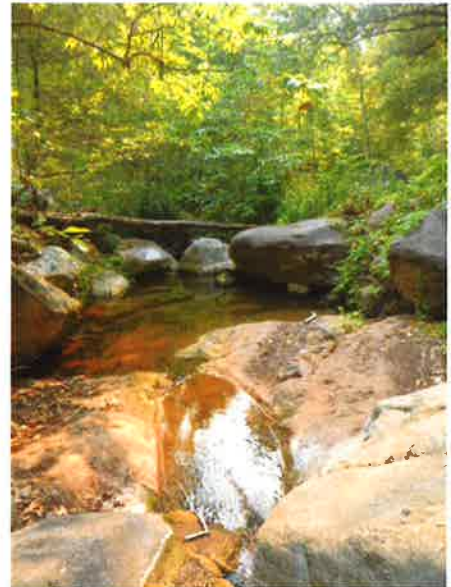
- Carpinteria Avenue / Casitas Pass Road Pavement Rehabilitation Project
- Seaside Park Project

Open Space, Recreation & Conservation Element

This combined element describes the community open space, recreation and natural resources that the City manages. This includes natural open space areas, outdoor recreation areas, water habitats, plant and animal life, agricultural land, scenic and cultural resources, and management of open space for public health and safety.

The City wishes to maintain the existing trail system and to also provide additional recreation and access opportunities by expanding the trail system. In order to meet the needs of the community and visitors to the City, Carpinteria desires to provide adequate park and recreation facilities.

Carpinteria has a variety of natural resources that have local, regional and statewide significance such as wetlands, riparian areas, coastal bluffs, beaches and tidal areas. The City's policies support the preservation and conservation of environmental resources to maintain the quality of the environment and the character of the community. The City has adopted policies that provide for clean air, water and soil; adequate protection of plant and wildlife habitats; maintenance of visual resources; and preservation and enhancement of special resources including beaches, recreation areas, trails, marshland, creekways, habitat areas and agriculture. The Open Space, Recreation, and Conservation Element implements various components of the Local Coastal Program, including coastal access and resource protection.



Carpinteria Creek
©South Coast Habitat Restoration

This element is supported by a variety of objectives such as to protect, preserve and enhance local natural resources and habitats and preserve the natural environmental qualities of creekways and protect riparian habitat. The City of Carpinteria encourages and promotes open-field agriculture as an independent, viable industry aimed at meeting the needs of present and future populations and to preserve the Carpinteria Valley's rural, open space character. Carpinteria seeks to conserve all water resources, and protect the quality of water.

Environmentally Sensitive Habitat

The City's Land Use Map designates environmentally sensitive habitat areas within and surrounding Carpinteria. These natural areas are often protected as open space and/or recreation zones. The City's Parks and Recreation Department is involved in seeking ways to enhance the City's parks and preserve open spaces.

The City produced a guidance document to comply with the new Phase II MS4 Permit, which replaced the Stormwater Management Plan and has been approved by the State Water Board. This



document incorporates elements required by the Phase II permit, including measurable goals for requirements, such as enhanced monitoring programs. To comply with the requirements of the Phase II Permit, the City adopted a Watershed Management Ordinance in July of 2014. This ordinance covers discharges, construction and post-construction runoff controls, legal authority to enforce requirements, and other elements that are required by the State Water Resources Control Board. The City's Public Works Department also continues to participate in the joint effort review team, which reviews ongoing implementation measures related to the post-construction runoff control requirements that were adopted by the Central Coast Regional Water Quality Control Board (CCRWQCB) in July 2013. The new requirements govern stormwater management practices for all new and redevelopment in the City. In addition, the City worked with the County of Santa Barbara and other Santa Barbara agencies to develop a technical guidance manual for implementation of the new post-construction requirements. The County acted as the lead agency in applying for and obtaining a Proposition 84 grant to develop the technical guide, hold public training workshops, and assist the participating agencies in implementation of these new requirements. Several workshops have been held to educate municipal staff and the development community on the technical guide, and were recorded and made available to the public on the County's Project Clean Water webpage.

The City also continues to work on the Illicit Discharge Detection and Elimination Program, tracking and abating discharges. As part of this, the City partnered with the County of Santa Barbara and City of Goleta to develop a water quality monitoring plan, which has been submitted to the CCRWQCB for approval.

The City has also been involved in outreach and educational efforts, including helping to host/organize creek cleanups several times last year in coordination with the Carpinteria Creek Watershed Coalition (CCWC). Educational outreach included teaching watershed-based curriculum at the local elementary schools as part of an after-school program, co-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.

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. It is also estimated that hundreds of residents and visitors 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 tolerant landscaping workshop, a wildlife kayak paddle, a creek cleanup at Franklin Creek in partnership with the Carpinteria Valley Water District and beach cleanups in conjunction with California Coastal Clean-up Day at Carpinteria, Tarpits and Jellybowl Beaches. A total of 114 volunteers collected more than 167 pounds of trash and recyclables along Carpinteria's coastline.

Through protection of local creek resources and improvements to infrastructure, like creek crossings and bridges, along with efforts of other local agencies like the Creek Coalition, the

County's Agricultural Commissioner, and many volunteer organizations, the City has implemented both habitat protections along with improved public access to areas of natural priority. These efforts support the policies and goals of the General Plan and Local Coastal Program.

Through protection of local creek resources and improvements to infrastructure, like creek crossings and bridges, along with efforts of other local agencies like the Carpinteria Creek Watershed Coalition, the County's Agricultural Commissioner, and many volunteer organizations, the City has implemented both habitat protections and improved public access to areas of natural priority. These efforts support the policies and goals of the General Plan and Local Coastal Program.

The Santa Barbara County Agricultural Commissioner's office continues to monitor Carpinteria Creek for resprouts of *Arundo donax* in Carpinteria Creek. Each fall, the County staff survey Carpinteria Creek and complete spot treatments as necessary to discourage the re-colonization of *Arundo donax*. The Coalition members share the long-term goals of protecting and restoring habitat, improving water quality, providing public education, providing public access to the creek (where appropriate) and restoring steelhead trout to the watershed. The Carpinteria Creek Watershed Management Plan provides a framework for implementing various projects to achieve the Coalition's goals. A number of restoration projects along Carpinteria Creek have been accomplished over the past few years as a result of this group's efforts.

Primary Resources

Open space, including undeveloped land and open-field agricultural land, surrounds the City and creates a "greenbelt" that clearly defines an urban growth boundary. Although no greenbelt has been formally created, it exists due to Coastal Act policies that limit conversion of prime agricultural land to development. In addition, the City of Carpinteria continues to support local farmers at the City's weekly farmers' market held in downtown Carpinteria. Additionally, in reviewing the Caltrans proposal to reconstruct the Casitas Pass Road interchange and extend Via Real, the City has been working diligently to ensure that impacts to agriculture are minimized such that the open space character is not entirely lost even when major infrastructure projects are needed to improve circulation and traffic flow in the City.

The City also works closely with the Carpinteria Valley Water District (CVWD) to implement water policies deemed appropriate and necessary by the CVWD. The City is continually looking for opportunities to acquire undeveloped property within or adjacent to Carpinteria Creek. In doing so, Carpinteria can preserve important riparian habitat, reduce urban runoff into the creek and maintain an undeveloped riparian corridor for aesthetic and wildlife movement purposes, as well as for contributing to ocean water quality.

Other Resources

Within Carpinteria, there are several types of recreation-oriented open spaces, including areas that are located in and maintained by the City, private entities and state or county agencies.

The City operates approximately 100 acres of parkland. Each park is unique, but most offer some visitor amenities such as picnic facilities, restrooms, ball fields or children's play structures.

The Parks and Recreation Department continues to conduct a variety of pool and ocean recreation programs for youth and adults. In 2015, the Junior Lifeguards Program was well attended and the Ocean and Pool Lifeguard program successfully staffed all shifts at the community pool and the City Beach. The Park and Recreation pool staff conducted several hundred swim lessons to Carpinteria Unified School District students and area residents. The Carpinteria Triathlon celebrated its 18th anniversary in September and attracted novice and elite athletes and spectators from all over the country. Ongoing use of the City's fields for adult and youth soccer, softball and baseball remains at high levels as these activities are very important to the local and visiting community. All of these events and activities support the community goal of providing adequate park and recreation facilities for residents and visitors.

Additionally, the Parks and Recreation Department continued efforts to study the feasibility of a trail connection between the Carpinteria Bluffs Nature Trails (Coastal Vista Trail) and Rincon County Beach Park. By the end of 2014, Union Pacific Railroad had accepted a 30% design submittal and staff continued to work with Caltrans to determine the best method to route the trail through the property owned by Caltrans which bounds the City and County owned lands.

In 2015, the Parks and Recreation Department continued development of a community garden and master plan for the Fifth Street property adjacent to the railroad and they plan to submit applications for the project in 2016.

Safety Element

The Safety Element contains a description of those natural and human-induced environmental effects that may constitute risk to the public. City policies minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from natural hazards. The Element identifies several issues related to natural hazards including seismically induced hazards, slope stability hazards, soil hazards, flood hazards, fire hazards and hazardous materials. Through the development review and environmental review process, the City ensures that development meets the standards set forth in the Safety Element.

Emergency Preparedness

In the arena of emergency preparedness, the City has an Emergency Operations Plan (EOP) which includes the Standardized Emergency Management System (SEMS) and multi-hazard function plan. Many City staff members have been trained in National Incident Management System (NIMS), which was integrated into the City's EOP. This training included online learning programs, classroom sessions with experts in emergency management and response.

The City of Carpinteria plans and administers preparedness and response programming for all types of man-made and natural disasters that may occur within the City and surrounding areas. In 2015, the City continued to leverage an emergency preparedness grant received from the Orfalea Fund's "Aware & Prepare Initiative," which has supported a public education and awareness campaign called "Don't Panic! Prepare." Additionally, City staff actively serve on county-wide committees that facilitate the coordination of disaster planning and response efforts, maintain and update city-wide emergency plans, conduct disaster preparedness and response trainings and exercises for City staff and residents, and participate in other activities that enhance the City's and residents' ability to prepare and respond to disasters and emergencies.

The City conducted various preparedness workshops in 2015, reaching 70 local residents with critical disaster preparedness information. Each of these residents received a starter emergency supplies kit and a "survival guide" with life-saving tips on how to respond before, during and after a disaster occurs.

In 2015, two trainings were offered to City employees to increase their knowledge and ability to respond to local disasters. Focused attention was placed on training employees to increase understanding of the Incident Command System. Additionally, the City partnered with the County Office of Emergency



Management to train management employees in Emergency Operations Center (EOC) operations.

In March 2015, the City trained eight community members as Community Emergency Response Team volunteers. Additionally, three CERT Academy advanced training sessions were held for CERT graduates.

As part of ongoing efforts to ensure the City is prepared to respond to emergencies and is taking active steps to mitigate these threats, City staff actively monitor and update local emergency plans, such as the Emergency Operations Plan (EOP), which includes the Standardized Emergency Management System (SEMS), and the local Hazard Mitigation Plan. During the year, an updated Emergency Operations Plan was approved by City Council. An emergency notification and reporting guide was developed for City employees to clearly identify how and when City employees will be notified about emergencies and what the reporting requirements are for personnel. An EOC Activation Handbook was completed in 2015. Additionally during 2015, EOC kits were equipped with updated materials, including City maps, flow charts and other tools.

Flood Hazards

Carpinteria desires to minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding. Due to the unique topographic features of the Carpinteria Valley, flooding risks exist in the beach neighborhood and creek-adjacent areas.

In 2005, the Federal Emergency Management Administration (FEMA) released updated flood maps depicting the 100-year flood plain and the Flood Insurance Rate Map (FIRM). The City submitted a detailed flooding study to FEMA for formal review and issuance of a Letter of Map Revision (LOMR) in 2008 as the 2005 FEMA map was not accurate for the area within the City jurisdiction. An updated FIRM map was delivered in 2009 and is now in use in the City. This updated map clarifies what properties are in the flood zone and are therefore required to obtain flood insurance and comply with minimum finish floor elevations to avoid flooding impacts to new development. Through the permit review process, development has been required to meet minimum standards to meet or exceed anticipated flood levels to reduce risk and potential loss of life and structure due to flood hazards. The City continues to work with FEMA to ensure the FIRMs are updated and accurate.



The Community Development Department has begun to strategize planning efforts for impacts of climate change, rising sea levels and climate related flood risks. In 2013, an administrative draft Scoping Document was produced by Master's student Jean Long of Cal Poly SLO . A Climate Change Adaptation Policy was scoped as part of the Sustainability Policy which will take into consideration the adaptation strategies outlined in the Scoping Document. In 2014 the Sustainability Policy was adopted by the City Council. Throughout 2015, staff continued to work with the California Sea Grant, University of California, Coastal Conservancy, and state and local agencies to better understand the local impacts of climate change and discuss options for coastal communities to adapt.

Noise Element

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

A main goal of the Noise Element is that the City will minimize noise impacts of Highway 101 traffic on residential and other sensitive land uses. To achieve this goal, the City requires that proposed development along the Highway 101 corridor construct noise attenuation features to ensure that new development will not be significantly impacted by traffic noise. This is achieved through the preparation of a site-specific noise study which typically provides recommendations for construction techniques that will mitigate noise impacts for development near Highway 101. When reviewing proposals for highway improvements such as the High Occupancy Vehicle Lanes proposed by Caltrans, noise studies are used to develop mitigation measures to ensure that new traffic patterns or increased traffic volumes will not significantly affect nearby residents. In the recent review of a freeway project to add a High Occupancy Vehicle (HOV) lanes from Mussel Shoals in Ventura County to just north of the Bailard Avenue Interchange, residents along Via Real were given the opportunity to vote on whether sound walls should be constructed to minimize noise from the new lanes. Given the importance of ocean views from these residences and the relatively minor increase in noise anticipated from the project, property owners opted not to have walls built and instead suggested that other methods such as noise-reducing pavement material be used to address noise impacts.

The City of Carpinteria attempts to minimize the adverse effects of traffic-generated noise from City streets on residential and other sensitive land uses. To implement this objective, the Public Works Department has replaced worn or deteriorating asphalt roads with rubberized asphalt to reduce street noise from vehicle traffic. These pavement replacement efforts are ongoing throughout the City.

The City of Carpinteria seeks to minimize noise spillover from industrial operations into adjacent residential neighborhoods and other sensitive uses. Through the development review process, the City analyzes the location of industrial and commercial truck access on property adjacent to residential areas and makes recommendations during site planning to mitigate noise spillover onto sensitive uses. Through the Code Compliance Division, City staff also responds to noise complaints from neighbors located near commercial or industrial operations.

The City desires to minimize the effects of individual sources of noise (such as loud parties, events, high school football games and construction) on sensitive land uses. Through amendments to the Municipal Code, the City has placed limitations on the days and hours during which construction may occur in order to protect sensitive land uses. In addition, the Municipal Code grants the Community Development Director and Planning Commission authority to impose more restrictive construction hours as a condition for approval on permits.

Public Facilities and Services Element

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

The Public Works Department opens its Antifreeze, Batteries, Oil and Paint (ABOP) Center two weekends each month to provide free services for community members to recycle these types of materials. The ABOP facility is part of the City of Carpinteria and County of Santa Barbara joint effort to reduce the risk of hazardous waste in our landfills and in the environment. The City also hosted an annual Household Hazardous Waste Collection Day in April 2015. Carpinteria residents have the opportunity to safely dispose of hazardous chemicals, cleaning products, used oil, solvents, universal and electronic waste such as computer screens, televisions, household appliances and fluorescent, mercury and other gas filled tubes. At City Hall and all City facilities, paper, plastic and aluminum are recycled on a regular basis to set an example for recycling.

The City wishes to maintain the best possible police and fire safety services for the community. The City implements development review procedures that incorporate fire district and law enforcement interaction at the earliest possible point in the process. The City conducts meetings with the local agencies regarding development to ensure that adequate consideration is made for the concerns raised by new development. Through these Interdepartmental Agency Group (IDAG) meetings, projects are reviewed in their early stages to anticipate concerns and issues which may impact their design or eventual build-out. Development proposals are transmitted to the Carpinteria-Summerland Fire Protection District for recommendations relating to fire safety. These recommendations are incorporated into a master set of conditions required for the approval of a project. The City's law enforcement personnel review Special Event Permit requests, Temporary Use Permits and attend staff meetings with the Code Compliance Division to review issues such as graffiti, vandalism and homelessness. These regular staff meetings occurred throughout 2015 and provided ongoing communication between all staff members who enforce the Municipal Code and in particular with the Community Resources Deputy who maintains ongoing communication with the schools and local businesses.

The City seeks to provide a high quality and broad range of public services, facilities and utilities to meet the needs of all current and future residents of the Carpinteria Planning Area. In 2015, the City continued to work in partnership with Southern California Edison on a number of

energy efficiency projects to improve the performance of facilities while being cost effective and also more environmentally friendly.

Additionally, in 2015, the Community Development Department updated the City's Municipal Code to provide expedited and streamlined solar permitting. The updated regulations would reduce permit process time and encourage development of solar projects throughout the community.

Housing Element

The Housing Element is prepared in accordance with State and Federal Law to identify policies and guidelines that implement City goals to provide and maintain safe and adequate housing for households in all economic sectors. Goals and objectives support affordable housing programs, rehabilitate aging housing stock and provide services to prevent homelessness. The Housing Element Update was adopted by the City Council in November 2014 and certified by the State's Housing and Community Development Department in December 2014.

The 2015 Annual Housing Report and City Council staff report are attached as Attachment A. The document was transmitted to the State Department of Housing and Community Development prior to the April 1, 2016 deadline.

V. General Plan and Zoning Code Update

The General Plan was adopted in April 2003. The General Plan visioning process included planning and goal strategies to plan for the year 2020.

The Zoning Code was adopted in 1981. Over the course of the past few years, various Zoning Code modifications have been made to adopt new codes or amend codes to meet current needs and standards. In 2014, the Community Development Department completed a zoning code consistency review and an updated housing section of the zoning code. The Consistency Update repealed out of date zoning designations and updated existing zoning designations to be more consistent with current land use. The City's Zoning Map, General Plan/Local Coastal Plan and Land Use Map were also updated to reflect these changes. The amendment to the Housing section of the Zoning Code modified regulations on density bonus, transitional and supportive housing, single room occupancy (SRO) housing, agricultural employee housing, emergency shelters and housing for persons with disabilities to be consistent with the 2009-2014 Housing Element and state housing law. These changes will be reviewed by the Coastal Commission for certification in 2016.

A comprehensive Zoning Code Update will be released for public review during the summer/fall of 2016. The draft Zoning Code will include regulations that had previously been developed for the Downtown and Beach Neighborhood Specific Plan.

VI. Goals, Priorities and Objectives

The City of Carpinteria aims to implement the priorities and objectives outlined in the General Plan throughout various activities and functions of local government. Many of the goals outlined for the future of the City are reviewed annually through the City's Annual Work Program process whereby the City Council adopts strategies and goals to direct the staff work effort for the upcoming calendar year. In this way, the implementation of the General Plan is an ongoing endeavor. Some of the primary goals to implement over the course of the next few years will include the following:

- Complete another phase of City Hall facility improvements and upgrading of various hardware and software systems;
- Develop plans for the prioritization/funding of street and parkway major maintenance projects, e.g. paving and tree replacements, initiate process of completing annually at least one major pavement maintenance project and one Special Conditions Street project;
- Completion of one or more Carpinteria Coastal Trail links and rehabilitation of at least one park playing field and or playground;
- Complete updates of the City's Zoning Code and Zoning Map as implementation of the General Plan/Local Coastal Land Use Plan;
- Continue to develop diverse revenue sources in order to allow for stability in the event of decline in one or more revenue areas;
- Establish a more diversified local economy with improved products and services for residents;
- Attract and retain downtown retailers, hotels, corporate headquarters and R&D uses that can be successful in, and complementary to, the community;
- Implement the latest storm water management mandates via updated Storm Water Management Program and creek protection policies;
- Continue projects to reduce energy use at City Hall, the Community Pool and through equipment replacement;
- Implement recommendations of the Neighborhood Preservation Committee that can serve to promote interaction and communication between neighbors;
- Continue to expand and improve the City's emergency preparedness program in order to promote resilient households, neighborhoods and businesses;
- Establish a community garden program that along with the local farmer's market and other businesses, allows for convenient access to locally grown fruits and vegetables;

- Continue to collaborate with Peoples' Self-Help Housing and the Housing Trust Fund of Santa Barbara County to increase affordable housing opportunities;
- Develop a new relationship with Habitat for Humanity for affordable ownership opportunities in Carpinteria;
- Develop a Sea Level Rise Adaptation Plan that is capable of addressing protection of coastal open spaces such as the Carpinteria Salt Marsh and Carpinteria Creek Lagoon;
- Complete the next phase of the Carpinteria Shoreline Feasibility Study and present an update to the City Council;
- Continue working with Caltrans, SBCAG, UPRR, Coastal Conservancy, Coastal Commission, and private property owners toward completion of planning and permitting for at least two links needed to complete the Carpinteria Coastal Vista Trail;
- Implement the City's Bicycle Master Plan and gain Bicycle Friendly Community status; and
- Continue and expand collaboration and cooperation with other agencies in providing accessible and effective health and human services to the Carpinteria community, including but not limited to County mental and public health services, Central Coast Collaborative on Homelessness, Restorative Policing, and other initiatives.

The 2015 Work Plan Accomplishments Table from the 2016 City of Carpinteria Annual Work Plan is attached as Attachment B.

VII. Conclusion

The General Plan Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2015 that worked toward implementing the City's General Plan. The City has worked to progressively implement the policies outlined in each element of the City's guiding planning document as outlined in the various sections of this Progress Report. The General Plan represents the community's collective vision for preserving and improving the quality of life in the Carpinteria Valley. Only minor revisions, aside from the Housing Element Update, have been implemented since the General Plan / Coastal Land Use Plan Update was adopted in 2003. As noted by the accomplishments set forth in this document over the course of 2015, the City has implemented many of the collective goals and policies identified in the General Plan. The ideas, proposals and suggestions that have come to the City have all furthered the City's goal to preserve important local resources, improve the local economy and quality of life for the community. The City will continue its efforts in this regard.

Attachment 1

City Council Adopted 2015 Annual Housing Element Progress Report

CITY of CARPINTERIA



March 29, 2016

HCD – Division of Housing Policy Department
P.O. Box 952053
Sacramento, CA 94252-2053

Re: City of Carpinteria Housing Element 2015 Annual Progress Report

Dear Colleague:

The City of Carpinteria is formally submitting its 2015 Housing Element Annual Progress Report in conformance with Government Code section 65400(2)(b). The Report was reviewed and accepted by the City Council at its March 28, 2016 meeting. I have enclosed a copy of the staff report which accompanied the Annual Progress Report for the City Council's review. Please let me know if you need any additional information. I can be reached by phone at (805) 755-4414 or by email at steveg@ci.carpinteria.ca.us.

Sincerely,

Steve Goggia
Community Development Director

cc: Governor's Office of Planning and Research, P.O. Box 3044, Sacramento, CA 95812-3044



City of Carpinteria

COUNCIL AGENDA STAFF REPORT March 28, 2016

ITEM FOR COUNCIL CONSIDERATION

Review of the 2015 Annual Report to the State Department of Housing and Community Development on the status of the Housing Element and progress on implementation of its goals, policies and objectives.

STAFF RECOMMENDATION

Action Item X; Non-Action Item ____

Receive Annual Report on the status of the Housing Element Program Implementation

Motion: I move to accept the Annual Report on the status of the Housing Element Program implementation and direct the Community Development Director to submit the document to the State Department of Housing and Community Development.

BACKGROUND

Pursuant to California State law, each City and County is required to prepare an Annual Report to its legislative body on the status of the Housing Element and progress on its implementation. The law requires that a copy of the Annual Report be submitted to the State Department of Housing and Community Development (HCD) at the same time it is submitted to the legislative body. In compliance with state housing law, the Community Development Department will submit the report to the State once accepted by your Council. The Housing Element Annual Progress Report is included as Attachment A.

DISCUSSION

The Housing Element Annual Progress Report has been prepared in accordance with the State's submittal requirements. The City Council adopted Resolution No. 5556, approving an updated Housing Element on November 10, 2014. The updated Housing Element is effective for the 2015 through 2023 planning period. This report provides a summary of housing program implementation for the 2015 calendar year which falls within the 2015-2023 planning period.

In 2014, the City of Carpinteria issued building permits for the Casas de Las Flores Apartments (43 units) and the Faith Lutheran Parsonage. In 2015, the two projects were completed and resulted in 44 new residential units.

The following tables are excerpted from the attached Report (page 4) and follow the required format established by the State Housing and Community Development Department. Table 1 summarizes the number of residential units permitted in the City that were completed in 2015. Table II summarizes the number of residential building permits issued in 2015.

**Table I: New Residential Units Completed in 2015
 (Issued Certificates of Occupancy)**

Project Name	Address	Units	Income Category
Faith Lutheran	1335 Vallecito Place	1	Above Moderate
Casas de las Flores	4096 Via Real	43	42 Low / Very Low 1 Above Moderate
Total Residential Units Completed in 2015:		44 (net gain = 44)	

**Table II: Residential Units Building Permits Issued in 2015
 (Not Completed in 2015)**

Project Name	Address	Number of Units	Income Category
Krausgrill	4640 Ninth Street	1	Above Moderate
MTI Capital	1275 / 1289 Cramer Circle	2	Above Moderate
Olsen	4879 Dorrance Way	1	Above Moderate
Olverd	5157 Ogan Road	1	Above Moderate
Total Residential Units Approved in 2015:		5 (net gain = 3)	

Figure 1 summarizes the number of residential units permitted in the City between 2008-2015. The total residential permit valuation is summarized for the period of 2008 to 2015 in Figure 2.

Figure 1

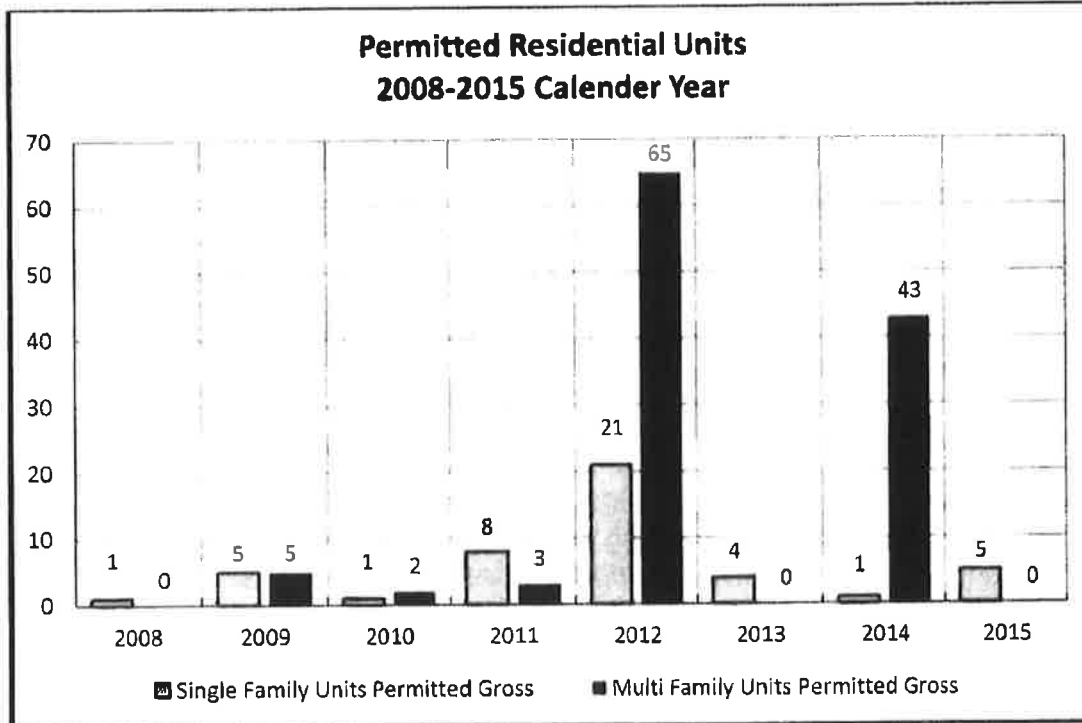
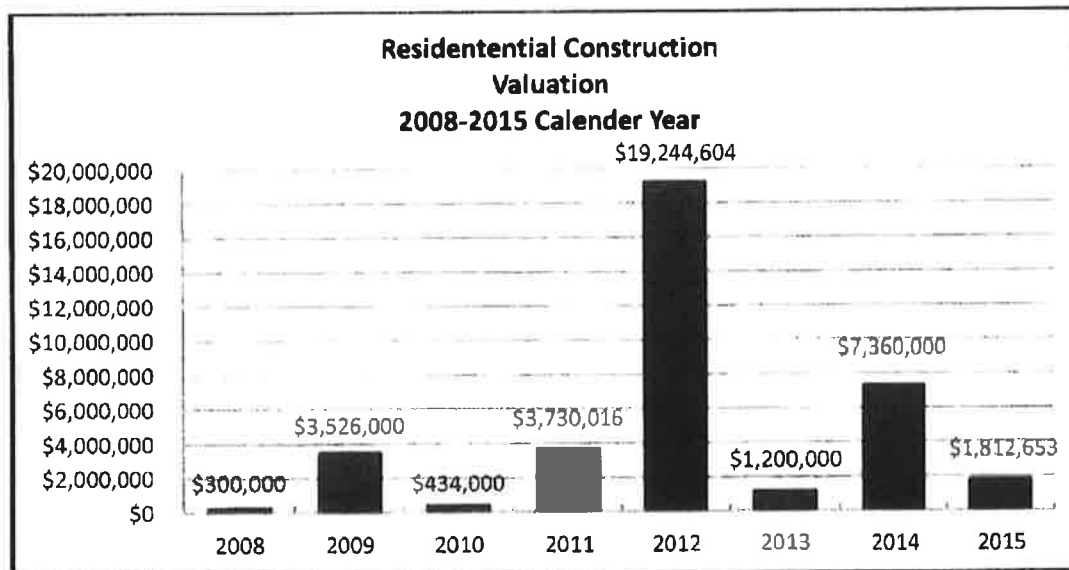


Figure 2



The Annual Housing Element Progress Report shows that the City has effectively implemented its Housing Element by supporting the development of housing for various economic income groups and partnering with housing providers like Peoples' Self-Help Housing to ensure that much needed low income rental housing is available in

Carpinteria. Additionally, the report shows the City's commitment to supporting special needs populations through Community Development Block Grants (CDBG) issued to public service groups. An example of this is funding for Peoples' Self-Help Housing through the CDBG grant program for housing services and case management to households at-risk of homelessness and directly to homeless individuals seeking permanent housing. It also shows the City's commitment to supporting housing and the quality of life in Carpinteria through implementation of the Inspection on Sale Program, the Single Family Rental Housing Inspection Program, the City's funding of the Workforce Down Payment Assistance Program and through funding the Rental Housing Mediation Task Force (administered by the City of Santa Barbara). All of these efforts are made in support of implementing the City's Housing Element and providing safe and adequate housing for all Carpinterians.

POLICY CONSISTENCY

The attached Housing Element Annual Progress Report includes a detailed discussion of the City's compliance with its Housing Element policies and goals through the implementation of various housing programs throughout calendar year 2015.

FINANCIAL CONSIDERATIONS

There is no financial impact to the City as a result of submitting this report.

LEGAL

Upon submittal of this document to HCD, the City will have complied with California planning law pursuant to section 65400(b)(1) of the Government Code.

OPTIONS

1. Recommend changes and direct staff to return a revised Annual Progress Report for further review.
2. Recommend changes be incorporated into the Annual Progress Report and authorize the Community Development Director to submit the revised Report to HCD.

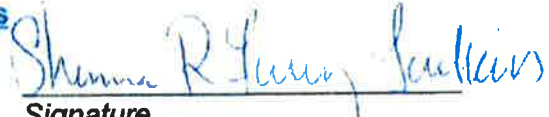
PRINCIPAL PARTIES EXPECTED AT MEETING

None.

ATTACHMENT

Attachment A 2015 Housing Element Annual Progress Report (March 2016)

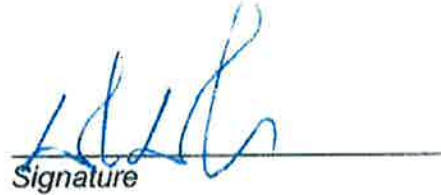
Report prepared by and Staff contact:
Shanna R. Farley-Judkins, Assistant Planner
(805) 755-4405 / shannaf@ci.carpinteria.ca.us


Signature

Reviewed by: Steve Goggia, Acting Community Development Director
(805) 755-4414 steveg@ci.carpinteria.ca.us


Signature

Reviewed by: Dave Durflinger, City Manager


Signature

Attachment A

2015 Housing Element Annual Progress Report (March 2016)

**City Council Meeting
March 28, 2016**

City of Carpinteria



2015 Housing Element Annual Progress Report



March 2016

INTRODUCTION

Pursuant to section 65400 of the Government Code, Community Development Department staff prepares an annual report to the City Council on the status of the General Plan and its Elements and progress being made in implementation. This is an opportunity to review activities and projects of the prior year in the areas of housing development and other programs that implement the City's Housing Element. The City's Housing Element identifies community housing needs and describes how safe, affordable housing can be provided and maintained for City residents. Included in this report are statistics demonstrating progress in meeting regional housing needs.

The 2015-2023 Housing Element was adopted by Resolution No. 5556 by the City Council on November 10, 2014. The State Department of Housing and Community Development certified the Housing Element on November 20, 2014. This update complies with the Housing Element planning period from February 15, 2015 through February 15, 2023 and includes information related to housing in Carpinteria for the 2015 calendar year.

2015 Housing Highlights

In 2015, construction was completed on 44 new residential units. Site development plans for these units were reviewed by the City's Architectural Review Board and Planning Commission to ensure that residences were designed to be compatible with existing residential development in the community. Tables I – IV on pages 9 -11 of this report include a breakdown of new and replaced residential units.

City staff continued to work closely with Peoples' Self-Help Housing on the Casas de Las Flores Apartments. This 43-unit affordable development provides housing for low and very low income households. The apartment units and community center replace 47 travel trailers that had provided temporary housing. The Planning Commission approved the project in December 2010. Construction commenced in April 2014 and was completed in September 2015.

In November 2014, the City Council adopted Resolution No. 5556 and approved an updated Housing Element, which provides an assessment of the City's housing needs, future goals and development strategies for the years 2015 - 2023. The resolution complies with the State Department of Housing and Community Development's requirement for municipalities within the Santa Barbara County Association of Governments (SBCAG) to update their housing elements every eight years and is consistent with the City's General Plan.

The City continues to provide various forms of assistance to increase housing opportunities in Carpinteria. In 2015, staff continued to develop the Workforce Housing Down Payment Loan Program. The program is funded by the 2011 Development Agreement that allowed the conversion of five affordable residential units at Lavender Court to a payment of \$571,000 to the City's Affordable Housing Trust Fund. Like an in-lieu fee, the funds are used to provide down payment loans for families purchasing homes in the City of Carpinteria. During 2015, one loan was approved. Staff continues to work with the Housing Trust Fund of Santa Barbara County to find interested buyers looking to use the deferred repayment loans to help buy homes in Carpinteria.

Housing Element Review

The Housing Element is organized into two sections that describe the goals and objectives of the City in addressing the community's housing needs. The Housing Element also includes Technical Appendices with detailed information to document compliance with the Government Code. Section 2 of the Housing Element is organized by the five primary program categories which are to be implemented during the planning period. The document also contains a Housing Program which describes 21 specific programs the City implements to realize the goals of the Housing Element. This report explains the housing programs and goals and how the City implemented them throughout 2015.

Program Category 1: Make sites available to accommodate the RHNA

Housing Needs Summary

The Santa Barbara County Association of Governments (SBCAG) allocated a housing need to the City of 163 housing units for the 2014-2022 Regional Housing Needs Allocation Plan. The 2015-2023 Housing Element Table II-1 below shows the City's share of the regional housing need across five income categories.

**Table II-1
Land Inventory Summary**

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

Notes:

1. Reflects excess lower-income sites

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 multiple 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.

Result

The City keeps an inventory that details the amount, type and size of vacant parcels to assist developers in identifying land suitable for residential development. The City also reports on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City will rezone or identify new sites sufficient to accommodate the City's RHNA. The City also works with developers to ensure that appropriate lot densities are used when planning new development.



Casas de las Flores Apartments

In 2015, construction was completed on Casas de las Flores, a 43 unit low income apartment complex. Constructed by Peoples' Self-Help Housing, Casa de las Flores generated affordable units available to households with low and very-low incomes.



Faith Lutheran Church Residence

One new residential unit was constructed on the grounds of the Faith Lutheran Church, to serve as an onsite parsonage. The new unit includes construction of a single-family residence and an attached two-car garage.

In 2014, five Building Permits were issued for the construction of new single-family homes. Two of the units replace homes which were previously demolished. Three of the units are being constructed on vacant lots. The five new units were not yet completed at the close of 2015.



4640 Ninth Street



5157 Ogan Road



4879 Dorrance Way



1275 and 1289 Cramer Circle

Table I: New Residential Units Completed in 2015
(Issued Certificates of Occupancy)

Project Name	Address	Units	Income Category
Faith Lutheran	1335 Vallecito Place	1	Above Moderate
Casas de las Flores	4096 Via Real	43	42 Low / Very Low 1 Above Moderate
Total Residential Units Completed in 2015:		44 (net gain = 44)	

Table II: Residential Units Building Permits Issued In 2015
(Not Completed in 2015)

Project Name	Address	Number of Units	Income Category
Krausgrill	4640 Ninth Street	1	Above Moderate
MTI Capital	1275 / 1289 Cramer Circle	2	Above Moderate
Olsen	4879 Dorrance Way	1	Above Moderate
Olverd	5157 Ogan Road	1	Above Moderate
Total Residential Units Approved in 2015:		5 (net gain = 3)	

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

Income Group	2015-2023 RHNA	Units Added 2015	Units Added 2016	Units Added 2017	Units Added 2018	Units Added 2019	Units Added 2020	Units Added 2021	Units Added 2022	Units Added 2023	Total Units Approved
Very Low	39	0	0	0	0	0	0	0	0	0	0
Low	26	0	0	0	0	0	0	0	0	0	0
Moderate	34	0	0	0	0	0	0	0	0	0	0
Above Moderate	64	3	0	0	0	0	0	0	0	0	3
TOTAL	163	3	0	0	0	0	0	0	0	0	3

Table IV: Constructed Units

Year	Units Completed (Certificate of Occupancy)
2007	28
2008	61
2009	11
2010	8
2011	13
2012	9
2013	112
2014	3
2015	44
TOTAL	289

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.

Result

To address the needs of low income households, the City worked with Peoples' Self-Help Housing to reserve HOME and Community Development Block Grant (CDBG) funds to assist in the acquisition and redevelopment of a blighted property located at 4096 Via Real. Construction commenced in April 2014 on the Casas de Las Flores Apartments which consists of a 43-unit multi-bedroom, multi-family apartment complex and community center. This project meets the City's objective of providing additional affordable rental housing to low and very low income households. Construction was completed in September 2015.



Casas de Las Flores Apartments

Also within Program Category 2, the Community Development Department implements the Secondary Dwelling Unit Program which allows development of secondary dwelling units in the Single Family Residential Zone Districts. The program allows owners of lots greater than 8,000 square feet in size to be eligible to construct second dwelling units. The program applies to 528 single family residential lots which have adequate lot sizes and do not already enjoy second units. In years past, an average of two second units were permitted annually. During the 2015 period, only one second unit was permitted by the Community Development Department, although Building Permit had not yet been issued by the close of 2015. The City's 2015 – 2022 Housing Element addresses this issue and recommends that the second units development standards are reviewed to ensure that there are no governmental constraints to the development of second units. These development standards will be reviewed in the context of the City's comprehensive Zoning Code Update. One standard that was discussed was amending the Zoning Code to allow development of second units on lots smaller than 8,000 square feet. This option would make properties eligible to take advantage of the program. The City will continue to educate interested property owners about second unit opportunities. Also, the City is considering reduction in the Development Impact Fees for smaller units, which will be considered in the next Development Impact Fee Study.

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.

Result

The City has implemented a 50% Development Impact Fee reduction for 100% affordable housing development, to assist in removing governmental constraints to the development of affordable housing. This reduction was applied for both the Dahlia Court and Casas de las Flores Apartments sites.

Additionally the City met with Habitat for Humanity representatives to consider development of a property located at 4949 Sawyer Avenue to provide three affordable residential ownership units. The project was reviewed by the Architectural Review Board in February 2014 at the conceptual design phase and was submitted for Development Permit review in November 2015. The project received a preliminary recommendation by the Architectural Review Board on January 14, 2016 and was approved by the Planning Commission on March 7, 2016. As with Peoples' Self-Help Housing, partnering with Habitat for Humanity will help the City provide more affordable housing options.



Habitat for Humanity Residences

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.

Result

Seven mobile home parks provide housing in the City with a total of 860 mobile home park spaces. Mobile homes are generally affordable by design. The City's Mobile Home Rent Stabilization regulations aim to protect the value of mobile homes for tenants of rental

parks. The City also allows manufactured homes to be constructed in all residential zones which may reduce construction costs.

The City completed 54 Inspection on Sale Reports and 38 Single Family Rental Housing Inspections in 2015 (conducted every three years to ensure rental properties are properly maintained). Ongoing Inspections of residential unit sales and rental units serve to maintain and improve the living standard of some of the City's aging rental housing stock and those units being sold on the open market or through foreclosure proceedings.

The City continually promotes rehabilitation of substandard residential properties and mandates repairs and renovations as required by the Building Code. For example, in 2015 Code Compliance inspections continued at the Casa del Sol Motel and Apartments, Cypress Tree Apartments, Tomarla Apartments, La Concha Apartments and Sycamore Apartments. These inspections and follow-up citations for conditions that are not in non-compliance with Uniform Building Code and Housing Code standards, lead to improved site upkeep, general maintenance and serve to prevent public nuisance concerns in the neighborhood. The Cypress Tree Apartments recently transitioned into new ownership and are now identified as Ohm Apartments. The 28 unit Ohm Apartments were recently remodeled and now make upgraded housing accommodations available within 400 square feet studio units, with one and two bed options.

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.

Result

The City continues to fund services provided by the City of Santa Barbara Rental Housing Mediation Task Force (RHMTF). The RHMTF provides dispute resolution resulting from landlord, tenant and roommate issues which arise in rental housing situations. The primary goal of the program is to provide an alternative to the formal judicial system and provide legal advice and mediation when disputes arise. The program provides free legal assistance for residents living at or below the poverty line, while also providing general

social service guidance for those with disabilities, seniors and victims of domestic violence. During 2015, the RHMTF provided service to 94 Carpinteria tenants and landlords regarding issues related to rental housing. In 2014, the RHMTF began outreach programs in Carpinteria to educate local residents about tenant/landlord rights and to answer housing questions. The program shows success in preventing litigation through mediation and conflict resolution. In March 2015, RHMTF held a local workshop to help educate local residence about the services prides by RHMTF and other typical concerns related to rental housing.



**Rental Housing Mediation Task Force Workshop
March 2015**

Conclusion

The Housing Element Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2015 that improved the quality and quantity of market rate and affordable housing in Carpinteria. As required by state law, the 2009 Housing Element Update was completed and certified in 2011. Given the success of Carpinteria's program, many of the affordable housing strategies were continued into the 2015 - 2023 Housing Element with modifications made as necessary to meet the City's regional housing needs. The City remains in compliance with Housing Element Law by adoption of its Housing Element update in late 2014.

Exhibit 1 - Annual Housing Element Implementation Report

Exhibit 1

Department of Housing and Community Development Annual Housing Element Implementation Report

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carpinteria
Reporting Period 1/1/2015 12/31/2015

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Future On/Offsite	Affordability by household income				Total Units per Project	Ext. 4 Unit Units	Assistance Programs for Each Development	Deed Restrictions Units	Note below the number of units indicated to be affordable without financial or deed restrictions and affordable in compliance with the provisions governing the unit rent schedule. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
Krausgrill 4640 Ninth Street		O				1	1				
MTI Capital 1276/1288 Cramer Circle		O				2	2				
Olsen 4879 Dorrance Way		O				1	1				
Olverd 5157 Ogan Road		O				1	1				
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	▶	0	0				
(10) Total by Income Table A/A3			▶	▶		5	5				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carpinteria
Reporting Period 1/1/2015 12/31/2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Family Single	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	0	0				0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carpinteria

Reporting Period 1/1/2015 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted Non-deed restricted	39	0										39
Low	Deed Restricted Non-deed restricted	26	0										26
Moderate	Deed Restricted Non-deed restricted	34	0										34
Above Moderate		64	3									3	61
Total RHNA by COG Enter allocation number:		163	3									3	180
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carpinteria
Reporting Period 1/1/2015

12/31/2015

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
1. Second Unit Program	12 second units during the planning period	Ongoing	In 2015, one second unit was permitted by CDD. 11 second units remain to be completed during the planning period.	
2. Energy Conservation Program	Reduce residential energy use throughout the planning period	Ongoing	The Building Division and Community Development Department continue to promote energy efficient and energy saving opportunities on new and redevelopment projects.	
3. No Net Loss Program	Ensure compliance with no net loss requirements throughout the planning period	Ongoing	The Community Development Department continues to ensure compliance with no net loss of residential units through the review of development permits.	
4. Section 8 Rental Assistance Program	189 Section 8 Certificates during the planning period	Ongoing	In 2015, Section 8 Certificates were issued by the County and City of Santa Barbara Housing Authorities within the City of Carpinteria.	
5. Affordable Rental Housing Program	43 lower income rental units during the planning period	Ongoing	In 2015, construction was completed on Casas de las Flores a 43 unit residential rental complex which would serve low and very low income households.	
6. Inclusionary Housing Program	10 Inclusionary Housing Units during the planning period	Ongoing	No new inclusionary units were constructed or proposed in 2015. Staff will continue to identify opportunities for additional inclusionary housing and work with developers which might develop multi-family housing developments.	
7. Density Bonus Procedures	Continue to offer density bonus incentives throughout the planning period	Ongoing	Although no density bonus units were developed in 2015, staff will continue to provide density bonus incentive information to qualifying developments through the planning and development review process.	
8. Facilitate Lot Consolidation	Continue to facilitate consolidation of small lots during the planning period	Ongoing	Although no lots were consolidated in 2015, staff will continue to identify and work with developers to consider consolidation of small lots.	
9. Regulatory Concessions and Incentives	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2015 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department accepted an application from Habitat for Humanity to consider three affordable ownership condominiums which have applied to take advantage of modifications to provide relief from parkign requirements and reduction in Development Impact Fees	
10. Fee Mitigation Program	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2015 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department accepted an application from Habitat for Humanity to consider three affordable ownership condominiums which have applied to take advantage of the reduction in Development Impact Fees.	
11. Special Needs Housing Program	Continue to implement zoning regulations that facilitate construction of housing for persons with special needs throughout the planning period	Ongoing	In 2015, the Planning Commission approved conversion of a vacant commercial office building to a 95 bed elderly residential care facility. The facility is under construction and expected to open in 2016.	
12. Conservation of Mobile Home Parks	Facilitate preservation of seven mobile home parks and moderate rental rates throughout the planning period	Ongoing	The City has continued to monitor rental rates in mobile homes parks through the Mobile Home Rent Stabilization Program and has had no conversion of the seven mobile home parks in Carpinteria.	
13. Condominium Conversion Ordinance	Facilitate preservation of existing units throughout the planning period	Ongoing	During the 2015 calendar year, no rental residential units were converted to condominiums due provisions of the Condominium Conversion Ordinance related to rental vacancy rates.	
14. Inspection on Sale Program	Facilitate preservation of existing housing units throughout the planning period	Ongoing	The Community Development Department and Buildgn Division completed 49 Inspections on Sale during 2015. The program identified several zoning and building code violations, many of which were corrected.	
15. Rental Housing Inspection Program	Facilitate preservation of existing single-family rental housing units throughout the planning period	Ongoing	The Community Development Department and Code Compliance Division completed 45 Rental Housing Inspections in 2015. The program identified several zoning and building code violations, many of which were corrected.	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §8202)

Jurisdiction City of Carpinteria
Reporting Period 1/1/2015

12/31/2015

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65503. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as defined in the housing element	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1 Second Unit Program	12 second units during the planning period	Ongoing	In 2015, one second unit was permitted by CDD. 11 second units remain to be completed during the planning period.
2 Energy Conservation Program	Reduce residential energy use throughout the planning period	Ongoing	The Building Division and Community Development Department continue to promote energy efficient and energy saving opportunities on new and redevelopment projects.
3 No Net Loss Program	Ensure compliance with no net loss requirements throughout the planning period	Ongoing	The Community Development Department continues to ensure compliance with no net loss of residential units through the review of development permits.
4 Section 8 Rental Assistance Program	169 Section 8 Certificates during the planning period	Ongoing	In 2015, Section 8 Certificates were issued by the County and City of Santa Barbara Housing Authorities within the City of Carpinteria.
5 Affordable Rental Housing Program	43 lower income rental units during the planning period	Ongoing	In 2015, construction was completed on Casas de las Flores a 43 unit residential rental complex which would serve low and very low income households.
6 Inclusionary Housing Program	10 Inclusionary Housing Units during the planning period	Ongoing	No new inclusionary units were constructed or proposed in 2015. Staff will continue to identify opportunities for additional inclusionary housing and work with developers which might develop multi-family housing developments.
7 Density Bonus Procedures	Continue to offer density bonus incentives throughout the planning period	Ongoing	Although no density bonus units were developed in 2015, staff will continue to provide density bonus incentive information to qualifying developments through the planning and development review process.
8 Facilitate Lot Consolidation	Continue to facilitate consolidation of small lots during the planning period	Ongoing	Although no lots were consolidated in 2015, staff will continue to identify and work with developers to consider consolidation of small lots.
9 Regulatory Concessions and Incentives	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2015 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department accepted an application from Habitat for Humanity to consider three affordable multi-unit condominiums which have applied to take advantage of modifications to provide relief from certain requirements and reduction in Development Impact Fees.
10 Fee Mitigation Program	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2015 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department accepted an application from Habitat for Humanity to consider three affordable multi-unit condominiums which have applied to take advantage of the reduction in Development Impact Fees.
11 Special Needs Housing Program	Continue to implement zoning regulations that facilitate construction of housing for persons with special needs throughout the planning period	Ongoing	In 2015, the Planning Commission approved conversion of a vacant commercial office building to a 95 bed elderly residential care facility. The facility is under construction and expected to open in 2016.
12 Conservation of Mobile Home Parks	Facilitate preservation of seven mobile home parks and moderate rental rates throughout the planning period	Ongoing	The City has continued to monitor rental rates in mobile homes parks through the Mobile Home Rent Stabilization Program and has had no conversion of the seven mobile home parks in Carpinteria.
13 Condominium Conversion Ordinance	Facilitate preservation of existing units throughout the planning period	Ongoing	During the 2015 calendar year, no rental residential units were converted to condominiums due provisions of the Condominium Conversion Ordinance related to rental vacancy rates.
14 Inspection on Sale Program	Facilitate preservation of existing housing units throughout the planning period	Ongoing	The Community Development Department and Building Division completed 49 inspections on sale during 2015. The program identified several zoning and building code violations many of which were corrected.
15 Rental Housing Inspection Program	Facilitate preservation of existing single-family rental housing units throughout the planning period	Ongoing	The Community Development Department and Code Compliance Division completed 45 Rental Housing Inspections in 2015. The program identified several zoning and building code violations many of which were corrected.
16 Housing Code Compliance	Facilitate preservation of existing single-family rental housing units throughout the planning period	Ongoing	The Community Development Department's Building and Code Compliance Division conducted several site inspections and enforced the housing and building and safety codes through compliance orders and administrative citations.
17 Single Family Housing Rehabilitation	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	Ongoing	The City will continue to promote eligible very low income homeowners contact the USDA Rural Housing Repair and Rehabilitation Program for loans to help modernize and improve their homes to remove health and safety hazards.
18 Multi-family Rehabilitation	Rehabilitation of two extremely low income units, one very low income unit and six low income units during the planning period	Ongoing	The City will continue to seek grant funds to facilitate rehabilitation of multi-family housing in need of repair.
19 Fair Housing Information and Referral	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	Ongoing	The City continues to partner with the City of Santa Barbara's Rental Housing Mediation Task Force to provide tenants, landlords and interested parties with information and mediation services related to housing and rental disputes. In 2015, several tenant/landlord disputes were resolved, out of court, through mediators. The City also refers residents to the Legal Aid Foundation of Santa Barbara County and California Rural Legal Assistance to address concerns related to disability access, those living on fixed incomes, and victims of domestic or elder abuse.
20 Workforce Homebuyer Down Payment Loans	Continue to facilitate home ownership for local workforce throughout the planning period	Ongoing	The City continues to provide down payment loans in collaboration with the Housing Trust Fund of Santa Barbara County. In 2015, one loan was funded in the amount of \$37,500, for purchase of a home for a household of five.

General Comments:

Please see the City's 2015 Housing Element Annual Progress Report for information on the City's efforts and successes in implementing its housing element.

Attachment 2

2015 Work Plan Accomplishments Table

Excerpted from the 2016 City of Carpinteria Annual Work Plan

City of Carpinteria

**Annual Work Plan
January 23, 2016**



A. 2015 Work Plan Accomplishments

**2015 Work Plan Accomplishments
General Government**

Activity	Comments
Program: Legislative & Policy	
Regional Programs Collaboration and Cooperation	During 2015, City representatives, including staff and Council members, participated in meetings of C3H, (a new collaboration with various south coast human services agencies and community members aimed at addressing homelessness in Carpinteria), THRIVE and CalGRIP, as well as collaborations with the South Coast Task Force on Youth Gangs and CVWD, CSD, and the Chamber of Commerce Board. The City has also been participating in a Bicycle Tourism study group organized jointly by Ventura and Santa Barbara County supervisors Bennet and Carbajal, respectively, and is an active participant in the Santa Barbara County Integrated Regional Water Management group, through which Proposition 50 and Proposition 84 funding were distributed. The City hosted a Sea Level Rise Workshop and staff continued its participation in a number of regional efforts aimed at better understanding and planning for the potential effects of sea level rise and other climate change impacts. The City also began a collaboration with CVWD and CSD to study and plan for making recycled water available in the Carpinteria Valley. Finally, work with Caltrans, Coastal Commission, County and SBCAG (regional council of governments), continued regarding permitting and delivery of the Highway 101 improvements project, in particular, the Linden-Casitas Interchanges project. Also, meetings of the following ongoing regional agencies and committees were attended by Council and/or staff members: 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) (Clark) h. South Coast Task Force on Youth Gangs Leadership and Executive Council (Carty & Clark) 2. Joint and Special Committees a. City Council/Chamber of Commerce Board of Directors Committee (Carty & Nomura) b. 50th Anniversary Committee (Nomura & Carty) c. City Council/Utilities Committee (Stein & Nomura) d. City Council/First District Supervisor Committee (Stein & Carty)
Legislative Advocacy	The City conducted research, conducted public meetings, and sent comment letters to appropriate officials concerning a proposed San Luis Obispo County project that would increase oil-by-rail transportation, hazardous material (crude oil) transportation by rail, generally, and AB 718, state legislation concerning vehicle camping. Continuing work with State and regional agencies concerning the Highway 101 projects, working with various agencies on trail development at east and west ends of town, i.e., Rincon and Santa Claus Lane connections, and working with State and SBCAG on agricultural land mitigation program associated with Linden-Casitas Interchanges Project.
Legislation and Policy Research & Development	Research and analysis were conducted and staff reports and draft ordinances prepared relating to amendments to the City's Medical Marijuana provisions and concerning the establishment of Short-Term Residential Rental legislation. In cooperation with SBCAG and Caltrans, the City continued work on flood plain issues associated with the Linden-Casitas Interchanges project, which culminated with approval by the City Council of a Letter of Map Revision. A response from FEMA is pending. The City also has continued work with County, Caltrans and railroad representatives to advance the Rincon and Santa Claus Lane Trails projects. The City Council discussed Community Choice Energy and authorized participation in a collaboration with the County of Santa Barbara and other local agencies. In response to a new state law, the City approved changes to its terms of employment concerning leave policies.

Program: City Administration	
Strategic Planning & General Plan Updates	The City Council approved a multi-year schedule for the updates and appointed a General Plan update Committee made up of two members of both the Council and Planning Commission. This matter is now a part of the work program under Community Development.
Performance Measurement and Transparency	The City has selected and subscribed to a financial transparency software tool that is scheduled for roll-out on the City's website in late January 2016.
Other Work: During each year work is initiated through various processes which was not planned for but requires significant staff time and/or resources. This is a list of such matters:	• Oil Trains Safety Risk letter to legislators • Phillips 66 Rail Spur project comment letter • Community Choice Aggregation/Energy MOU • Haggen Bankruptcy and store closure • Establishment of Short Term Rental regulations • Reclaimed Water project MOU • Amendment to Medical Marijuana regulations
Program: Community Promotions and Communications	
50 th Anniversary	The 50 th Anniversary Committee continued to meet and is on schedule to implement various events and activities associated with celebrating the City's 50 th anniversary of incorporation in September 2015.
City Maps	No work undertaken on this matter, to date.
Phone App	With the existence of sites such as Yelp, Trip Advisor, and Facebook the development of a City Phone App for visitor serving use has not been pursued. However, smart phone, iPad, and other compatibility issues will be incorporated as part of the 2016 web site update work plan item.
City Website Privacy Policy and Terms & Conditions Update	This item was not completed but will be reviewed as part of the 2016 web site update work plan item.
Program: Staff Recruitment and Retention	
Update Administrative and Workplace Safety Policies and Procedures	Eight policies and procedures were revised updated and completed and eight policies were written and in draft form to be reviewed and approved. The City was recognized by the California Joint Powers Insurance Authority as Best Workers Compensation Program, 2014-15, for a City its size.
Program: Emergency Preparedness	
Emergency Response Capacity Building	The EOC Activation Handbook, Shelter Response Plan, Updated EOC kits, were completed prior to the Emergency Services Coordinator resigning. This work will continue with the anticipated hiring for the position.

**Administrative Services Department
2015 Work Plan Accomplishments**

Activity	Comments
Phone System	New phone system installed in December 2015
Payroll Processing conversion	Changed payroll processing vendor from ADP to Paychex

**Community Development Department
2015 Work Plan Accomplishments**

Activity	Comments
DEVELOPMENT REVIEW & BUILDING	
Highway 101 Projects • Mussel Shoals to Carpinteria HOV Lanes • Linden/Casitas Interchanges and Via Real Extension • South Coast HOV Lanes	Ongoing. HOV Lanes open through Carpinteria. Staff to ensure landscape installation per ARB reviewed plans. Project Development Team (PDT) meetings continue; Public Works submitted flood map change to FEMA; LCPA/CUP/CDP approvals complete; Final ARB review required; Construction plans and agreements require approval. Final EIR released in September 2014. Awaiting outcome of two CEQA lawsuits filed against Caltrans et al. SBCAG hired Corridor Coordinator and putting together consultant team to work on design, public outreach and permitting.
ADVANCE PLANNING	
Consistency Rezoning • Align zoning with General Plan Designations	Ongoing. The LCPA was recommended for approval by the Planning Commission on August 4, 2014. The City Council approval on September 8, 2014 was forwarded to Coastal Commission in late September. The application was deemed complete and is awaiting CCC hearing in 2016.
Zoning Code Amendment • Density bonus; • Transitional and supportive housing; • Single room occupancy; • Ag. employee housing; • Emergency shelters; and • Housing for persons with disabilities Consistent with state housing law.	Ongoing. The LCPA was recommended for approval by the Planning Commission on July 7, 2014. The City Council approval on July 28, 2014 was forwarded to Coastal Commission in late September. The application was deemed complete and is awaiting CCC hearing in 2016.
Short-term Rentals Ordinance • Address vacation rentals in the Zoning Code	Ongoing. After two public hearings, the Planning Commission provided a recommendation to the Council to be considered in February.
Zoning Code Update • Comprehensive Update to Zoning Code	Ongoing. The public draft Zoning Code will be released after Council discussion of short-term rentals and City Attorney review of sign regulations after Supreme Court decision in Gilbert, AZ case.

Climate Change Adaptation Policy Adaptation Policy Implementation	Ongoing. CDD staff will continue participation in two regional efforts that implement the City's Sustainability Policy. The Coastal Ecosystems Vulnerability Assessment work is expected to be finished in Spring 2016 through the University of California Sea Grant Program. Historic weather data and photos for Carpinteria have been submitted to assess potential impacts from climate change to coastal infrastructure as part of a regional South Coast Resiliency Project sponsored by the County of Santa Barbara.
Code Compliance	
Massage Regulations Update Municipal Code Massage Regulations	Ongoing. Staff attended a League of California Cities Webinar on the topic. Work has not yet begun on drafting the revised ordinance and it does not appear that significant changes are needed.
Animal Control	
Spay and Neuter Ordinance Adopt mandatory spay/neuter ordinance for dogs and cats (with exemptions)	Ongoing. Spay and Neuter Ordinance was approved in November 2015. Rollout required prior to July 1, 2016 effective date.

PUBLIC WORKS

2015 WORK PLAN ACCOMPLISHMENTS

Activity	Comments
Capital Improvement Plan Update	The Capital Improvement Plan has been drafted by a consultant and reviewed by City staff. The project list is based on the 2003 Capital Improvement Plan, project requests by the Public and City Staff recommendations
Public Works Department Administration	Public Works has developed and is using a staff time tracking system to bill development and CIP projects. This will assist the Department with further development of its Permit and Work Order systems.
Parking Management Plan	Parking inventory and analysis has been completed.
Municipal Code Updates	The Annual Blanket Permit Ordinance and Bond Release Ordinance have been completed.
Annual Street Tree Maintenance and Special Condition Streets	Public Works completed work for the Camino Trillado tree preservation test case. Public Works hired a consultant arborist to provide a report on the City's stone pine trees, recommendations provided in the report will go before the Tree Advisory Board and City Council for approval.
Downtown and Beach Area Street Maintenance	Pavement project for a portion of Carpinteria Avenue and the El Carro neighborhood is currently under construction.
Ash Avenue Improvements Project	Continued to work on the plans, specifications and engineer's estimate for this improvement project. 99% plans have been completed.
Carpinteria Avenue Bridge Replacement Project	Significant progress was made on this project. All of the engineering and environmental studies, type selection report, and 50% plans, specification and engineer's estimate have been completed. A draft EIR will be circulated soon.
US 101 Projects	Linden Avenue and Casitas Pass Road Interchanges – The Local Coastal Plan Amendment has been completed for this project. Public Works continued to focus this year on resolving the project's FEMA floodplain issues and review of the 100% Plans, Specifications and Engineer's Estimate.

Additional Work Items Listed in the 2016 Annual Work Plan Public Works Introduction:

- Alternative Transportation Grant Applications – In Progress
- Linden Ave. Sidewalk Maintenance Phase II – In Progress
- Alternative Transportation Plan – In Progress
- Carpinteria Ave. & El Carro Neighborhood Street Rehabilitation – In Construction
- Update Photo Mapper Program to GIS – In Progress
- Via Real at Cravens Lane Sidewalk In-fill – In Construction
- Contract and Construction Documents Update – In Progress
- Grant Applications
- Children's Project at Main Sidewalk In-fill Project – In Progress
- Inspections and Inventories

**Parks and Recreation
Work Plan Accomplishment
2015**

Activity	Comments
Parks Administration	
New Park Property on Linden Concept Planning	A comprehensive site plan for all the City owned property has been prepared. Implementation of the design elements including a small Inn and Restaurant is now being considered.
Skate Park Planning	The Feasibility Report was completed December 2014. On October 16, 2015, the City council directed staff to negotiate a MOU with the Skate Foundation. A draft MOU has been prepared and circulated to the Skate Foundation for comments.
Parks and Facility Improvement and Maintenance	
Community Garden Project	An EEMP grant has been awarded to City. A Community Garden design is completed and is ready for permitting. SPRR building is under restoration
Bluffs Tamarisk Removal	Another 300 lineal feet of tamarisk windrow has been removed. Area disturbed during removal has been seeded with native wildflowers and milk weed. Two more removals of this size will eliminate the tamarisk in the Bluffs nature preserve.
Carpinteria City Hall Campus Improvements	Public bids received for the project has been higher than fiscal constraints allow. Project to be rescoped in 2016 to focus on accessibility.
City Wide Hiking Biking Trail System Planning and Construction	The CEQA document for the Carpinteria Rincon Trail has been certified. The portion of the project in the city of Carpinteria's jurisdiction has been given a CDP. The project is now seeking a CDP for the County portion of the project. A CPUC railroad overcrossing license is now being sought.
Memorial Park Improvements	A new monument sign has been constructed along with a new assessable curb ramp and new landscaping.

Franklin Creek Park	50 donated coast live oak trees have been planted to commemorate 50 year of Carpinteria Cityhood. As these trees grow, they will transition the park from a unfeatured turf area to a grove of native trees providing improved habitat and a unique feature in Carpinteria's park system.
Community Pool Services	
Complete locker replacements	All the pool's original steel lockers have now been replaced with recycled plastic lockers providing a contemporary look and lower maintenance.
Ocean Beach Services	
Holly Avenue Lifeguard Tower replacement	The Holly Avenue Lifeguard Tower has been completely replaced with a new tower including a new storage room and improved functionality.
Winter Protection Berm permits	Permit renews for the project were required in 2015. A new Coastal Commission Permit for five years and new RWQCB and ACOE permits for ten years have been completed.



City of Carpinteria

COUNCIL AGENDA STAFF REPORT April 11, 2016

ITEM FOR COUNCIL CONSIDERATION

Review of home sales prices and adjusting the in-lieu affordable housing fee pursuant to Carpinteria Municipal Code §14.75, Inclusionary Housing Requirement.

STAFF RECOMMENDATION

Action Item X ; Non-Action Item

Receive and file the report on the City's home sales prices for 2015 and set the affordable housing in-lieu fee for condominiums and single family dwellings in 2016.

Motion: Adopt Resolution No. 5656, setting the affordable housing in-lieu fees for condominiums and single family dwellings in 2016.

BACKGROUND

In June 2004, the City Council adopted the Inclusionary Housing Ordinance and approved an In-lieu Fee Program codified at Carpinteria Municipal Code Section 14.75. The In-lieu Fee Program is based on a formula that includes the median sales price of single family dwellings and condominiums for the prior year, the median household income for the County of Santa Barbara and current mortgage interest rates to determine the appropriate in-lieu fee. The current in-lieu fees were established in March 2015 by Resolution No. 5600 at \$319,000 for Single Family Dwellings and \$121,800 for Condominiums. The Inclusionary Housing Ordinance states that the City Council may update the in-lieu fee annually to allow the fee to stay current with median housing prices, median incomes and mortgage interest rates. It has been the City's practice to adopt annual adjustments.

DISCUSSION

In-lieu Fee: The City's Inclusionary Housing Requirements include a preference for developers to construct the required number of income restricted residential units as a part of their projects. Paying the in-lieu fee is an alternative to constructing the on-site

affordable units and in order to authorize payment of the in-lieu fee, the City Council must first determine that the construction of the units is infeasible. The Inclusionary Requirements establish the in-lieu fee as an amount sufficient to make up the monetary gap between the median sales price of a unit and the housing price affordable to a household earning 121% of the area median income.

Median Sales Prices: To determine the median sales price of units sold in 2015, Community Development staff accessed the County Assessor's records. The data showed the sales of 62 single family dwellings and 97 condominiums recorded in 2015 within the City of Carpinteria. The median sale price was \$803,500 for single family dwellings and \$528,500 for condominiums (see Attachments B and C for details).

As background, there were 53 single family dwellings sold in 2014 with a median price of \$775,000 and 49 condominiums sold at a median price of \$495,000.

County Area Median Income: The Santa Barbara County annual area median income (AMI) was recently updated from \$75,400 in 2015 to \$77,100 in 2016 for a household of four. The City's Inclusionary Housing Requirements provide that in-lieu housing fees should be set for a household of four persons that earns 121% of the area median income.

Using the adopted in-lieu fee formula with the updates described above, the 2016 in-lieu fee for single family dwellings and condominiums is calculated as shown below.

2016 Single Family Dwelling In-lieu Fee

\$803,500 (median 2015 SFD sale price)
minus \$466,300 (max. sale price for an income of 121% of the median)
equals **\$337,200 In-lieu Fee**

2016 Condominium In-lieu Fee

\$528,500 (median 2015 condominium sale price)
minus \$383,500 (max. sale price for an income of 121% of median)
equals **\$145,000 In-lieu Fee**

City Council Resolution No. 5656 (Attachment A, Exhibits 1 and 2) shows these calculations in more detail.

POLICY CONSISTENCY

Government Code Section 65580 et. seq. mandates that cities implement programs to ensure there are sufficient sites to address the community's housing needs, offset the demand on housing created by new development, and protect the economic diversity of housing stock by promoting the development of affordable housing. The City's Housing Element further mandates that it adopt an inclusionary housing ordinance, which has been established in Carpinteria Municipal Code Section 14.75 – Inclusionary Housing Requirement. Setting the in-lieu fee annually is consistent with these laws and policies.

FINANCIAL CONSIDERATIONS

An annual adjustment of the fee ensures that the City has sufficient revenue to meet program objectives. There is no anticipated significant financial impact to the City as a result of establishing the Inclusionary Housing In-lieu Fee. There is no fund balance in the In-lieu Fee Fund as no projects have been authorized to pay an in-lieu fee.

LEGAL

Adoption of the In-lieu Fees set forth in Resolution No. 5656 is exempt from the provisions of the California Environmental Quality Act pursuant to 14.Cal. Code of Regulations Section 378 as the adoption of the fees does not involve a commitment to any specific project or course of action that may result in a potentially significant impact on the environment.

OPTIONS

Direct staff to make modifications as deemed appropriate to the In-lieu Fee calculations and revise the Resolution to include these changes.

PRINCIPAL PARTIES EXPECTED AT MEETING

None.

ATTACHMENTS

- A. Resolution No. 5656 Setting In-lieu Fees for 2016
 - Exhibit 1 - Single Family Dwelling In-lieu Fee Calculation
 - Exhibit 2 - Condominium Unit In-lieu Fee Calculation
- B. 2015 Single Family Dwelling Sales
- C. 2015 Condominium Sales

Staff contact: Isabel Jimenez, Community Development Intern
ccdintern@ci.carpinteria.ca.us


Signature

Reviewed by: Steve Goggia, Community Development Director


Signature

Reviewed by: Dave Durlinger, City Manager


Signature

Attachment A

City Council Resolution No. 5656

2016 In-Lieu Affordable Housing Fee

**City Council Meeting
April 11, 2016**

RESOLUTION NO. 5656

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA ADOPTING IN-LIEU HOUSING FEES FOR 2016 ASSOCIATED WITH THE INCLUSIONARY HOUSING REQUIREMENTS OF CHAPTER 14.75 OF THE CARPINTERIA MUNICIPAL CODE

WHEREAS, the City of Carpinteria adopted Ordinance No. 590 adding Chapter 14.75 of the Carpinteria Municipal Code, which establishes an inclusionary housing requirement for all new residential development of five or more units that requires a subdivision map; and

WHEREAS, the City's inclusionary housing program focuses on the creation of new residential units that are affordable to above-moderate income households earning between 121% and 200% of the area median income; and

WHEREAS, the inclusionary program requires that all new residential development that falls within the requirements of Chapter 14.75 of the Carpinteria Municipal Code provide 12% of the total residential units at a price affordable to a household earning 121% of the area median income, or if the City Council finds that the provision of onsite inclusionary housing is infeasible, the applicant may pay an in-lieu fee; and

WHEREAS, the amount of the in-lieu fee is intended to equal the cost difference between the median sale price of a residential unit in the City and the sale price of a unit affordable to a household earning 121% of the area median income; and

WHEREAS, Carpinteria Municipal Code 14.75.090 requires that the City Council adopt an in-lieu fee for new residential development projects that are subject to Chapter 14.75 of the Carpinteria Municipal Code, but cannot otherwise provide on-site inclusionary housing based on a finding by the City Council; and

WHEREAS, Carpinteria Municipal Code 14.75.090 requires that the in-lieu fee be based on a calculation using the median sale price of single family dwellings and the median sale price of condominiums in the City for the prior year; and

WHEREAS, the in-lieu fee authorized under Carpinteria Municipal Code 14.75 constitutes a traditional land use or zoning enactment regulating the use of property, rather than the imposition of an exaction upon property owners; and

WHEREAS, Carpinteria Municipal Code 14.75 specifies that the City Council may annually review the median sale price for single family dwellings and condominiums and based on that review, adjust the in-lieu fee; and

WHEREAS, the City Council has reviewed data from the County Clerk-Recorder for 2015 and determined that the median sale price of single family dwellings and condominiums in the City should be adjusted; and

WHEREAS, the City Council recognizes that the City's housing stock is comprised of detached single family dwellings and condominiums and that there is a cost difference between developing single family units and condominium units; and

WHEREAS, the City Council has considered in-lieu fee calculations for single family dwellings and condominium units (Exhibits A and B) that reflect the appropriate cost of offsite housing that is affordable to households earning 121% of the area median income; and

WHEREAS, a properly noticed regularly scheduled meeting of the City Council was held on April 11, 2016 at 5:30 p.m., at the City Council Chambers located at City Hall, 5775 Carpinteria Avenue, Carpinteria, California 93013.

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Carpinteria as follows:

SECTION 1. Findings.

The City Council hereby finds as follows:

- A. All provisions set forth above are true and correct and are hereby incorporated by reference as findings.
- B. The purpose of the fees adopted by this resolution is to assist the City in providing affordable housing to meet its housing requirements as set forth in its General Plan, Housing Element and state Regional Housing Needs Assessment.
- C. The fees collected pursuant to this resolution and Ordinance No. 590 shall be used to fund the development, maintenance and oversight of housing affordable to households earning less than 200% of the area median income.
- D. City staff and independent consultants, such as John Douglas and Associates, have presented evidence through staff reports, studies and oral testimony at public hearings that the City cannot provide the requisite number of affordable units without some intervention and City-imposed requirements.
- E. Under the City's Housing Element, new residential development is required to provide a percentage of the total units at an affordable level, and is allowed to satisfy such requirement by payment of an in-lieu fee if

the City Council finds that the applicant is unable to provide such units onsite.

- F. The in-lieu fee constitutes a traditional land use or zoning enactment regulating the use of property, rather than the imposition of an exaction upon property owners.
- G. The price estimates and cost calculations set forth in the fees adopted by this resolution are reasonable estimates based on the best available data.
- H. The fees set forth and adopted herein are consistent with the City's General Plan/Coastal Plan, and the Council has considered the effects of the fee with respect to the City's housing needs (as established in the Housing Element of the General Plan) and regional housing needs.

SECTION 2. In-lieu Fee for Single Family Residential Development. The amount of the in-lieu fee created and imposed by this resolution and pursuant to Ordinance No. 590 for development projects including single family dwelling units is hereby established as \$337,200. The schedule of in-lieu fees that the City Council hereby adopts is attached hereto as Exhibit 1 dated April 11, 2016 and incorporated herein by reference as though set forth in full. The fee amount set forth in Exhibit 1 shall be imposed on those new residential developments that include single family residential development, as defined in Ordinance No. 590, and which the City Council determines cannot provide the necessary inclusionary housing onsite.

SECTION 3. In-lieu Fee for Residential Condominium Development. The amount of the in-lieu fee created and imposed by this resolution and pursuant to Ordinance No. 590 for development projects including condominium units is hereby established as \$145,000. The schedule of in-lieu fees that the City Council hereby adopts is attached hereto as Exhibit 2 dated April 11, 2016 and incorporated herein by reference as though set forth in full. The fee amount set forth in Exhibit 2 shall be imposed on those new residential developments that include condominium units, as defined in Ordinance No. 590, and which the City Council determines cannot provide the necessary inclusionary housing onsite.

SECTION 4. Resolution Subject to Underlying Ordinances. The provisions of this resolution are subject and subordinate to the provisions of Carpinteria Municipal Code Chapter 14.75 and shall at all times be construed and applied consistent therewith as the same presently exists or may from time to time hereafter be amended.

SECTION 5. Effective Date. This resolution shall be in full force and effect thirty (30) days after its adoption.

SECTION 6. Exemption from Environmental Review. Adoption of the fees set forth herein is exempt from the provisions of the California Environmental Quality Act pursuant to 14 Cal. Code of Regulations Section 378 because the adoption of said fees does not involve a commitment to any specific project or course of action that may result in a potentially significant impact on the environment.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the resolution. The City Council hereby declares that it would have adopted this resolution, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

NOW, THEREFORE, the Carpinteria City Council hereby resolves that the In-lieu Fees associated with the Inclusionary Housing Requirements of Chapter 14.75, using best available 2015 data, are \$337,200 for a single family dwelling and \$145,000 for a condominium unit as shown in Exhibits 1 and 2 attached hereto are hereby adopted.

PASSED, APPROVED AND ADOPTED this 11th day of April 2016 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 11th day of April 2016.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Peter N. Brown, on behalf of
Brownstein Hyatt Farber Schreck, LLP
acting as City Attorney of the City of Carpinteria

Exhibit 1

April 11, 2016

2016 In-lieu Fee Calculation Single Family Dwelling

Median Income: \$77,100

Median Sale Price for a Single Family Dwelling Sold in Carpinteria in 2015	\$803,500
---	------------------

Minus	-
--------------	----------

Affordable Sale Price	<u>\$466,300</u>
------------------------------	-------------------------

In-lieu Fee	\$337,200
--------------------	------------------

Sale Price Factors

Unit Size Multiplier*	1.05
Housing Cost to Income Ratio	30%
Interest Rate	4.75%
PMI	1.0%
Target Income for Affordability*	\$97,956
Maximum Payment for Housing	\$ 2,449
Amount of Loan this will Amortize	\$419,656
Plus Down Payment	\$ 46,628
Maximum Sale Price	\$466,300

*121% of median income, four-person household, three bedrooms

Exhibit 2

April 11, 2016

2016 In-lieu Fee Calculation Condominium Dwelling

Median Income: \$77,100

Median Sale Price for a Condominium Dwelling Sold in Carpinteria in 2015	\$528,500
---	------------------

Minus	-
--------------	----------

Affordable Sale Price	<u>\$383,500</u>
------------------------------	-------------------------

In-lieu Fee	\$145,000
--------------------	------------------

Sale Price Factors

Unit Size Multiplier*	1.05
Housing Cost to Income Ratio	30%
Interest Rate	4.75%
PMI	1.0%
Target Income for Affordability*	\$97,956
Maximum Payment for Housing	\$ 2,014

Amount of Loan this will Amortize	\$345,115
Plus Down Payment	\$38,346
Maximum Sale Price	\$383,500

*121% of median income, four-person household, three bedrooms

Attachment B

2015 Single Family Dwelling Sales

**City Council Meeting
April 11, 2016**

2015 Single Family Dwelling Sales

Date of Sale	Address	Bedrooms	Sale Price \$
01/02/15	607 Walnut Avenue	3	925,000
01/15/15	5489 Granada Way	3	740,000
01/23/15	5280 Ogan Road	3	699,000
02/06/15	1485 Haida Street	4	810,000
02/10/15	1470 Andrea Street	5	886,000
02/20/15	1325 Limu Drive	3	715,000
03/02/15	4765 El Carro Lane	3	655,000
03/03/15	1256 Cravens Lane	3	795,000
03/05/15	5432 Cameo Road	3	830,000
03/10/15	1483 La Paloma Drive	3	760,000
03/20/15	4877 Sawyer Avenue	2	580,000
03/27/15	5330 Star Pine Road	2	765,000
03/31/15	4857 Nipomo Drive	3	578,000
04/03/15	4921 Third Street	2	1,595,000
04/07/15	1473 Anita Street	3	692,000
04/08/15	1553 Kathy Street	4	770,500
04/10/15	1398 Vallecito Place	4	1,125,000
04/16/15	1387 Vallecito Place	2	685,000
04/30/15	5581 Canalino Drive	3	1,275,000
05/01/15	1577 Meadow Circle	3	815,000
05/11/15	4917 El Carro Lane	3	1,175,000
05/13/15	4775 El Carro Lane	3	769,000
05/15/15	1125 Calle Lagunitas	3	940,000
05/20/15	1484 La Paloma Drive	4	697,500
06/01/15	5217 Vallecito Court	3	975,000
06/02/15	4744 Third Street	2	1,181,000
06/03/15	1408 Linhere Drive	3	730,000
06/05/15	4310 La Quinta Drive	4	797,000
06/11/15	4968 El Carro Lane	5	1,045,000
06/23/15	4475 El Carro Lane	3	419,500
06/30/15	5196 Cambridge Lane	2	775,000
07/01/15	546 Arbol Verde Street	3	922,000
07/02/15	1285 Byrnes Lane	4	885,000
07/09/15	560 Concha Loma Drive	2	1,675,000
07/15/15	4855 Sawyer Avenue	3	1,040,000
07/22/15	6395 Lagunitas Court	3	929,000
08/11/15	5552 Calle Arena	3	1,265,000
08/27/15	1402 Linhere Drive	3	660,000
08/28/15	1505 Casitas Pass Road	3	890,000
08/28/15	4940 Malibu Drive	4	941,000
08/31/15	4177 Venice Lane	4	879,000
08/31/15	4856 Malibu Drive	3	640,000
09/03/15	4643 Carpinteria Avenue	2	607,500
09/15/15	5415 Eighth Street	2	895,000
09/16/15	5437 Shemara Street	3	855,000
09/18/15	1258 Cravens Lane	3	750,000
09/22/15	4662 Eleanor Drive	4	739,000
09/30/15	4610 Fourth Street	2	684,000
10/16/15	1531 Meadow Circle	4	825,000
10/23/15	1531 Nantucket Court	2	845,000

2015 Single Family Dwelling Sales

10/27/15	1478 Theresa Street	3	808,000
10/30/15	198 Holly Avenue	3	1,925,000
11/10/15	5529 Cameo Road	3	799,000
11/12/15	5521 Canalino Drive	3	750,000
12/02/15	1477 Theresa Street	3	750,000
12/02/15	1277 La Brea Lane	4	970,000
12/03/15	1480 Santa Ynez Avenue	4	1,060,000
12/04/15	1431 Tomol Drive	3	712,000
12/11/15	5390 El Carro Lane	3	790,000
12/31/15	1245 Cramer Circle	7	650,000

Median Sales Price

803,500

Attachment C

2015 Condominium Sales

**City Council Meeting
April 11, 2016**

2015 Condominium Sales

Date of Sale	Address	Bedrooms	Sale Price \$
01/02/15	5940 Via Real #3	2	329,000
01/02/15	4884 Sawyer Avenue	2	570,000
01/16/15	1006 Palmetto Way #C	3	484,500
01/23/15	4854 Sawyer Avenue	2	590,000
01/23/15	4515 Carpinteria Avenue #E	2	552,000
01/27/15	4297 Carpinteria Avenue #16	2	427,500
02/11/15	1052 Cramer Road	2	457,000
02/27/15	5921 Hickory Street #1	2	312,000
02/27/15	5980 Birch Street #3	2	319,000
03/06/15	1035 Palmetto Way #G	3	465,000
03/12/15	5985 Hickory Street #1	2	340,000
03/12/15	1195 Calle Lagunitas	3	715,000
03/17/15	1031 Bailard Avenue #4	2	312,500
03/20/15	4700 Sandyland Road #56	2	841,000
03/23/15	4527 Carpinteria Avenue #G	1	476,000
03/25/15	4910 Sawyer Avenue	3	665,000
03/25/15	4482 Carpinteria Avenue #A	2	474,000
03/31/15	5926 Via Real #4	2	322,500
03/31/15	5951 Birch Street #4	2	317,000
03/31/15	1215 Franciscan Court #2	3	589,000
04/01/15	4880 Sandyland Road #42	1	80,000
04/02/15	1210 Franciscan Court #7	2	465,000
04/03/15	1261 Franciscan Court #7	2	459,000
04/10/15	6088 Jacaranda Way #E	3	499,000
04/14/15	1048 Palmetto Way #D	3	470,000
04/16/15	5940 Hickory Street #3	2	325,000
04/16/15	5446 Eighth Street #30	2	372,000
04/17/15	5970 Hickory Street #4	2	315,000
04/17/15	231 Linden Avenue #3	1	509,000
04/17/15	4692 Carpinteria Avenue #21	3	552,000
04/24/15	5916 Hickory Street #3	2	300,000
04/24/15	6088 Jacaranda Way #G	3	482,000
04/28/15	4521 Carpinteria Avenue #E	3	710,000
04/29/15	5446 Eighth Street #17	3	610,500
04/29/15	4692 Carpinteria Avenue #9	3	540,000
04/30/15	4902 Sandyland Road #141	0	494,500
05/01/15	4240 Carpinteria Avenue #3	2	528,500
05/07/15	130 Ash Avenue #17	1	475,000
05/08/15	4270 Carpinteria Avenue #2	3	680,000
05/19/15	4700 Sandyland Road #48	2	810,000
05/21/15	4975 Sandyland Road #209	2	900,000
05/22/15	4880 Sandyland Road #61	2	600,000
05/22/15	4692 Sandyland Road #14	2	540,000
05/28/15	1240 Franciscan Court #6	2	499,000
06/01/15	5446 Eighth Street #6	2	565,000
06/04/15	1020 Bailard Avenue #H	2	439,000
06/10/15	1245 Franciscan Court #4	3	550,000
06/12/15	5930 Hickory Street #4	2	338,500
06/16/15	4297 Carpinteria Avenue #13	2	550,000
06/17/15	4700 Sandyland Road #59	2	941,000
06/19/15	1179 Calle Lagunitas	3	765,000

2015 Condominium Sales

06/19/15	4880 Sandyland Road #48	1	615,000
06/19/15	4804 Sawyer Avenue	2	530,000
06/30/15	4517 Carpinteria Avenue #D	3	695,000
07/09/15	4523 Carpinteria Avenue #G	2	595,000
07/10/15	4264 Carpinteria Avenue #2	2	549,000
07/10/15	4700 Sandyland Road #30	2	699,000
07/10/15	5446 Eighth Street #26	1	370,000
07/14/15	5445 Eighth Street #14	3	520,000
07/17/15	5446 Eighth Street #29	2	380,000
07/17/15	4692 Carpinteria Avenue #29	3	535,000
07/24/15	4834 Sawyer Avenue	2	580,000
07/31/15	5945 Birch Street #2	2	340,000
08/06/15	4270 Carpinteria Avenue #4	3	627,500
08/07/15	5455 Eighth Street #96	2	405,000
08/13/15	4980 Sandyland Road #208	1	540,000
08/14/15	5941 Hickory Street #1	2	345,000
08/20/15	6088 Jacaranda Way #C	3	410,000
08/21/15	5446 Eighth Street #17	3	650,000
08/26/15	4825 Sandyland Road. #6	2	1,195,000
08/31/15	5935 Birch Street #1	2	310,000
09/03/15	4297 Carpinteria Avenue #14	2	560,000
09/04/15	4975 Sandyland Road #312	2	1,125,000
09/15/15	4816 Sawyer Avenue	3	640,000
09/30/15	5915 Hickory Street #3	2	343,000
09/30/15	5446 Eighth Street #33	2	420,000
10/08/15	1080 Palmetto Way #E	3	535,000
10/21/15	1035 Palmetto Way #E	3	500,000
10/23/15	5931 Birch Street #1	2	349,000
10/23/15	1012 Palmetto Way #B	3	530,000
10/27/15	4880 Sandyland Road #27	1	543,000
10/27/15	1231 Franciscan Court #5	2	560,000
10/30/15	4885 Sandyland Road #6	3	2,040,000
11/17/15	1080 Palmetto Way #F	2	467,000
11/25/15	635 Elm Street	2	207,000
12/11/15	6048 Jacaranda Way #B	3	535,000
12/15/15	1035 Palmetto Way #A	2	412,000
12/16/15	4413 Catlin Circle #5	3	637,000
12/24/15	231 Linden Avenue #13	1	550,000

Median Sales Price

528,500