City of Carpinteria
City Council Regular Meeting Agenda
Monday, January 22, 2024
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

5:30 p.m. Regular Meeting
In-Person and Virtual Participation Options

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.).
- View the meeting live through the City's website https://carpinteriaca.gov/city-hall/agendas-meetings/) on your computer, tablet or smartphone.
- View the meeting on Government Access Television Channel 21 (broadcast live and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m. and 5:00 p.m., respectively).
- Call 669-900-9128 (and enter Webinar ID 889 0390 2262) to listen to the meeting on your phone.
- Join the City's Zoom webinar from your computer, tablet, or smartphone by CLICKING HERE. Alternatively, you can join the Zoom webinar by logging on to www.zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 889 0390 2262.

Public Comments

- Provide a live public comment during the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit both the overall and individual speaker time for any meeting or agenda matter. Typically, the Council's practice has been to limit each speaker to three minutes.
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Council Members by **12:00 P.M. on the day of**

the meeting by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, **(PLEASE NOTE NEW PUBLIC COMMENT EMAIL ADDRESS)** or (2) the **eComment** link on the City's agenda website (https://carpinteriaca.gov/city-hall/agendas-meetings/). Please reference the agenda item to which your comment pertains. While written comments become part of the record, they will not be read aloud at the meeting.

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

Also, please note that Spanish interpretation will be available at the in-person meeting and through the City's Zoom webinar.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449: The City Council may consider Councilmember(s) request to participate in the meeting remotely under the regulations of AB 2449 by making the necessary findings and voting on whether the Councilmember(s) may participate remotely.

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

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. Proclamation Designating February 2024 as Black History Month.
   (Requires approval prior to presentation of proclamation.)

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

This may include updates on law enforcement activity within the City from a Sheriff's Office representative.

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.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the City Council. The 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. The audio-visual system in the Council Chamber is not available for speaker use during the general Public Comment period.

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

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

2. Approve the minutes of the regular meeting held January 8, 2024 and the special joint meeting held January 17, 2024.

3. Receive and file the Expenditures for the period beginning December 25, 2023 and ending January 12, 2024.

4. Receive and file the Report of Contracts Executed by the City Manager for the Period of November 21, 2023 through January 15, 2024.

5. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for December 2023.

6. Receive and file the Quarterly Review of the Pension Stabilization Trust.

7. Adopt Ordinance No. 776 (second reading), repealing and replacing in its entirety Carpinteria Municipal Code (CMC) Chapter 8.50, concerning the regulation of certain polystyrene and single-use plastic items, as well as foil and latex balloons. *(This item requires a roll call vote.)*

ADMINISTRATIVE MATTERS:

8. Code Compliance Quarterly Report Q4, 2023.

   Recommendation: Receive and file quarterly report.

   Staff Presenter: David Hernandez, Code Compliance Supervisor

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

9. Approve and authorize the City Council to sign a letter to the County of Santa Barbara Board of Supervisors regarding the County's Housing Element Update Draft Program Environmental Impact Report.

   Recommendation: Approve and authorize the Council's signature on a letter to the County of Santa Barbara regarding the County's Housing Element Update Draft Program Environmental Impact Report (Attachment A).

   Staff Presenter: Nick Bobroff, Community Development Director

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

PUBLIC HEARING:

10. Re-adoption of the 6th Cycle 2023-2031 Housing Element via Resolution No. 6288 (Attachment A) as revised to address comments from the California Department of Housing and Community Development (HCD) (General Plan Amendment No. 22-2157-GPA).

    Recommendation: Receive staff presentation and public testimony; adopt Resolution No. 6288 to re-adopt the 2023-2031 Housing Element as revised to address HCD comments; find the proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and direct the City Manager to submit the 2023-2031 Housing Element to HCD for final certification.

    Staff Presenter: Nick Bobroff, Community Development Director

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

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

11. Presentation on the Carpinteria Shoreline Continuing Authorities Program by U.S. Army Corps of Engineers.

    Recommendation: Receive and file presentation.

    Staff Presenter: Erin Maker, Environmental Program Manager

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

12. Informational Report on the City's Emergency Services Management Program for 2023.

    Recommendation: Receive and file the report.

    Staff Presenter: Olivia Uribe Mutal, Program Manager

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

13. 2023 Annual Integrated Pest Management Report.

    Recommendation: Receive and file the 2023 Annual Integrated Pest Management Report.

    Staff Presenter: John L. Ilasin, Public Works Director

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

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

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. Appointees to Other Government Agencies

    a. Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) (Solórzano/Alt. Clark)
    b. California Joint Powers Insurance Authority (CJPIA) (Clark/Alt. Alarcon)
    c. Santa Barbara County Association of Governments (SBCAG)(Clark/Alt. Nomura)
    d. Santa Barbara County Air Pollution Control District (APCD)(Clark/Alt. Nomura)
    e. Central Coast Community Energy (3CE) (Nomura/Alt. Goleta)
    f. Santa Barbara Mosquito and Vector Management District (Joe Franken)
    g. Santa Barbara Metropolitan Transit District (Solórzano)

2. Regional Committees

    a. Channel Counties Division, League of California Cities (Nomura/Alt. Alarcon)
    b. Santa Barbara Joint Affordable Housing Task Group (Alarcon & Solórzano)
    c. Santa Barbara County Elected Leaders Forum to Address Homelessness (Clark/Alt. Alarcon)
    d. South Coast Youth Safety Partnership (Solórzano/Alt. Lee)
    e. Multijurisdictional Solid Waste Task Group (Lee/Alt. Alarcon)

3. Joint and Standing Committees

    a. City Council/Economic Vitality Committee (Alarcon & Lee)
    b. City Council/Public Safety Committee (Clark & Nomura)
    c. City Council/School Board Committee (Lee and Alarcon)
    d. City Council/Utilities Committee (Lee & Nomura)
    e. City Council/First District Supervisor Committee (Lee & Solórzano)
    f. City Council Finance/Budget Committee (Alarcon & Clark)
    g. Transportation Committee (Lee & Clark)
    h. Development Review Committee (Joint Committee membership from City Council, Planning Commission and Architectural Review Board) (CC: Clark & Nomura) (PC: To Be Selected by Planning Commission) (ARB: Stein & O'Connor)

i. General Plan and Coastal Plan Update Committee (Joint Committee membership from City Council and Planning Commission) (Lee & Clark) (PC: To Be Selected by Planning Commission)
j. Public Facility Site Acquisition/Development Committee (Clark & Nomura)
k. City Council Boards, Commissions and Committees Interview Committee (Clark & Nomura/ Alt. Lee)
l. Sustainability Committee (Nomura & Solórzano)

4. Ad Hoc Committees

a. Senior Services Planning Committee (Lee & Solórzano)
b. Civic/Youth Engagement Committee (Lee & Nomura)
c. City Council Housing Element Committee (Clark & Nomura)
d. Harbor Seal Advisory Committee (Solórzano & Alarcon)
e. Appointment Process Committee (Alarcon & Clark)

5. Appointed Representatives to Area Boards & Committees

a. Community Media Access Center (Gary Dobbins)
b. County Library Advisory Committee (Gail Marshall)

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

ADJOURNMENT

The next regular City Council meeting will be held February 12, 2024 at 5:30 p.m.

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 (805) 755-4403 or the California Relay Service at (866) 735-2929. Notification two business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

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

This agenda was posted on Thursday, January 18, 2024, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.

PROCLAMATION

A PROCLAMATION OF THE CARPINTERIA CITY COUNCIL DESIGNATING FEBRUARY 2024 AS BLACK HISTORY MONTH

***WHEREAS**, the 2024 Santa Barbara County Theme is "Black History: More Than a Month;" and*

***WHEREAS**, we honor Carter G. Woodson who established Negro History week in 1926. His intention was to bring to the public's attention to often overlooked important developments by African Americans that merit emphasis, education, and understanding; and*

***WHEREAS**, the 2024 theme reflects, still, the need to call attention to these merits, but extend beyond just 29 days this year and how peoples that identify in the African diaspora in the United States and in Santa Barbara County, celebrate their history and culture year round; and*

***WHEREAS**, Black History is a thread that connects us all and locally we are grateful to key figures who helped make our region stronger. Individuals like Horace McMillan, Anita Mackey, Valencia Nelson, Babatunde Folayemi, William Downey, Grover C. Barnes, and the late Sojourner Kincaid Rolle whose contributions helped to shape and make communities healthier; and*

***WHEREAS**, Black History continues in the present as multi-generational efforts have been nurtured from the Martin Luther King, Jr. Santa Barbara Committee, Endowment for Youth Community, NAACP, Gateway Educational Services, Santa Barbara Young Black Professionals, Healing Justice Santa Barbara, Juneteenth Santa Barbara, and other amazing organizations taking up the mantle to continue the love and support for community year-round; and*

***WHEREAS**, the national theme is African Americans and the Arts. African American artists have used art to preserve history and community memory as well as for empowerment. Artistic and cultural movements such as the New Negro, Black Arts, Black Renaissance, hip-hop, and Afrofuturism, have been led by people of African descent and set the standard for popular trends around the world; and*

***WHEREAS**, Black History is not just about the struggles Black families have been through, but rather it is a time of rejoicing, celebrating accomplishments, integrity, leadership, and determination, and showing true character. We honor history and celebrate the progress that we have made. We are resilient and resolute in creating new opportunities for future generations.*

***NOW, THEREFORE,** the City Council of the City of Carpinteria does hereby recognize February 2024 as Black History Month in our **CITY OF CARPINTERIA,** and calls on all residents to acknowledge and celebrate with appropriate ceremonies and activities.*

***IN WITNESS THEREOF**, the Mayor hereunto set their hand and caused the Official Seal of the City of Carpinteria, California, to be affixed this 22nd day of January, 2024.*

_____
Al Clark, Mayor
City of Carpinteria

ATTEST:

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

MEMORANDUM

Council Meeting Date: January 22, 2024

To: Honorable Mayor and City Council

From: Michael Ramirez, City Manager

Subject: **City Manager's Report**

Senior Programming
The City is expanding its nutritional support services for seniors and has partnered with the Foodbank of Santa Barbara County. Beginning February 8th, 2024, the Veterans' Hall will host a complimentary foodbank program in conjunction with the existing Senior Meal Lunch program offered through the Central Coast Commission for Senior Citizens (served Mon-Fri). On the 2nd and 4th Thursday of each month, older adults, 60 and over, can pick up a complimentary grocery bag with nutritious items such as high-protein snacks, canned soups, pasta, cereal, eggs, bread, and seasonal fresh fruits and vegetables. This Foodbank of Santa Barbara County program is designed to support our older adults' health and independence by supplementing their food budgets.

Update to Story Poles Procedures Manual
At the last City Council meeting, the Council heard a request from Susan Allen to update the City's Story Poles Procedures concerning the allowable colors for story pole flagging. In particular, there was concern raised that the specified flagging colors (red or blue) are not optimally visible and that other colors with greater contrast should be required. Community Development Department staff is currently researching other jurisdictions' story poles practices and will be working with the City's Architectural Review Board to consider appropriate updates to the City's Story Poles Procedures Manual.

Carpinteria Farm Preserve & Bungalows Project
Thursday, January 25th: the Architectural Review Board will be considering the preliminary review of the Carpinteria Farm Preserve & Bungalows project proposed for the Bluffs I area adjacent to City Hall. The meeting will be held at 5:30 pm in the Council Chambers and will be broadcast through the City website and on GATV, channel 21. The meeting agenda and staff report are available on the City's website.

Chevron Carpinteria Oil Processing Facility Decommissioning & Remediation Project
Wednesday, January 31st: the public comment period will close at 5:00 pm for the Draft Environmental Impact Report prepared for the Chevron Carpinteria Oil Processing Facility Decommissioning & Remediation Project. See the "Hot Topics" section of the City's website for additional information.

4745 Carpinteria Ave Mixed Use Project
Monday, February 5th: the Planning Commission will consider the 4745 Carpinteria Ave Mixed Use Project. The meeting will be held at 5:30 pm in the Council Chambers and will be broadcast through the City website and on GATV, channel 21. The meeting agenda and staff report will be available on the City's website by February 1st.

2022 Pavement Rehabilitation Project
Bid opening is scheduled for February 6, 2024.

Winter El Niño Update
The City Manager, or their designee, will provide information on recent storm events, current forecasts, and County and/or City preparations and response.

Recruitments
Below is a list of current recruitments for full-time positions. Additional information, including part-time positions, are available at https://carpinteriaca.gov/city-hall/human-resources/

- Recreation and Community Services Coordinator
  - Open Now
  - Filing deadline: February 2, 2024
- Aquatics Superintendent
  - Open Now
  - Filing deadline: February 2, 2024
- Assistant City Manager (Conducted by Bob Murray & Associates)
  - Open Now
  - Filing deadline: February 2, 2024
- Parks, Recreation, and Community Services Director (Conducted by Bob Murray & Associates)
  - Open Now
  - Filing deadline: March 1, 2024

Annual Workplan Meeting
Monday, January 29, City Council will hold a special meeting to conduct the first Annual Work Plan meeting. The City has entered in to an agreement with Tripepi Smith to facilitate this year's meeting and have already conducted pre-meeting interviews with each of the City Council members. The public is encouraged to participate and may submit their comments in advance via email to publiccomment@carpinteriaca.gov

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, January 8, 2024

In-Person and Virtual

CALL TO ORDER

Mayor Clark called the meeting to order at 5:34 pm.

ROLL CALL

Councilmembers present:	Councilmember Roy Lee Councilmember Wade T. Nomura Councilmember Mónica J. Solórzano Vice Mayor Natalia Alarcon Mayor Al Clark
Staff members present:	Michael Ramirez, City Manager Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria Brian C. Barrett, City Clerk Nick Bobroff, Community Development Director John L. Ilasin, Public Works Director Mindy Fogg, Principal Planner (present via Zoom) Erin Maker, Environmental Program Manager Lindsay Erdmann, Civic Spark Fellow

PLEDGE OF ALLEGIANCE

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

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

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

AGENDA MODIFICATIONS: NONE

Councilmember Solórzano requested that tonight's meeting be adjourned in honor of Mayor Clark's birthday today. The Council was in agreement.

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. Proclamation Designating January 2024 as "Human Trafficking Awareness Month."

Speakers in-person: Elsa Granados with Standing Together to End Sexual Assault (STESA) and Roberta Lehtinen with HopeNet of Carpinteria

Motion by Vice Mayor Alarcon, seconded by Councilmember Nomura, to approve the Proclamation Designating January 2024 as "Human Trafficking Awareness Month." Upon voice vote, the motion carried unanimously.

Mayor Clark and the City Council presented the proclamation to Ms. Granados.

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

Mayor Clark temporarily adjourned the meeting at 5:47 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Clark reconvened the meeting at 6:20 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Lieutenant Butch Arnoldi with the Santa Barbara County Sheriff's Department provided an update on crime in the City.

CITY MANAGER'S REPORT

City Manager Ramirez reported on the following:

- City's open recruitments
- Update on the December 2023 storms

Community Development Director Bobroff reported on the following:

- Draft Environmental Impact Report for the Chevron Oil & Gas Processing Decommissioning & Remediation Project
- Carpinteria Farm, Hospitality & Residential Project
- 4745 Carpinteria Avenue Mixed Use Project
- Update on entertainment licenses
- California Department of Housing and Community Development (HCD) found the City's Housing Element to be in substantial compliance with all state requirements; staff will return to City Council on January 22nd for re-adoption of the Housing Element and final submittal and certification to HCD

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Mike Wondolowski representing Carpinteria Valley Association, Susan Allen (self), Susan Allen representing Citizens for the Carpinteria Bluffs, Roberta Lehtinen, and Amie Rodriguez

Speakers via Zoom: Lorraine McIntire

Emails distributed: Davis Mersereau

In response to Mr. Wondolowski's comments, Mayor Clark recommended the Council send a comment letter to the County regarding its Housing Element Update Draft Program Environmental Impact Report. The Council was in agreement.

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Lee, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 2 through 8. Upon voice vote, the motion carried unanimously.

2. Approve the minutes of the regular meeting held December 11, 2023.

3. Receive and file the Expenditures for the period beginning December 4, 2023 and ending December 22, 2023.

4. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for November 2023.

5. Formally accept the following generous donations: (1) Donation of $11,377.00 for the purchase of an in-pool vacuum and an additional $18,000 for the acquisition of new pool covers. Donor: Ann Jackson Family Foundation; (2) Donation of $3,000 to the Community Swimming Pool. Donor: Fidelity Charitable; (3) Donation of $2,500 towards the procurement of a new ADA-compliant pool lift for Carpinteria Community Pool. Donor: Rotary Club of Carpinteria, Noontime; and (4) Donation of $10,000 designated for enhancing locker room facilities. Donor: Marilyn Jenkins.

6. Receive and file the Compliance Examination Engagement Report for the fiscal year ended June 30, 2023.

7. Adopt Resolution No. 6285, authorizing signers on City bank accounts.

8. Adopt Resolution No. 6286, authorizing certain officers to order the deposit or withdrawal of monies in the Local Agency Investment Fund (LAIF).

ADMINISTRATIVE MATTERS:

9. Making an Appointment to the Mobile Home Park Rent Stabilization Board.

   Recommendation: Adopt Resolution No. 6287, approving the appointment of Danel Trevor to the Mobile Home Park Rent Stabilization Board.

City Clerk Barrett presented the staff report.

There was no public comment.

Motion by Councilmember Solórzano, seconded by Councilmember Nomura, to adopt Resolution No. 6287, as read by title only, approving the appointment of Danel Trevor to the Mobile Home Park Rent Stabilization Board. Upon voice vote, the motion carried unanimously.

10. Approval of the December 2024 Holiday Schedule and Closure of City Hall on December 24, 27 and 30, 2024.

    Recommendation: Approve the December 2024 holiday schedule and authorize the closure of City Hall on December 24, 27 and 30, 2024.

City Clerk Barrett presented the staff report.

There was no public comment.

Motion by Vice Mayor Alarcon, seconded by Councilmember Nomura, to approve the December 2024 holiday schedule and authorize the closure of City Hall on December 24, 27, and 30, 2024. Upon voice vote, the motion carried unanimously.

11. Award of construction contract for the City Hall Campus Improvements Project – Sewer Replacement.

    Recommendation: (1) Award a Construction Contract to Toro Enterprises, Inc. for the City Hall Campus Improvements Project – Sewer Replacement in the Total Bid amount of $285,609 and (2) Approve a budget appropriation in the total amount of $62,200 to the Capital Improvements Fund for Fiscal Year 2023-24 Capital Improvements Program Budget for the City Hall Campus Improvements Project – Sewer Replacement. *(This motion requires a roll call vote.)*

Public Works Director Ilasin presented the staff report.

There was no public comment.

Motion by Councilmember Solórzano, seconded by Councilmember Nomura, to (1) Award a Construction Contract to Toro Enterprises, Inc. for the City Hall Campus Improvements Project – Sewer Replacement in the Total Bid amount of $285,609 and (2) Approve a budget appropriation in the total amount of $62,200 to the Capital Improvements Fund for Fiscal Year 2023-24 Capital Improvements Program Budget for the City Hall Campus Improvements Project – Sewer Replacement. The roll call vote on the motion was as follows:

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

The motion carried unanimously.

12. A Maintenance Agreement with Precision Concrete Cutting for Sidewalk Repairs through the Cooperative Purchasing Contract by the California Joint Powers Insurance Authority.

    Recommendation: Authorize the City Manager to execute a Maintenance Agreement with Precision Concrete Cutting for sidewalk repairs in the amount of $47,101 through the Cooperative Purchasing Contract by the California Joint Powers Insurance Authority. *(This motion requires a roll call vote.)*

Public Works Director Ilasin presented the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Alarcon, seconded by Councilmember Nomura, to authorize the City Manager to execute a Maintenance Agreement with Precision Concrete Cutting for sidewalk repairs in the amount of $47,101 through the Cooperative Purchasing Contract by the California Joint Powers Insurance Authority. The roll call vote on the motion was as follows:

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

The motion carried unanimously.

13. Agreement with ZWorld GIS for Mapping and Geographic Information System Services.

    Recommendation: Authorize the City Manager to execute the Agreement with ZWorld GIS for mapping and geographic information system services in an amount not-to-exceed $35,724. *(This motion requires a roll call vote.)*

Public Works Director Ilasin presented the staff report.

There was no public comment.

Motion by Councilmember Lee, seconded by Councilmember Nomura, to authorize the City Manager to execute the Agreement with ZWORLD GIS for mapping and geographic information system services in an amount not-to-exceed $35,724. The roll call vote on the motion was as follows:

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

The motion carried unanimously.

PUBLIC HEARING:

14. Introduction and first reading of Ordinance No. 773, adding Chapter 15.72 (Mandatory Seismic Retrofit Program for Existing Wood-Frame Buildings with Soft, Weak, or Open-Front Walls) to Title 15 (Buildings and Construction) of the Carpinteria Municipal Code regarding building seismic safety.

    This ordinance would mandate that owners of soft story structures secure certified engineering reports detailing steps needed to seismically retrofit the first story of the structure to adequately support additional stories, obtain City of Carpinteria building permits to carry out seismic retrofit, and carry out recommended and permitted seismic retrofit within a reasonable time period, enforceable through administrative remedies, property liens and/or misdemeanor charges.

    Recommendation: Conduct a public hearing; introduce and waive first reading of Ordinance No. 773 (Attachment A), Mandatory Seismic Retrofit Program for Existing Wood-Frame Buildings with Soft, Weak, or Open-Front Walls; and set the ordinance for second reading and adoption for the City Council meeting of February 12, 2024. *(This motion requires reading of ordinance title and a roll call vote.)*

Community Development Director Bobroff introduced Principal Planner Fogg who was present via Zoom and presented the staff report and the PowerPoint presentation.

Mayor Clark opened the public hearing at 7:50 pm.

Speakers in-person: Nancy Schreiner

Mayor Clark closed the public hearing at 8:03 pm.

Councilmember Lee made a motion to not approve nor accept the first reading of Ordinance No. 773, an Ordinance of the City Council of the City of Carpinteria Adding to Carpinteria Municipal Code Title 15 (Buildings and Construction), Chapter 15.72 Entitled "Mandatory Seismic Retrofit Program for Existing Wood-Frame Buildings with Soft, Weak, or Open-Front Walls"; and, not set the ordinance for second reading nor adoption for the City Council meeting of February 12, 2024.

Councilmember Nomura seconded the motion and recommended modifying the motion to direct staff to hold workshops first and get public feedback and then return to the Council with a rewritten ordinance.

Councilmember Lee modified the motion and Councilmember Nomura seconded the modified motion to not approve nor accept the first reading of Ordinance No. 773, an Ordinance of the City Council of the City of Carpinteria Adding to Carpinteria Municipal Code Title 15 (Buildings and Construction), Chapter 15.72 Entitled "Mandatory Seismic Retrofit Program for Existing Wood-Frame Buildings with Soft, Weak, or Open-Front Walls"; and, not set the ordinance for second reading nor adoption for the City Council meeting of February 12, 2024 and direct staff to hold workshops first and get public feedback and then return to the Council with a rewritten ordinance.

As Ordinance No. 773 was not approved, the ordinance title was not read into the record.

The roll call vote on the modified motion was as follows:

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

The motion carried unanimously.

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

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

15. Introduction and first reading of Ordinance No. 776, an Ordinance of the City of the City of Carpinteria, California, repealing and replacing in its entirety Carpinteria Municipal Code (CMC) Chapter 8.50, concerning the regulation of certain polystyrene and single-use plastic items.

    Recommendation: Approve Ordinance No. 776, as read by title only. *(This motion requires reading of ordinance title and a roll call vote.)*

Councilmember Lee recused himself from this item due to his family owning and operating a restaurant in the City and left the Council Chambers at 8:21 pm.

Environmental Program Manager Maker and Civic Sparks Fellow Erdmann presented the staff report and PowerPoint presentation.

Speakers in-person: Kathi King representing Community Environmental Council, Penny Owens representing Santa Barbara Channel Keeper, and Fred Shaw

Speakers via Zoom: Lorraine McIntire and Mike Wondolowski representing Carpinteria Valley Association

Emails distributed: Laurie Mohning

Motion by Councilmember Solórzano, seconded by Councilmember Nomura, to approve Ordinance No. 776, introduced as read by title only and continue to the regular meeting of January 22, 2024.

City Clerk Barrett read aloud the ordinance title into the record.

The roll call vote on the motion was as follows:

AYES:	Councilmember Nomura, Councilmember Solórzano, Vice Mayor Alarcon, and Mayor Clark
NOES:	None
ABSENT:	Councilmember Lee (recused)
ABSTAIN:	None

The motion carried.

Councilmember Lee returned to the dais at 8:48 pm.

LEGISLATIVE UPDATE: NONE

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Councilmember Solórzano reported that the Harbor Seal Advisory Committee will have its first meeting on January 24th at 4 pm and afterwards hold its meetings on the fourth Wednesday of each month.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the January 22nd regular City Council meeting.

ADJOURNMENT

Mayor Clark adjourned the meeting in honor of his birthday at 8:48 pm.

_____
Al Clark, Mayor

ATTEST:

_____
Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria
Special Joint City Council and Planning Commission
Meeting Minutes
Wednesday, January 17, 2024

In-Person and Virtual

CALL TO ORDER

Mayor Clark called the meeting to order at 5:31 pm.

ROLL CALL

City Councilmembers present:	Councilmember Roy Lee Councilmember Wade T. Nomura Councilmember Mónica J. Solórzano Vice Mayor Natalia Alarcon Mayor Al Clark
Planning Commissioners present:	Commissioner David Allen Commissioner John Moyer Commissioner Katherine Salant Vice Chair Glenn La Fevers Chair Jane Benefield
Staff members present:	Mack Carlson, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria Benjamin Markham, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria Nick Bobroff, Community Development Director Brian C. Barrett, City Clerk

PLEDGE OF ALLEGIANCE

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

CITY COUNCIL BUSINESS:

The City Council met to consider the following item:

1. Update on new state housing laws taking effect in 2024.

Recommendation: Receive and file report on new state housing laws taking effect in 2024.

Community Director Bobroff introduced Legal Counsel Carlson and Markham who provided the staff report and PowerPoint presentation and responded to questions from the City Council and Planning Commission.

PUBLIC COMMENT WILL BE HEARD CONCERNING ONLY THE AGENDIZED ITEM FOR THIS SPECIAL MEETING

Speakers in-person: Patrick O'Connor

Legal Counsel Carlson responded to questions from the public speaker.

Motion by Councilmember Nomura, seconded by Councilmember Solórzano, to receive and file the report on new state housing laws taking effect in 2024. Upon voice vote, the motion carried unanimously.

ADJOURNMENT

Mayor Clark adjourned the meeting at 6:55 pm.

_____
Al Clark, Mayor

ATTEST:

_____
Brian C. Barrett, CMC, CPMC
City Clerk

City of Carpinteria

COUNCIL AGENDA STAFF REPORT
January 22, 2024

ITEM FOR COUNCIL CONSIDERATION

Expenditures for the period beginning December 25, 2023 and ending January 12, 2024.

STAFF RECOMMENDATION

Receive and file Warrant Register for the period of December 25, 2023, through January 12, 2024, 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 is designed to communicate fiscal activity since the prior reporting period.

ATTACHMENTS

Attachment A: Warrant Register for the period beginning December 25, 2023 and ending January 12, 2024.

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

Signature

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

FOR LICETTE MALDONADO

Signature

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

Signature

Warrant Register

Carpinteria, CA

Date Range: 12/25/2023 - 01/12/2024

Vendor Number / Payable #	Vendor Name / Payable Type	Payable Description	Payment Date	Payment Amount	Number
Bank Code: AP Bank-AP Bank					
Payment Type: Regular					
	JUAN O'S MOBILE REPAIR		12/27/2023	-1875	102383
	MISSIONSQUARE		12/28/2023	5224.72	102750
INV0005203	Invoice	Deferred Compensation Contribution-Part Time Emp			
INV0005204	Invoice	MissionSquareEmployee Contributions			
INV0005205	Invoice	MISSIONSQUARE Employee Contributions			
	SEIU LOCAL 620		12/28/2023	276.72	102751
INV0005206	Invoice	Employee Union Dues Contribution			
	LASH CONSTRUCTION INC		12/28/2023	128409.95	102752
11705-1	Invoice	PAY REQUEST - SKATE PARK			
	ALL LANGUAGES INTERPRETING & TRANSLATING IN		01/04/2024	1590	102753
30380	Invoice	2 INTERPRETERS FOR CC MTG 12/11/23			
30381	Invoice	2 INTERPRETERS FOR CC MTG 11/27/23			
	AMAZON CAPITAL SERVICES INC		01/04/2024	100.25	102754
1XPN-3HXN-9V6M	Invoice	KNEE PADS (VEGA), TOOLS FOR SHOP			
	AVILA AND ASSOCIATES		01/04/2024	3235.74	102755
4963	Invoice	DEC22 ENGINEERING SERVICE-CARP CREEK LOMR			
4998	Invoice	JAN-OCT23 ENGINEERING SERVICES-CARP CREEK LOMR			
	CANNON		01/04/2024	23858.4	102756
86837	Invoice	NOV23 DESIGN SERVICE-700 LINDEN AVE			
86845	Invoice	NOV23 VENOCO PIPELINE ABANDONMENT			
86859	Invoice	NOV23 2022 PAVEMENT REHABILITATION			
	CARPINTERIA ARTS CENTER		01/04/2024	300	102757
9018	Invoice	JAN24 DTBAB EVENT			
	CARPINTERIA VALLEY LUMBER CO		01/04/2024	27.98	102758
525431	Invoice	TIE DOWN STRAPS, BATTERIES FOR POOL			
525859	Invoice	DOOR STOP FOR VETS HALL			
	COAST AUTO PARTS INC		01/04/2024	58.84	102759
773059	Invoice	FUEL ADDITIVE FOR SWEEPER			
	COASTAL VIEW NEWS		01/04/2024	951	102760
60699	Invoice	URGENCY ORDINANCE 775 AD 12/14/23			
60700	Invoice	SUMMARY OF ORDINANCE 774 AD 12/14/2023			
	DORRANCE WAY GROUP LLC		01/04/2024	1618.98	102761
INV0005207	Invoice	RELEASE OF LANDSCAPE BOND			
	ENCOMPASS CONSULTANT GROUP INC		01/04/2024	22754.75	102762
05099	Invoice	NOV23 PAVEMENT MAINTENANCE			
	ERDMAN VIDEO SYSTEMS		01/04/2024	1080	102763
6355 - 1	Invoice	OCT22-SEP23 WEBHOSTING FOR LIVE BEACH CAM			
	FEDEX		01/04/2024	31.86	102764
8-348-56209	Invoice	SHIPPING TO MNS ENGINEERS PL-20-2076			
	IMPULSE ADVANCE COMMUNICATIONS		01/04/2024	1647.89	102765
113971	Invoice	FEB24 PHONE SERVICES			
	JUAN O'S MOBILE REPAIR		01/04/2024	1875	102766
118	Invoice	FUEL TANK REPAIR BEACH TRACTOR 8/18/23			
73	Invoice	STARTER REPAIR BEACH TRACTOR 6/28/23			
	LIEBERT CASSIDY WHITMORE		01/04/2024	2740.5	102767
253355	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 10/31/23			
253850	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 10/31/23			

	LIN CONSULTING INC.		01/04/2024	747.52	102768
15312	Invoice	NOV23 ENGINEERING CARP & PALM AVE INTERSECTION			
	LOWE'S		01/04/2024	2155.01	102769
DEC23 9800 338916 4	Invoice	DEC23 CARD PAYMENT			
	MCCORMIX CORP		01/04/2024	423.22	102770
13240	Invoice	FUEL FOR CITY VEHICLES			
	MISSION UNIFORM SERVICE		01/04/2024	373.97	102771
502668272	Invoice	TOWEL & MAT REPLACEMENT-CITY HALL 12/18/23			
520632447	Invoice	MAT REPLACEMENT, UNIFORM CLEANING 12/11/23			
520632448	Invoice	TOWEL & MAT REPLACEMENT-CITY HALL 12/11/23			
520665270	Invoice	MAT REPLACEMENT, UNIFORM CLEANING 12/18/23			
	MNS ENGINEERS INC		01/04/2024	1457.5	102772
84910	Invoice	NOV23 SURVEY FOR 5669 CARPINTERIA			
84912	Invoice	NOV23 SURVEY FOR 4905 8TH ST. ZINS			
	POLICORE INC.		01/04/2024	16397.63	102773
403191	Invoice	IT SERVICES/EQUIPMENT-CITY HALL OCTOBER 2023			
403217	Invoice	IT SERVICES/EQUIPMENT-CITY HALL NOVEMBER 2023			
	ROGERS ANDERSON MALODY & SCOTT LLP (RAMS)		01/04/2024	6630	102774
74046	Invoice	FY22-23 FINAL AUDIT SERVICES BILLING			
	ROSEBRO GARAGE LLC		01/04/2024	318.49	102775
022039	Invoice	REPLACE STARTER MOTOR UNIT 420 11/21/23			
	SANTA BARBARA LOCKSMITH		01/04/2024	237.9	102776
144459	Invoice	NEW KEYS FOR ALL CITY PAD LOCKS 12/12/23			
	SO CA EDISON		01/04/2024	73.12	102777
DEC23 700163777874	Invoice	DEC23 ELECTRICITY-6145 CARPINTERIA AVE			
	STAPLES ADVANTAGE		01/04/2024	112.25	102778
3554336488	Invoice	2 CASES COPY PAPER			
	THE WHARF		01/04/2024	86.15	102779
159400	Invoice	SAFETY VEST FOR A. VEGA			
	VINCENT SEMONSEN		01/04/2024	795	102780
INV0005208	Invoice	AUG-NOV23 BIOLOGICAL SERVICES			
	WAXIE SANITARY SUPPLY		01/04/2024	232.41	102781
82169313	Invoice	BATH TISSUE, TRASH BAGS - CITY HALL 12/14/23			
	WEST COAST ARBORISTS INC		01/04/2024	19775	102782
208442	Invoice	TREE MAINTENANCE 11/16-11/30/2023			
	WESTERN EXTERMINATOR COMPANY		01/04/2024	82.05	102783
55402186	Invoice	DEC23 PEST CONTROL AT VETS HALL			
	WEX BANK (76)		01/04/2024	366.31	102784
94234910	Invoice	DEC23 FUEL FOR CITY VEHICLES			
	WEX BANK (CHEVRON)		01/04/2024	1527.01	102785
93944355	Invoice	DEC23 FUEL FOR CITY VEHICLES			
	WILLDAN FINANCIAL SERVICES		01/04/2024	5550	102786
010-56817	Invoice	SERVICES TO UPDATE DEVELOPMENT IMPACT FEE STUDY			
	WILLIAMS SCOTSMAN INC.		01/04/2024	447.99	102787
9019678044	Invoice	DEC23 LEASE FOR PARK & REC MOBILE OFFICE			
	AMAZON CAPITAL SERVICES INC		01/11/2024	194.79	102788
1JWC-7QTM-6DPF	Invoice	MAIL CART			
1YF4-9XTD-4WX6	Invoice	HDMI CABLES, SOIL FOR GARDEN			
	AMY BLAKEMORE		01/11/2024	50	102789
ARB Q4 2023	Invoice	ARCHITECTURAL REVIEW BOARD MEETINGS OCT-DEC 2023			
	BRAD STEIN		01/11/2024	50	102790
ARB Q4 2023	Invoice	ARCHITECTURAL REVIEW BOARD MEETINGS OCT-DEC 2023			
	CANON FINANCIAL SERVICES INC		01/11/2024	1249.52	102791
31751764	Invoice	DEC23 MAINT & SERVICE CANON PRINTERS			

	CARPINTERIA VALLEY LUMBER CO		01/11/2024	197.47	102792
526086	Invoice	MATERIAL TO REPAIR POOL BUILDING			
526116	Credit Memo	MATERIAL TO REPAIR POOL BUILDING RETRUNED			
526289	Invoice	HERBS FOR COMMUNITY GARDEN			
	CARPINTERIA VALLEY WATER DISTRICT		01/11/2024	18390.25	102793
CARP CITY DEC23 SERVICE	Invoice	DEC23-WATER FOR MULTIPLE LOCATIONS			
	COASTAL VIEW NEWS		01/11/2024	148	102794
60735	Invoice	PUBLIC HEARING ORDINANCE 773 AD 12/21/23			
	COUNTY SANITATION COMPANY INC STEWARTS & S		01/11/2024	2269.85	102795
64317	Invoice	RELOCATE BACKFLOW @ PARKING LOT 1			
64319	Invoice	RELOCATE BACKFLOW @ PARKING LOT 1			
	COX BUSINESS		01/11/2024	811.17	102796
JAN24 001 3011 028030701	Invoice	JAN24 POOL & GARDEN INTERNET-PHONE SERVICE			
JAN24 001 30121 022093901	Invoice	JAN24 CITY HALL INTERNET-PHONE SERVICE			
	DANIELLE MANRIQUEZ-OSBORN		01/11/2024	30	102797
LAC Q4 2023.	Invoice	LIBRARY ADVISORY COMMISSION MEETINGS OCT-DEC 2023			
	DAVID ALLEN		01/11/2024	60	102798
PC Q4 2023	Invoice	PLANNING COMMISSION MEETINGS OCT-DEC 2023			
	EVERSHADE EXTERIOR CLEANING SOLUTIONS		01/11/2024	475	102799
10654	Invoice	DEC23 SIDEWALK AND TRASH RECEPTACLES CLEANING			
	FRONTIER COMMUNICATIONS		01/11/2024	151.93	102800
JAN24 209-188-2500-061589-5	Invoice	JAN24 PHONE & INTERNET - LG TOWER			
	GFOA		01/11/2024	460	102801
00018318	Invoice	FY22-23 CERTIFICATE OF ACHIEVMENT REVIEW FEE			
	GLENN D LA FEVERS		01/11/2024	120	102802
PC Q4 2023	Invoice	PLANNING COMMISSION MEETINGS OCT-DEC 2023			
	GLYNN BIRDWELL		01/11/2024	30	102803
LAC Q4 2023.	Invoice	LIBRARY ADVISORY COMISSION MEETINGS OCT-DEC 2023			
	HAAKER EQUIPMENT COMPANY		01/11/2024	18811.87	102804
E5A05C	Invoice	11/22-12/19/23 HAAKER STREET SWEEPER RENTAL			
W1A6CQ	Invoice	BROOM REPAIR 12/15/23			
W1A6ET	Invoice	TOW BAR/DRAG SHOES REPAIR 12/26/23			
	HDL SOFTWARE LLC		01/11/2024	1972.83	102805
SIN034391	Invoice	NOV23 NEW ACCOUNTS PROCESSED/STR RETURNS			
	HINDERLITER DE LLAMAS		01/11/2024	300	102806
SIN034326	Invoice	CONTRACT & AUDIT SERVICES-TRANSACTION TAX Q2/2023			
	ID WORKS LLC		01/11/2024	261.54	102807
EGH 37712	Invoice	HATS/T-SHIRTS FOR PUBLIC WORKS			
	JACK'S BISTRO		01/11/2024	837.12	102808
INV0005219	Invoice	ALL HANDS STAFF MEETING 1/11/2024			
	JANE L BENEFIELD		01/11/2024	120	102809
PC Q4 2023	Invoice	PLANNING COMMISSION MEETINGS OCT-DEC 2023			
	JOHN MOYER		01/11/2024	120	102810
PC Q4 2023	Invoice	PLANNING COMMISSION MEETINGS OCT-DEC 2023			
	KARINA HARDWICK		01/11/2024	35	102811
INV0005220	Invoice	PARK RESERVATION REFUND EVENT 11/11/23			
	KATHERINE SALANT		01/11/2024	120	102812
PC Q4 2023	Invoice	PLANNING COMMISSION MEETINGS OCT-DEC 2023			
	LARRY NIMMER		01/11/2024	812.5	102813
121923	Invoice	VIDEO PRODUCTION DECEMBER 2023			
	LIEBERT CASSIDY WHITMORE		01/11/2024	1479	102814
255932	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 11/30/23			
256916	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 11/30/23			
	MARBORG INDUSTRIES		01/11/2024	901.2	102815
6019244	Invoice	12/3-12/31/23 PORTABLE RESTROOMS @ PARKING LOT1			

	MARGARET CONNORS		01/11/2024	30	102816
LAC Q4 2023.	Invoice	LIBRARY ADVISORY COMMISSION MEETINGS OCT-DEC 2023			
	MCCORMIX CORP		01/11/2024	160.36	102817
13685	Invoice	FUEL FOR CITY VEHICLES			
	MISSION UNIFORM SERVICE		01/11/2024	423.84	102818
520668269	Invoice	TOWEL & MAT REPLACEMENT-POOL 12/18/23			
520710354	Invoice	MAT REPLACEMENT, UNIFORM CLEANING 12/25/23			
520710355	Invoice	TOWEL & MAT REPLACEMENT-CITY HALL 12/25/23			
520757838	Invoice	TOWEL & MAT REPLACEMENT-POOL 1/1/24			
520757839	Invoice	MAT REPLACEMENT, UNIFORM CLEANING 1/1/24			
520757841	Invoice	TOWEL & MAT REPLACEMENT-CITY HALL 1/1/24			
	MNS ENGINEERS INC		01/11/2024	8357.5	102819
84700	Invoice	OCT23 SURVEY FOR THIRD @ ASH			
84911	Invoice	NOV23 SURVEY FOR THIRD @ ASH			
	PATRICK O'CONNOR		01/11/2024	25	102820
ARB Q4 2023	Invoice	ARCHITECTURAL REVIEW BOARD MEETINGS OCT-DEC 2023			
	RICHARD A LITTLE		01/11/2024	50	102821
ARB Q4 2023	Invoice	ARCHITECTURAL REVIEW BOARD MEETINGS OCT-DEC 2023			
	RICHARD E JOHNSON		01/11/2024	25	102822
ARB Q4 2023	Invoice	ARCHITECTURAL REVIEW BOARD MEETINGS OCT-DEC 2023			
	SAFEWAY CORPORATION		01/11/2024	25070.83	102823
INV0005222	Invoice	RELEASE OF CASH BOND-CACTUS LANE			
	SANTA BARBARA PEST CONTROL		01/11/2024	225	102824
167144	Invoice	DEC23 PEST CONTROL AT CITY HALL			
167145	Invoice	DEC23 PEST CONTROL AT VETS HALL			
167795	Invoice	DEC23 PEST CONTROL AT POOL			
	SANTA BARBARA SAND & TOP SOIL CORP		01/11/2024	993.38	102825
197176	Invoice	SAND, SAND BAGS			
	SO CA EDISON		01/11/2024	7714.92	102826
DEC23 700201069122	Invoice	DEC23 ELECTRICITY-101 ASH AVE			
DEC23 700230547624	Invoice	DEC23 ELECTRICITY-5103 CARPINTERIA AVE			
DEC23 700247140684	Invoice	DEC23 ELECTRICITY-1 CARPINTERIA TC1			
DEC23 700264659490	Invoice	DEC23 ELECTRICITY-1115 LINDEN AVE B PED			
DEC23 700274833982	Invoice	DEC23 ELECTRICITY-901 CACTUS LN EV EV			
DEC23 700291369452	Invoice	DEC23 ELECTRICITY-MULTIPLE LOCATIONS			
DEC23 700465507084	Invoice	DEC23 ELECTRICITY-4950 9TH ST BT HM			
DEC23 700477662295	Invoice	DEC23 ELECTRICITY-901 CACTUS LN LGHT LGHT			
DEC23 700525378417	Invoice	DEC23 ELECTRICITY-931 WALNUT AVE & 4851 5TH ST			
DEC23 700604790697	Invoice	DEC23 ELECTRICITY-CAOO AV/CSTS PAS 609			
	SO CAL GAS		01/11/2024	4751.98	102827
DEC23 006 514 2700 7	Invoice	NATURAL GAS 5305 CARPINTERIA AVE (POOL)			
DEC23 014 914 3239 7	Invoice	NATURAL GAS 5103 CARPINTERIA AVE (FRIENDS OF LIB)			
DEC23 016 913 9500 6	Invoice	NATURAL GAS 5775 CARPINTERIA AVE (CITY HALL)			
DEC23 140 914 3084 4	Invoice	NATURAL GAS 941 WALNUT AVE (VETS HALL)			
	SOLID WASTE SOLUTIONS INC		01/11/2024	747.25	102828
209	Invoice	DEC23 WASTEWATER PROFESSIONAL SERVICES			
	STAPLES ADVANTAGE		01/11/2024	530.72	102829
3554469481	Invoice	COPY PAPER, AIR FRESHNER			
3554811766	Invoice	CALENDARS, DOCUMENT COVERS, STAPLER			
	SWRCB		01/11/2024	399	102830
WD-0259190	Invoice	STATE WATER RESOURCES BOARD ANNUAL PERMIT FEE			
	THE FLAG FACTORY		01/11/2024	4753.99	102831
32618	Invoice	ADDITIONAL FLAGPOLE WORK			
32678	Invoice	INSTALL EAGLE, SOLAR LIGHT ON FLAGPOLE			
	TKM ENGINEERING		01/11/2024	3900	102832
1254	Invoice	DEC23 STAFF AUGMENTATION SERVICES			
1255	Invoice	DEC23 STAFF AUGMENTATION SERVICES			
	TVSB		01/11/2024	35000	102833

NS9023	Invoice	2024 ANNUAL TV SANTA BARBARA PUBLIC ACCESS FUNDING			
	UNDERGROUND SERVICE ALERT OF SOUTHERN CAL		01/11/2024	145.46	102834
1220230156	Invoice	JAN24 NEW TICKET CHARGES & DATABASE MAINTENANCE			
23-242100	Invoice	JAN24 CA STATE FEE FOR REGULATORY COSTS			
	VILLAGE POOL SUPPLY		01/11/2024	388.18	102835
47818	Invoice	ACID, TEST STRIPS FOR POOL 12/12/23			
	WATERS CARDENAS LAND SURVEYING LLP		01/11/2024	3010	102836
7350-3625JC	Invoice	DEC23 SURVEY BEACH BERM			
	WAXIE SANITARY SUPPLY		01/11/2024	2360.94	102837
82194561	Invoice	TOILET PAPER HOLDERS FOR ALL PUBLIC RESTROOMS			
	WESTAIRE HEATING & CONDITIONING INC		01/11/2024	222.5	102838
20434	Invoice	INSTALL THERMOSTAT AT SHERIFFS BUILDING			
	ZWORLD GIS		01/11/2024	2977	102839
2023-0413	Invoice	DEC23 MAPPING/GIS SERVICES			
	MISSIONSQUARE		01/11/2024	6706.03	102840
INV0005240	Invoice	MISSIONSQUARE Employee Contributions			
INV0005241	Invoice	Deferred Compensation Contribution-Part Time Emp			
INV0005242	Invoice	MissionSquareEmployee Contributions			
	SEIU LOCAL 620		01/11/2024	259.72	102841
INV0005243	Invoice	Employee Union Dues Contribution			
	AFLAC		01/11/2024	214.9	102842
247251	Invoice	DECEMBER 2023 EMPLOYEE PREMIUMS			
	GUARDIAN		01/11/2024	8278.25	102843
DEC223 PREMIUMS-COBRA	Invoice	DEC23 PREMIUMS-COBRA			
DEC23 PREMIUMS-BTL,LTD,STD	Invoice	DEC23 PREMIUMS-BTL,LTD,STD			
DEC23 PREMIUMS-DENTAL	Invoice	DEC23 PREMIUMS-DENTAL			
DEC23 PREMIUMS-RETIREE	Invoice	DEC23 PREMIUMS-RETIREE			
DEC23 PREMIUMS-VISION	Invoice	DEC23 PREMIUMS-VISION			
DEC26 PREMIUMS-VOL AD&D VOL LIF	Invoice	DEC23 PREMIUMS-VOL AD&D VOL LIFE			
	INFOARMOR INC		01/11/2024	63.8	102844
6456Dec23	Invoice	DEC23 INDENTITY THEFT EMPLOYEE PREMIUMS			
	TRANSAMERICA EMPLOYEE BENEFITS		01/11/2024	581.25	102845
2505216835	Invoice	DEC23 EMPLOYEE PREMIUMS			
	INTERNAL REVENUE SERVICE		12/28/2023	2777.53	DFT0003189
PR-M.RAMIREZ 12/28/23	Invoice	PR-M. RAMIREZ 12/28/23 FEDERAL TAX PAYMENT			
	EDD-SIT		12/28/2023	1051.01	DFT0003190
PR-M. RAMIREZ 12/28/23	Invoice	PR-M. RAMIREZ 12/28/23 SIT TAXES			
	EDD-SDI		12/28/2023	91.31	DFT0003191
PR-M. RAMIREZ 12/28/23	Invoice	PR-M. RAMIREZ 12/28/23 SDI TAXES			
	EDD-SDI		12/28/2023	1475.91	DFT0003192
PR26 12/28/23	Invoice	PR23 12/28/23 SDI TAXES			
	INTERNAL REVENUE SERVICE		12/28/2023	19509.86	DFT0003193
PR26 12/28/23	Invoice	PR26 12/28/23 FEDERAL TAX PAYMENT			
	CalPERS HEALTH		01/04/2024	7902.99	DFT0003194
100000017391562	Invoice	JAN24 HEALTH PREMIUMS			
	CalPERS HEALTH		01/04/2024	57598.01	DFT0003195
100000017391561	Invoice	JAN24 HEALTH PREMIUMS			
	CalPERS		12/28/2023	17865.88	DFT0003196
12/9/23-12/22/23 CLASSIC	Invoice	CLASSIC RETIREMENT CONTRIBUTION 12/9/23-12/22/23			
	CalPERS		12/28/2023	11144.46	DFT0003197
12/9/23-12/22/23 PEPRA	Invoice	PEPRA RETIREMENT CONTRIBUTION 12/9/23-12/22/23			
	EDD-SIT		12/28/2023	6498.82	DFT0003198
PR26 12/28/23	Invoice	PR23 12/28/23 SIT TAXES			
	CalPERS		01/11/2024	1044.48	DFT0003199
100000017393928	Invoice	2024 REPLACEMENT CHARGES			

City of Carpinteria

COUNCIL AGENDA STAFF REPORT
January 22, 2024

ITEM FOR COUNCIL CONSIDERATION

Contracts Executed by the City Manager on behalf of the City for the Period of November 21, 2023 through January 15, 2024.

STAFF RECOMMENDATION

Receive and file Report of Contracts Executed by the City Manager for the Period of November 21, 2023 through January 15, 2024.

DISCUSSION

The City Manager is delegated authority by the Carpinteria Municipal Code (CMC), §2.08.150B, to execute contracts on behalf of the City in the amount of $30,000 or less. Pursuant to CMC §2.08.150C, a list of all contracts executed by the City Manager is provided for City Council information and appended to this Staff Report as Attachment A. Attachment A lists all contracts entered into on behalf of the City for goods, construction and services for the Period of November 21, 2023 through January 15, 2024.

FINANCIAL CONSIDERATIONS

All contracts entered into are within the appropriated budgeted amounts.

ATTACHMENTS

A. Report of Contracts Executed by the City Manager

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

Signature

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

Signature

ATTACHMENT A

Report of Contracts Executed by the City Manager
Period of November 21, 2023 through January 15, 2024

VENDOR	PURPOSE	AMOUNT
California Energy Commission	Grant related to City rolling out a required online permitting platform for residential solar projects	$40,000 in grant revenue
Ingrid Bostrom Photography	City Manager Oath Ceremony Photography Session at 12/11/23 City Council Meeting	Not-to-exceed $500
Bob's Backhoe & Trucking	Construct the Carpinteria Winter Protection Berm	$16,008
Water Cardenas Land Surveying, LLP	Pre-land Survey after assembly of Winter Berm and post-land survey before disassembly of Winter Berm	$6,420
Lynda Fairly Carpinteria Arts Center	Rental Agreement for use of the Lynda Fairly Carpinteria Arts Center for Downtown "T" Business Advisory Board Meet & Greet on January 24, 2024	$300
Service Employees International Union (SEIU), Local 620	Side Letter Agreement between City of Carpinteria and The Service Employees International Union (SEIU), Local 620 Regarding Clarification to the Cost-of-Living Adjustment	$0

City of Carpinteria

COUNCIL AGENDA STAFF REPORT
January 22, 2024

ITEM FOR COUNCIL CONSIDERATION

Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds.

STAFF RECOMMENDATION

Receive and file the report.

Sample Motion: I move to receive and file the report.

BACKGROUND / DISCUSSION

The City Council is the City of Carpinteria trustees and is authorized to make investment decisions concerning public funds that are subject to the Prudent Investment Standard. The Prudent Investor Standard of the California Government Code Section 53600.3 states, "when investing, reinvesting, purchasing, acquiring, exchanging, selling or managing public funds, a trustee shall act with care, skill, prudence and diligence under circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated need of the City, that a prudent person in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City." The standard or prudence to be used by investment officials shall be applied in the context of managing the overall portfolio.

Trustees are those persons authorized to make investment decisions on behalf of a local agency. Trustees or City Investment Officials, acting in accordance with investment policy and exercising due diligence, shall be relieved of personal responsibility for an individual security's credit risk changes or market price changes, provided deviations from expectations are reported in a timely manner and appropriate action is taken to control adverse developments.

The purpose of this agenda matter is to provide the City Council with the required monthly Treasurer's Report (Attachment A.)

POLICY CONSISTENCY

The City is in compliance with the adopted Statement of Safekeeping and Investment of Public Funds.

FINANCIAL CONSIDERATIONS

Cash Statement: On December 31, 2023, the City held cash and cash investments as shown in the table below.

Table I

CASH ACTIVITY FOR THE MONTH:		
Cash and Investment Beginning of the Month	$	19,232,890.06
Cash Receipts		6,611,298.48
Cash Disbursements		(6,255,706.66)
Cash and Investment End of the Month	$	19,588,481.88

Investments:

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

As of December 31, 2023, the portfolio's average days to maturity was 1.94 years, the average coupon rate was 1.79%, the average yield to maturity was 4.38%, the par value was $10,400,000 and the Market Value was $10,013,843.72

The City does not intend to sell nor does it have any foreseeable need to sell any securities. The City's investment policy intends to hold all securities to maturity, and securities so held are redeemed at par value resulting in no net market gain or loss.

Attached for City Council review is the Treasurer's Report listing all the investments and cash activity during the month.

The City of Carpinteria will be able to meet all expenditure obligations that might reasonably be anticipated for the next six-month period July 1, 2024.

LEGAL

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

PRINCIPAL PARTIES EXPECTED AT MEETING

None.

ATTACHMENTS

Attachment A: City of Carpinteria Monthly Treasurer's Report

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

Signature

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

Signature

Attachment A

City Treasurer's Monthly Report

CITY OF CARPINTERIA TREASURER'S REPORT
For the Month Ended December 2023

CASH ACTIVITY FOR THE MONTH:

Cash and Investment Beginning of the Month	$ 19,232,890.06
Cash Receipts	6,611,298.48
Cash Disbursements	(6,255,706.66)
Cash and Investment End of the Month	$ 19,588,481.88

CASH AND INVESTMENT PORTFOLIO:

Type of Investment/Coupon/CUSIP #	Institution/Issuer	Yield to Maturity	Maturity Date	# Days to Maturity	Par Value	Market Value (1)	Book Value (2)
Demand Deposit - General Checking	Montecito Bank	N/A	N/A	N/A	564,426.18	564,426.18	564,426.18
Demand Deposit - Premier Public Money Market	Montecito Bank	N/A	1/1/2024	1	1,481,435.46	1,481,435.46	1,481,435.46
Demand Deposit - Section 125 Checking	Montecito Bank	N/A	N/A	N/A	6,011.59	6,011.59	6,011.59
Demand Deposit - Payroll Checking	Montecito Bank	N/A	N/A	N/A	3,957.77	3,957.77	3,957.77
Local Agency Investment Fund	State of California	0.22%	1/1/2024	1	3,535,284.14	3,535,284.14	3,535,284.14
Demand Deposit - Money Market	Charles Schwab	N/A	1/1/2024	1	3,891,965.73	3,891,965.73	3,891,965.73
Treasury Note, 0.75%, (91282CDR9)	U.S. Government	0.73%	12/31/2023	0	250,000.00	250,000.00	249,993.47
Treasury Note, 2.5%, (9128285Z9)	U.S. Government	0.06%	1/31/2024	31	200,000.00	199,500.00	199,388.94
Treasury Note, 2.375%, (9128286G0)	U.S. Government	0.78%	2/29/2024	60	200,000.00	199,031.24	199,264.00
Treasury Note, 0.25%, (91282CBR1)	U.S. Government	2.17%	3/15/2024	75	250,000.00	247,500.00	240,750.00
Treasury Note, 2.25%, (9128286R6)	U.S. Government	2.41%	4/30/2024	121	250,000.00	247,500.00	249,156.76
Treasury Note, 2.0%, (912828XT2)	U.S. Government	1.11%	5/31/2024	152	250,000.00	246,640.63	255,107.50
Treasury Note, 0.25%, (91282CCG4)	U.S. Government	4.61%	6/15/2024	167	250,000.00	244,453.13	235,669.96
Treasury Note, 3.0%, (91282CFA4)	U.S. Government	4.53%	7/31/2024	213	250,000.00	246,992.18	244,503.55
Treasury Note, 3.25%, (91282CFG1)	U.S. Government	4.30%	8/31/2024	244	250,000.00	246,992.18	245,158.84
Treasury Note, 0.375%, (91282CCX7)	U.S. Government	1.08%	9/15/2024	259	250,000.00	242,031.25	245,359.46
Treasury Note, 2.125%, (9128282Y5)	U.S. Government	4.31%	9/30/2024	274	250,000.00	244,804.68	239,586.84
Treasury Note, 0.625%, (91282CDB4)	U.S. Government	4.14%	10/15/2024	289	250,000.00	241,718.75	233,056.64
Treasury Note, 2.25%, (912828G38)	U.S. Government	4.35%	11/15/2024	320	250,000.00	244,335.93	241,052.35
Treasury Note, 1.00%, (91282CDN8)	U.S. Government	0.98%	12/15/2024	350	250,000.00	241,093.75	250,079.39
Treasury Note, 1.125%, (91282CDS7)	U.S. Government	4.09%	1/15/2025	381	250,000.00	240,859.38	237,350.47
Treasury Note, 1.125%, (912828ZC7)	U.S. Government	1.29%	2/28/2025	425	250,000.00	240,078.13	248,740.00
Treasury Note, 2.625%, (9128284F4)	U.S. Government	1.30%	3/31/2025	456	250,000.00	244,062.50	260,224.61
Treasury Note, 0.25%, (912828ZT0)	U.S. Government	1.25%	5/31/2025	517	250,000.00	235,429.68	241,660.01
Treasury Note, 0.25%, (912828ZW3)	U.S. Government	1.53%	6/30/2025	547	250,000.00	234,765.63	239,598.86
Treasury Note, 0.25%, (91282CAM3)	U.S. Government	1.32%	9/30/2025	639	250,000.00	232,812.50	240,265.00
Treasury Note, 3.0%, (9128285J5)	U.S. Government	4.09%	10/31/2025	670	250,000.00	244,179.68	242,136.63
Treasury Note, 0.375%, (91282CBC4)	U.S. Government	1.20%	12/31/2025	731	250,000.00	231,718.75	241,955.00
Treasury Note, 0.375%, (91282CBC4)	U.S. Government	1.37%	12/31/2025	731	250,000.00	231,718.75	240,365.00
Treasury Note, 3.875%, (91282CGE5)	U.S. Government	3.77%	1/1/2026	732	250,000.00	248,125.00	250,641.19
Treasury Note, 1.625%, (912828P46)	U.S. Government	1.56%	2/15/2026	777	250,000.00	236,953.13	250,595.69
Treasury Note, 0.5%, (91282CBQ3)	U.S. Government	1.28%	2/25/2026	787	250,000.00	231,015.63	242,113.19
Treasury Note, 0.75%, (91282CBT7)	U.S. Government	1.28%	3/31/2026	821	250,000.00	232,031.25	244,459.30
Treasury Note, 0.75%, (91282CCF6)	U.S. Government	1.34%	5/31/2026	882	250,000.00	230,781.25	243,702.50

Treasury Note, 0.875%, (91282CCJ8)	U.S. Government	1.35%	6/30/2026	912	250,000.00	231,210.93	244,821.96
Treasury Note, 1.625%, (91282YQ7)	U.S. Government	4.00%	10/31/2026	1035	250,000.00	234,062.50	227,869.30
Treasury Note, 2%, (91282U24)	U.S. Government	4.31%	11/15/2026	1050	250,000.00	236,406.25	228,317.27
Treasury Note, 1.25%, (91282CDK4)	U.S. Government	1.28%	11/30/2026	1065	250,000.00	231,171.88	249,602.02
Treasury Note, 1.5%, (912828Z78)	U.S. Government	3.64%	1/31/2027	1127	250,000.00	232,109.38	231,040.31
Treasury Note, 2.25%, (912828V98)	U.S. Government	4.29%	2/15/2027	1142	250,000.00	237,343.75	229,819.14
Treasury Note, 2.5%, (91282CEF4)	U.S. Government	3.96%	2/16/2027	1143	250,000.00	238,984.38	235,031.06
Treasury Note, 2.75%, (91282CEN7)	U.S. Government	3.71%	4/30/2027	1216	250,000.00	240,546.88	241,094.62
Treasury Note, 3.25%, (91282CEW7)	U.S. Government	3.70%	6/30/2027	1277	250,000.00	244,375.00	245,668.13
Treasury Note, 3.125%, (91282CFH9)	U.S. Government	4.19%	8/31/2027	1339	250,000.00	243,046.88	238,232.21
Treasury Note, 4.125%, (91282CFU0)	U.S. Government	4.02%	10/31/2027	1400	250,000.00	251,679.68	250,962.10
Treasury Note, 2.25%, (9128283F5)	U.S. Government	4.01%	11/15/2027	1415	250,000.00	235,117.18	232,267.50
Treasury Note, 3.875%, (91282CGC9)	U.S. Government	4.01%	12/31/2027	1461	250,000.00	249,726.55	248,750.00
Treasury Note, 4%, (91282CGPO)	U.S. Government	3.99%	2/29/2028	1521	250,000.00	250,937.50	249,990.24
					19,883,080.87	**19,496,924.59**	**19,588,481.88**

REPORT ON COMPLIANCE WITH STATEMENT OF SAFEKEEPING AND INVESTMENT OF PUBLIC FUNDS

The City is in compliance with the adopted Statement of Safekeeping and Investment of Public Funds.

REPORT OF ABILITY TO MEET REQUIRED EXPENDITURES FOR THE NEXT SIX MONTHS

Based upon currently budgeted revenues and expenditures, the City currently has sufficient liquid financial resources to meet anticipated expenditures during the period 1/01/24 through 7/01/24.

WEIGHTED AVERAGE MATURITY OF PORTFOLIO

As of December 31, 2023 the weighted average days to maturity of the City's investment portfolio is 1.94 years.

FOOTNOTES TO REPORT/DEFINITION OF TERMS:

(1) The market value of U.S. Goverment Securities was provided by the custodial agent, Charles Schwab.
For the Local Agency Investment Fund the market value represents the contract value.

For all other investments, the market value is equal to book value.

(2) Book value of demand deposits equals the bank balance minus outstanding checks plus deposits-in-transit.

Yield to Maturity (YTM): The percentage rate of return for the note assuming that the City holds the asset until its maturity date. It is the sum of all its remaining coupon payments.
Par Value: Equals face value of security (value of the security when it reaches maturity).
Market Value: The last price for which a security was bought or sold. In this case, the value as of the last day of the month of this report.
Book Value: The amount at which the security is carried in the City's accounting records (adjusted at year-end for GASB 40 reporting purposes).

City of Carpinteria

COUNCIL AGENDA STAFF REPORT
JANUARY 22, 2024

ITEM FOR COUNCIL CONSIDERATION

Quarterly Review of Pension Stabilization Trust.

STAFF RECOMMENDATION

Receive and file the report

Sample Motion: I move to receive and file the report.

BACKGROUND/DISCUSSION

The purpose of the Pension Stabilization Trust is to accumulate, hold, and distribute pension plan assets for the exclusive benefit of retiree pensions within the meaning of IRS Code Section 115. Plan assets are irrevocable and may not be used for any purpose other than the purpose of the Trust. Withdrawal of plan assets is not permitted except to transfer to another trust or to reimburse the City for pension costs paid.

The City's primary objective in establishing the Pension Trust is to control long-term costs and volatility in the annual operating budget. The trust provides more flexibility for the City to both level out contributions and mitigate year-to-year contribution volatility.

Plan contributions transfer assets to the Trust, and accordingly, plan assets are not carried on the City's books and are not subject to the City's investments policy. Discretionary Trustee Benefit Trust Company (BTC), with the advice of Morgan Stanley Wealth Management Consulting Group, actively manages plan assets consistent with the Investment Policy Statement. The City's individual trust account is part of a larger Multiple Employer Trust administered by Keenan Financial Services and BTC, referred to as the California Public Entity Pension Stabilization Trust. BTC also provides the City with monthly, quarterly (attached), and annual statements of activity of the City's account. The Pension Stabilization Trust utilizes a Board of Authority that provides management and oversight of the Trust with participation by one individual per public

agency. The fees are asset-based, paid monthly, deducted directly from the Trust account, and total 30 bps[1] annually. This is competitive with other comparable plans.

POLICY CONSISTENCY

This matter concerns actions aimed at improving the City's long-term financial position and is consistent with the City's fiduciary responsibilities and goal to deliver services that meet community needs efficiently and effectively.

The purpose of this quarterly review is to report the portfolio summary of the City of Carpinteria Pension Stabilization Trust account.

FINANCIAL CONSIDERATIONS

Portfolio Summary:

As of December 31, 2023, the City held investments as shown in the table below.

Table 1

	Year to Date (YTD)	
Beginning Value	**$1,098,809.05**	
Net Withdrawals	25.79	
Interest	0.00	
Dividends	46,783.79	
Change in Market Value	90,071.38	
Management Fees	(3,448.89)	
Ending Value	**$1,232,241.12**	
Market Value		**Asset Allocation**
Fixed Income	738,593.45	59.9%
Equities	452,317.37	36.7%
Alternatives	41,330.30	3.4%
Total Account	**$1,232,241.12**	**100.0%**

Inception date: 6/30/18
YTD: 1/1/2023 - 12/31/2024

Investments:

As of December 31, 2023, the portfolio's estimated market value was $1,232,241.12 quarter to date (net of fees) of 8.87%, year to date (net of fees) of 12.14%, last 12

[1] Basis points pertain to interest rates. One basis point is equal to one one-hundredth of one percentage point (0.01%). Therefore, 100 basis points would be equivalent to 1%.

months (net of fees) 12.14%, and inception to date (net of fees) of 3.01%. Attached for City Council review is the statement from Benefit Trust as of December 31, 2023.

An initial deposit of 1 million dollars was invested on June 30, 2018. A second deposit of $52,900 was made on September 18, 2018, and a third of $76,850 was made on January 15, 2020. There was a disbursement of $64,031 for FY 2021 and $28,666 for FY 2022 on October 13, 2021.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The establishment of the Pension Stabilization Trust Fund is being developed consistent with Section 115 of the Internal Revenue Code. The establishment of the Irrevocable Pension Stabilization Trust Fund mitigates financial risk associated with expected increases in the CalPERS pension rates over the next decade.

ATTACHMENTS

A. December 31, 2023 Performance Report

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

Signature

Reviewed by:
Dave Durflinger, City Manager
daved@carpinteriaca.gov; (805) 755-4400

Signature

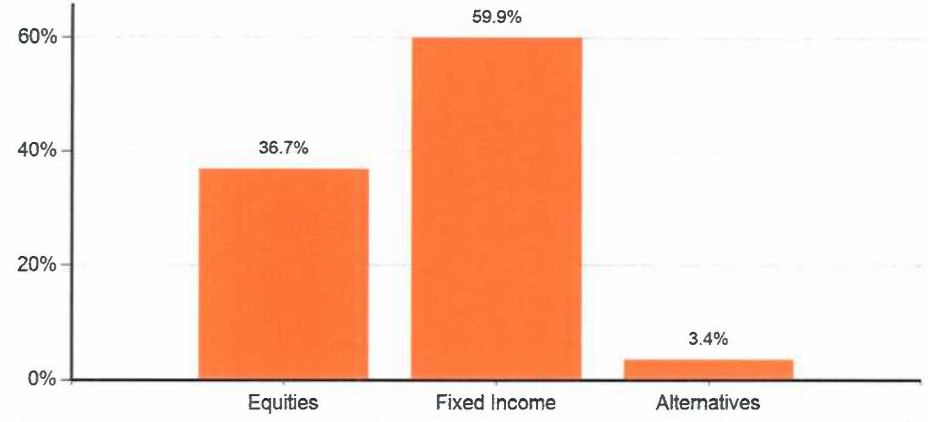
ATTACHMENT A
CITY OF CARPINTERIA CA-MUNI-PST
BENEFIT TRUST ACCOUNT

CITY OF CARPINTERIA CA-MUNI-PST
BENEFIT TRUST ACCOUNT 7440

Portfolio Summary

Net of Fees | US Dollar
12/31/2023

Asset Allocation



Portfolio Summary

		Year to Date
Beginning Value	$	1,098,809.05
Net Contributions		25.79
Interest		-
Dividends		46,783.79
Change in Market Value		90,071.38
Management Fees		(3,448.89)
Ending Value	$	1,232,241.12

Performance

	Market Value	Current Yield	Month to Date	Quarter to Date	Year to Date	Last 12 Months	Last 3 Years	Last 5 Years	Inception* to Date
Fixed Income	738,593.45	4.2	4.01	7.18	7.35	7.35	-3.68	1.46	1.49
Equities	452,317.37	2.1	4.80	11.53	24.42	24.42	2.44	11.44	7.77
Alternatives	41,330.30	2.8	7.31	16.20	12.72	12.72	4.92	4.18	3.58
Total Account	**1,232,241.12**	**3.4**	**4.48**	**8.95**	**12.48**	**12.48**	**-1.41**	**4.37**	**3.32**
Total Account (Net of Fees)		**3.4**	**4.46**	**8.87**	**12.14**	**12.14**	**-1.71**	**4.05**	**3.01**
S&P 500 TR			*4.54*	*11.69*	*26.27*	*26.27*	*10.00*	*15.69*	*12.69*
MSCI EAFE			*5.33*	*10.47*	*18.87*	*18.87*	*4.42*	*8.41*	*5.28*
MSCI ACWI Ex US Net			*5.02*	*9.73*	*15.59*	*15.59*	*1.54*	*7.08*	*4.22*
BBG Agg (US)			*3.83*	*6.82*	*5.53*	*5.53*	*-3.32*	*1.10*	*1.30*
BBG Global Agg			*4.16*	*8.10*	*5.72*	*5.72*	*-5.49*	*-0.31*	*-0.23*
50% MSCI ACWI/ 50% Barclays Agg			*4.31*	*8.93*	*13.69*	*13.69*	*1.28*	*6.60*	*5.26*

* Inception date: 6/30/2018

Performance for periods greater than one year are annualized.

PORTFOLIO APPRAISAL

CITY OF CARPINTERIA CA–MUNI-PST

BENEFIT TRUST ACCOUNT 7440

December 31, 2023

Quantity	Security	Security Symbol	Unit Cost	Total Cost	Price	Market Value	Pct. Assets	Cur. Yield
FIXED INC MUTUAL FUNDS								
TAXABLE BOND FUND								
16,314.538	BLACKROCK TOTAL RETURN FD BD FD BLKRK CL	MPHQ.X	11.33	184,777.64	10.03	163,634.82	13.3	4.2
10,007.118	GUGGENHEIM FDS TR INVT GD BD INSTL	GIUS.X	18.35	183,620.11	16.35	163,616.38	13.3	4.4
8,767.549	NORTHERN BOND INDEX	NOBO.X	9.11	79,874.71	9.30	81,538.21	6.6	3.2
13,603.753	PRUDENTIAL TOTAL RETURN BD FD	PTRQ.X	13.98	190,126.01	12.06	164,061.26	13.3	4.7
17,300.917	WESTERN ASSET FDS INC	WAPS.X	11.28	195,147.96	9.58	165,742.78	13.5	4.2
				833,546.43		738,593.45	59.9	4.2
				833,546.43		738,593.45	59.9	4.2
DOMESTIC EQUITY MUTUAL FUNDS								
LARGE CAP FUND								
2,288.508	COLUMBIA FDS SER TR I	COFY.X	28.42	65,048.06	32.28	73,873.04	6.0	0.7
8,631.238	COMMUNITY CAPITAL TR COM ACT INV INST	CRAN.X	9.27	80,016.57	9.43	81,392.57	6.6	2.9
230.372	STATE STREET INST INV TR EQUITY 500 INDEX A	SSSY.X	346.17	79,748.55	356.72	82,178.30	6.7	1.4
				224,813.17		237,443.91	19.3	1.7
SMALL CAP FUNDS								
925.315	ALGER FDS SMALL CP FOCUS Z	AGOZ.X	20.15	18,642.29	18.33	16,961.02	1.4	0.0
210.526	UNDISCOVERED MANAGERS FDS BEHAVR VAL R6	UBVF.X	66.85	14,073.67	79.92	16,825.24	1.4	1.8
				32,715.96		33,786.26	2.7	0.9
				257,529.13		271,230.17	22.0	1.6
INTERNATIONAL MUTUAL FUNDS								
INTERNATIONAL EMERGING MARKET FUND								
221.122	AMERICAN FUNDS NEW WORLD F-2	NFFF.X	70.27	15,537.22	74.75	16,528.87	1.3	1.6
INTERNATIONAL FUND								
447.863	AMERICAN FUNDS NEW PERSPECTIVE F2	ANWF.X	46.73	20,926.56	55.64	24,919.10	2.0	1.2
1,461.269	GOLDMAN SACHS TR II GQG PARTNRS R6	GSIY.X	15.27	22,313.68	19.80	28,933.13	2.3	2.4
1,356.936	HARTFORD INTERNATIONAL VALUE Y	HILY.X	16.55	22,459.43	18.10	24,560.54	2.0	2.7

"#carp-pst."

PORTFOLIO APPRAISAL

CITY OF CARPINTERIA CA–MUNI-PST

BENEFIT TRUST ACCOUNT 7440

December 31, 2023

Quantity	Security	Security Symbol	Unit Cost	Total Cost	Price	Market Value	Pct. Assets	Cur. Yield
614.479	PRUDENTIAL WORLD FD INC JENNISON GBL Q	PRJQ.X	28.64	17,598.48	39.57	24,314.93	2.0	0.0
2,578.425	THORNBURG INVESTMENT INCOME BUILDER	TIBO.X	22.26	57,398.25	23.98	61,830.63	5.0	5.0
				140,696.39		164,558.33	13.4	2.9
				156,233.61		181,087.20	14.7	2.7
ALTERNATIVE INVESTMENT FUNDS								
ALTERNATIVE FUND								
1,729.862	COHEN & STEERS RLTY INCM NEW SHS CL Z	CSZI.X	15.28	26,435.51	16.63	28,767.61	2.3	3.0
655.331	PRUDENTIAL GLOBAL REAL ESTATE	PGRQ.X	23.01	15,082.31	19.17	12,562.70	1.0	2.4
				41,517.82		41,330.30	3.4	2.8
				41,517.82		41,330.30	3.4	2.8
TOTAL PORTFOLIO				**1,288,826.99**		**1,232,241.12**	**100.0**	**3.4**

"#carp-pst."

City of Carpinteria

COUNCIL AGENDA STAFF REPORT
January 22, 2024

ITEM FOR COUNCIL CONSIDERATION

Second reading of Ordinance No. 776, an Ordinance of the City Council of the City of Carpinteria, California, repealing and replacing in its entirety Carpinteria Municipal Code (CMC) Chapter 8.50, concerning the regulation of certain polystyrene and single-use plastic items, as well as foil and latex balloons.

STAFF RECOMMENDATION

Adopt Ordinance No. 776 (second reading)

Sample Motion: I move to adopt Ordinance No. 776. *This item requires a roll call vote*

BACKGROUND

The Carpinteria City Council has a history of supporting local waste reduction measures, beginning in 2008 with Ordinance No. 637, and, more recently, expanding regulations that include distribution of single-use plastic utensils and other single-use materials.

Waste reduction mandates have also been a strategy of the California Legislature for many years, most recently with the adoption of the Plastic Pollution and Packaging Producer Responsibility Act (Senate Bill 54), which aims to reduce single-use plastic packaging and shift the plastic pollution burden from the consumer to the producer. Extended producer responsibility regulations like SB 54 have been found to be the most effective way of reducing waste at its source[1].

On January 8, 2024, the City Council approved Ordinance No. 776 on the first reading. The purpose of this agenda matter is to present for the second reading Ordinance No. 776[2].

---

[2] January 8, 2024 City Council Meeting:
https://carpinteria.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1369

DISCUSSION

Ordinance No. 776 applies to certain polystyrene products and single-use plastics, as summarized below.

Polystyrene Products
Currently, expanded polystyrene single-use products are prohibited within the City. Ordinance No. 776 would expand the regulations to a prohibition of all polystyrene foodware and packaging material.

Disposable Foodware Accessories and Standard Condiments (AB 1276)
On October 5, 2021, Assembly Bill 1276 was signed into law prohibiting a food facility from providing disposable foodware accessories or standard condiments to a consumer unless requested, and those items are prohibited from being bundled or packaged in a manner that prohibits the consumer from taking only the item desired. Ordinance No. 776 includes language regarding bundling and packaging to comply with AB 1276.

Removal of Marine Degradable (AB 2287)
Assembly Bill 2287 acknowledged no movement on developing a Marine Degradable certification and discontinued the "marine degradable" standard. Ordinance No. 776 removes the term "marine degradable" from the Ordinance language.

Redefine "Compostable" and "Recyclable" (SB 54)
Senate Bill 54, the Plastic Pollution and Packaging Producer Responsibility Act, aims to prohibit materials that are not recyclable or compostable from being distributed in California. To align with these regulations, the definitions of composable and recyclable have been updated.

Reusable Foodware (AB 619)
California Health and Safety Code Section 114121 was updated in 2019 to allow businesses to use customer-provided reusable containers. Ordinance No. 776 incorporates amendments to the California Health and Safety Code, allowing reusable foodware.

Foil and Latex Balloons
While conducting outreach prior to bringing the proposed changes forward for consideration, the City received public comment regarding regulating foil balloons and the release of latex balloons. Ordinance No. 776 would prohibit the use and distribution of foil balloons and latex balloons filled with air or gas lighter than air.

POLICY CONSISTENCY

The ordinance amendment is consistent with the City's General Plan[3] (Open Space, Recreation & Conservation Element [OSC]/ Public Facilities & Services Element [PF]),

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

Sustainable Community Policy[4], and MS4 permitting program[5], which directly reference and aim to reduce waste and/or encourage recycling and sustainability. These policies are consistent with state laws and regulations intended to reduce the plastic burden on the environment, such as SB 54, AB 1276, and AB 2287, discussed above.

FINANCIAL CONSIDERATIONS

No Additional Funding Requested. Minimal staff time to prepare the report is included in the Adopted FY 2023-2024 Budget. Ordinance No. 776 would add regulations to the Carpinteria Municipal Code. It is expected that implementation and enforcement of the regulations would be addressed by existing budgeted resources.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

Environmental Review
Ordinance No. 776 is exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations because it is determined there is no possibility that the activity would have a significant effect on the environment. Further, Ordinance No. 776 is exempt from CEQA on the separate and independent grounds that it is an action of a regulatory agency (i.e., City) for the protection of the environment because, among other things, it would regulate the use and sale of polystyrene products and reduce the amount of polystyrene products that enter local landfill and waterways. Thus, Ordinance No. 776 is categorically exempt from the requirements of CEQA under Section 15308 of Title 14 of the California Code of Regulations as an action by a regulatory agency for the protection of the environment.

OPTIONS

1. Adopt Ordinance No. 776 (second reading).
2. Do not adopt Ordinance No. 776 and further direct staff.

PRINCIPAL PARTIES EXPECTED AT MEETING

None.

ATTACHMENTS

Attachment A. Ordinance No. 776, Regulating Polystyrene and Single-Use Plastic Products.

---

[4] https://carpinteriaca.gov/wp-content/uploads/2020/03/Sustainable-Community-Policy-Resolution-5500.pdf
[5] https://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.html

Staff contact: Erin Maker, Environmental Program Manager
(805) 880-3415, erinm@carpinteriaca.gov

Signature

Reviewed by: John Ilasin, Public Works Director
(805) 880-3402, johni@carpinteriaca.gov

Signature

Reviewed by: Michael Rameriz, City Manager
(805) 755-4400, michaelr@carpinteriaca.gov

Signature

ATTACHMENT A
Ordinance No. 776, Regulating Polystyrene and Single-Use Plastic Products

ORDINANCE NO. 776

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA REPEALING AND REPLACING IN ITS ENTIRETY CARPINTERIA MUNICIPAL CODE CHAPTER 8.50, REGULATING POLYSTYRENE PRODUCTS AND SINGLE-USE PLASTICS

WHEREAS, the City of Carpinteria ("City") pursuant to its police powers has the authority to enact laws which promote the public health, safety, and general welfare of its residents; and,

WHEREAS, the City is required under state and federal law to implement policies and programs to protect unique coastal resources and environmentally sensitive habitat areas, reduce the amount of waste generated in the community that goes to landfills, and prevent storm water runoff from polluting creek and ocean waters; and,

WHEREAS, the Carpinteria community is attractive to residents, businesses, and visitors due to a local economy and quality of life that is centered on a clean and healthy environment, including but not limited to, parks, public open spaces, creeks, estuary, tidelands, and the ocean; and,

WHEREAS, plastic pollution, including single-use plastics and polystyrene, have raised environmental and health concerns related to water pollution, the welfare of marine life, and human health; and,

WHEREAS, numerous studies have documented the prevalence of plastic debris in the environment, including in storm drains and on beaches, negatively impacting the local environment and creating clean-up costs for the City; and,

WHEREAS, the state Legislature recognized that littered plastic products have caused and continue to cause significant environmental harm and have burdened local governments with significant environmental cleanup costs. The state Legislature further declared its intent to ensure that environmental marketing claims, including claims of biodegradation of plastics, do not lead to an increase in environmental harm associated with plastic litter by providing consumers with a false belief that certain plastic products are less harmful to the environment (California Public Resources Code §42355); and,

WHEREAS, recycling of polystyrene and many single-use plastics is currently not available through the City's franchise waste hauler or anywhere in the region and it is not financially feasible for the City to develop such a program; and,

WHEREAS, there are alternatives to polystyrene and single-use plastic items available, and,

WHEREAS, it is in the City's interest to establish programs and services that reduce the amount of litter in the environment, in particular beach litter and marine pollution, to increase the quality of life for the City's residents and visitors and protect local wildlife habitat.

NOW, THEREFORE, the City Council of the City of Carpinteria does hereby ordain as follows:

SECTION 1. INCORPORATION OF RECITALS

The above recitals are true and correct and are incorporated herein, and are each relied upon independently by the City Council for its adoption of this Ordinance.

SECTION 2. AMENDMENT TO CODE

Chapter 8.50 of Title 8 (Health and Safety) of the Carpinteria Municipal Code is repealed and replaced in its entirety to read as follows:

"8.50.010 Title

The title of this Chapter shall be "Regulating Polystyrene Products and Single-use Plastics."

8.50.020 Purpose

The purpose of these provisions is to promote:

A. The protection of unique coastal resources found in Carpinteria and identified for protection as a part of the City's General Plan/Local Coastal Plan including the Carpinteria "El Estero" Salt Marsh, Beaches, Tidelands, Offshore Reefs, Harbor Seal Rookery, and Creekways and Riparian Habitat.

B. Protection of public health, safety, and general welfare.

C. Compliance with federal, state, and local laws regarding water quality and waste diversion.

D. A reduction in the amount of waste and debris in City parks, public open spaces, creeks, estuary, tidelands and the ocean, and the amount of material going to landfills.

8.50.030 Definitions

The following words and phrases, whenever used in this chapter, shall have the meanings defined in this section unless the context clearly indicates otherwise:

A. "ASTM Standard" means meeting the American Society for Testing and Materials (ASTM) international standard D6400 or D6868 for compostable plastics, as those standards may be amended.

B. "City Facility" means any building, structure or vehicle owned or leased by the City of Carpinteria, its agents, agencies, and departments.

C. "City Contractor" means any Person or entity that enters into an agreement with the City to furnish products or services to or for the City.

D. "Compostable" means Disposable Foodware and Disposable Foodware Accessories that are designed to be collected for recovery with organic waste, such as food scraps and yard trimmings, and are free of all intentionally added Fluorinated Chemicals, as certified by the Biodegradable Product Institute (BPI) or other independent third-party certifying organization or agency recognized by the City.

E. "Disposable Foodware" means disposable products designed to be used once, or for a short period of time, before being discarded, typically used for serving, consuming, or transporting Prepared Food. Disposable Foodware includes, but is not limited to, plates, bowls, trays, cups or drinkware, or any container in or on which Prepared Food is placed or packaged for consumption, and includes Disposable Foodware Accessories.

F. "Disposable Foodware Accessories" means disposable products designed to be used once, or for a short period of time, before being discarded, typically for serving, consuming, or transporting Prepared Food, and includes, but is not limited to, wrappers or wrapping, condiment containers, straws, utensils, stirrers, and lid plugs (splash sticks).

G. "Events Promoter" means an applicant or their agent for any event permit issued by the City or any City employee(s) responsible for any City-organized event.

H. "Expanded Polystyrene" means blown expanded and extruded polystyrene or other plastic foams which are processed by any number of techniques including, but not limited to, fusion of monomer spheres (expanded bead plastic), injection molding, foam molding, and extrusion-blown molding (extruded foam plastic). Expanded Polystyrene and other plastic foam is generally used to make cups, bowls, plates, trays, clamshell containers, meat trays, ice chests, shipping boxes and packing peanuts.

I. "Fluorinated Chemical" means a class of fluorinated organic compounds containing at least one fully fluorinated carbon atom, also known as perfluoroalkyl (PFOA) and polyfluoroalkyl (PFOS) substances, or PFAS chemicals.

J. "Fluorinated Chemical Free" means an item that: (1) contains no intentionally added Fluorinated Chemicals at or beyond 100 parts per million, as measured in total organic fluorine; and (2) is either certified fluorinated chemical free by the Biodegradable Product Institute (BPI) or other third party as recognized by the City, or is a napkin, stirrer, splash stick, cocktail stick, toothpick, or utensil made entirely of natural fiber containing no intentionally added Fluorinated Chemicals.

K. "Foil Balloon" means, but is not limited to, balloons that are made of "metalized" plastic (nylon) film coated with polyethylene and metallic materials that are sealed together with heat and can be electrically conductive, and includes balloons often referred to as made of Mylar, which is a brand name for a special type of polyester film.

L. "Food Provider" means any Person or establishment located within the City that is a retailer of Prepared Food for public consumption including, but not limited to, any store, supermarket, delicatessen, restaurant, shop, caterer, or mobile food vendor.

M. "Latex Balloon" means a balloon made with the sap from a rubber tree to which chemicals are added including pigments, oils, curing agents and accelerators.

N. "Person" means an individual, business, trust, firm, joint stock company, corporation, nonprofit (including a government corporation), partnership, or association.

O. "Plastic Beverage Straw" means a tube made predominantly of plastic derived from either petroleum or a biologically based polymer, such as corn or other plant sources, for transferring a beverage from its container to the mouth of the drinker. Plastic Beverage Straw includes Compostable petroleum or biologically based polymer straws, but does not include straws that are made from non-plastic materials, such as paper, sugar cane, bamboo, etc.

P. "Plastic Cutlery" means any utensil, such as a fork, spoon, spork, or knife, made predominantly of plastic derived from either petroleum or a biologically based polymer, such as corn or other plant sources intended for only one-time use. Plastic Cutlery includes Compostable petroleum or biologically based polymer forms of cutlery, but does not include forms of cutlery that are made from non-plastic materials, such as paper, sugar cane, bamboo, etc.

Q. "Plastic Stirrer" means a device that is used to mix beverages, intended for only one-time use, and made predominantly of plastic derived from either petroleum or a biologically based polymer, such as corn or other plant sources. Plastic Stirrer includes Compostable petroleum or biologically based polymer stirrers, but does not include stirrers that are made from non-plastic materials, such as paper, sugar cane, bamboo, etc.

R. "Polystyrene" means a thermoplastic petrochemical material utilizing the styrene monomer, including, but not limited to, rigid polystyrene or Expanded Polystyrene, processed by any number of techniques, including, but not limited to, fusion of polymer spheres (expandable bead polystyrene), injection molding, Expanded Polystyrene molding, or extrusion-blow molding (extruded polystyrene), and clear or solid polystyrene (oriented polystyrene). The resin code for polystyrene is '6' or 'PS,' either alone or in combination with other letters. This definition applies to all Polystyrene Foodware, regardless of whether it exhibits a resin code.

S. "Polystyrene Cooler" means any cooler or ice chest made of polystyrene foam (Expanded Polystyrene), where such foam is not fully encased in another more durable material.

T. "Polystyrene Foodware" means Disposable Foodware that contains or utilizes Polystyrene.

U. "Polystyrene Packing Material" means Polystyrene material used to hold, cushion, or protect items packed in a container for shipping, transport, or storage, including shipping boxes and packing peanuts.

V. "Prepared Food" means food or beverages, which are served, packaged, cooked, chopped, sliced, mixed, brewed, frozen, squeezed or otherwise prepared that do not require further preparation or repackaging to be consumed. Prepared Food does not

include raw whole foods and vegetables that are not chopped, squeezed, or mixed, or uncooked meats, fish and/or poultry.

W. "Recyclable" means that a product or packaging that can be sorted, cleansed, and reconstituted using Carpinteria's available recycling collection programs for the purpose of using the altered form in the manufacture of a new product. Recycling does not include burning, incinerating, converting, or otherwise thermally destroying solid waste.

X. "Reusable Foodware" means all foodware, including but not limited to, plates, bowls, cups, trays, glasses, straws, stirrers, condiment cups and utensils, that is manufactured of durable materials and that is specifically designed and manufactured to be washed and sanitized and to be used repeatedly over an extended period, and is safe for washing and sanitizing according to applicable regulations.

Y. "Standard Condiment" means relishes, spices, sauces, confections, or seasonings that require no additional preparation and that are usually used on a food item after preparation, including but not limited to, ketchup, mustard, mayonnaise, soy sauce, hot sauce, salsa, salt, pepper, sugar, and sugar substitutes.

Z. "Vendor" means any store or business which sells or offers goods or merchandise, located or operating within the City of Carpinteria, including those referenced in the definition of "Food Provider."

8.50.040 Prohibition of Use, Distribution, and Sale of Polystyrene Foodware, Polystyrene Coolers, Polystyrene Packing Materials, Polystyrene Egg Cartons, Polystyrene Produce Trays, and Polystyrene Meat and Fish Trays.

A. No Food Provider or beverage provider shall distribute or sell any Polystyrene Foodware and Foodware Accessories in conjunction with the sale of Prepared Food at any location within the City.

B. No Person shall sell any Polystyrene Foodware or Expanded Polystyrene Coolers at any location within the City.

C. No Vendor in the City shall sell, distribute, or use Polystyrene Packing Material, including, but not limited to, foam peanuts, packing peanuts, foam popcorn, or packing noodles.

D. No Person or Vendor may sell, offer for sale, or otherwise distribute for compensation within the City, any meat and fish trays, produce trays, or egg cartons made, in whole or in part, from Polystyrene, either as separate items or as part of the sale of meat, fish, poultry, vegetables, fruit, or eggs sold to consumers.

E. No Person shall distribute or sell Prepared Food in any Polystyrene Foodware at City facilities that have been rented, leased or are otherwise being used with permission of the City. This subsection is limited to use of City facilities for which a Person has entered into an agreement with the City to rent, lease or otherwise occupy a City Facility.

F. No Person shall use or distribute Polystyrene Foodware at City-sponsored events, City-managed concessions and City meetings open to the public. This subsection shall apply to the Event Promoters, City Contractors, Food Providers, beverage providers, and any other Person that enters into an agreement with one or more of the function sponsors to sell or distribute Prepared Food or otherwise provide a service related to the function.

G. The City, City Contractors, and their agents shall not purchase or acquire Polystyrene Foodware and distribute it for public use.

8.50.050 Single-use Plastic Prohibited.

A. No Food Provider shall use, provide, distribute, or sell Plastic Beverage Straws, Plastic Stirrers, or Plastic Cutlery.

B. Nothing in this section precludes restaurants, including fast food restaurants, Food Providers, or Vendors from using or making non-plastic alternatives, such as those made from paper, sugar cane, or bamboo, available to customers. Non-plastic alternative straws, stirrers, or cutlery shall only be provided upon request by the customer.

C. It is unlawful for any Person or Food Provider to distribute Plastic Beverage Straws or Stirrers at any City Facility or any City-sponsored event.

8.50.060 Required Compostable or Recyclable Disposable Foodware.

A. All Food Providers within the City utilizing Disposable Foodware shall use Compostable or Recyclable products.

B. All City facilities, whether owned or leased by the City, City-managed concessions, City-sponsored events, and City permitted events, utilizing Disposable Foodware shall use Compostable or Recyclable products.

C. City Contractors and Events Promoters utilizing Disposable Foodware shall use Compostable or Recyclable products while performing under a City contract or permit.

D. No Person shall distribute, sell, or offer for sale any foodware that contains Fluorinated Chemicals.

8.50.070 Reusable Foodware.

A. Customers may provide their own Reusable Foodware for food and beverage service in accordance with the California Health and Safety Code Section 114121, as it may be amended from time to time.

1. Clean consumer-owned containers provided or returned to the Food Provider for filling may be filled and returned to the same consumer if the container is filled by either an employee of the food provider or the owner of the container. For the purposes of this section, a consumer-owned container shall be designed and

constructed for reuse in accordance with Section 3-304.17(B)(1) of the 2017 Food Code published by the federal Food and Drug Administration. The food provider shall either isolate the consumer-owned containers from the serving surface or sanitize the serving surface after each filling.

2. Food Providers may refuse, at their sole discretion, any customer-provided Reusable Foodware that is cracked, chipped, or corroded, appears inappropriate in size, material, or condition for the intended beverage or food item, or that appears to be excessively soiled or unsanitary. Food Providers may, at their discretion, provide a discount for customers who bring their own Reusable Foodware for takeout.
3. The Food Provider shall prepare, maintain, and adhere to written procedures to prevent cross-contamination.

8.50.080 Disposable Foodware Accessories Upon Request.

A. Food Providers shall only distribute Disposable Foodware Accessories and Standard Condiments upon the request of the customer.

B. Food Providers shall include in their digital ordering platforms for ordering food a statement that communicates that Disposable Foodware Accessories are offered only upon request and shall include the ability for customers to select which Foodware Accessories or Standard Condiments they want. If a consumer does not select any Disposable Foodware Accessories or Standard Condiments, no single-use Foodware Accessory or Standard Condiments shall be provided by the Food Provider for delivery of Prepared Food.

C. Food Providers shall not package Disposable Foodware Accessories and Standard Condiments in a manner that prevents a customer from taking only the type of Disposable Foodware Accessory or Standard Condiment desired without also having to take a different type of Disposable Foodware Accessory or Standard Condiment.

D. Food Providers are encouraged, but not required, to take actions in addition to the requirements of this section that support the goal of reducing the use of and waste generated by all disposable food service products.

8.50.090 Latex Balloons and Foil Balloons.

A. No Person, including but not limited to a balloon wholesaler, retailer (e.g., party supply, craft store) or third-party vendor shall sell or distribute Foil Balloons within the City either as a separate item or included in a packaged product set.

B. No Person shall use or distribute Foil Balloons on public property within City limits including but not limited to parks and beaches.

C. No Person shall use or distribute Latex Balloons filled with air or lighter than air gas at any City function or City sponsored event.

D. No Person shall release Latex Balloons filled with air or lighter than air gas anywhere within the City limits.

8.50.100 Prohibited sales.

No Vendor or Events Promoter in the City may sell or otherwise provide any Polystyrene product which is not wholly encapsulated or encased within a more durable material, except as exempted in Section 8.50.110. This specifically includes, but is not limited to, cups, plates, bowls, trays, clamshells, and other products intended primarily for food service use, as well as coolers, containers, ice chests, shipping boxes, packing peanuts, or other packaging materials.

8.50.110 Exemptions and Extensions.

A. The City Manager or their designee may grant an exemption or extension of time to any Person from the requirements of this Chapter as follows:

1. A request for an exemption or extension of time shall be filed in writing with the City Manager or designee and shall include documentation of the reason for the requested exemption or extension. The City may require the applicant to provide additional information as necessary, and make an independent verification of the facts provided (e.g., site visit) to make a determination.
2. Extensions or exemptions shall be granted at the City Manager's, or designee's, sole discretion.
3. The City Manager or designee's written decision on the exemption or extension is effective within 10 days of the decision.

B. Extension of Time. The City Manager, or designee, may grant an extension of up to six months to a Food Provider or Vendor, with or without conditions, upon finding that compliance would create an undue hardship. No extensions beyond January 1, 2025, however, shall be provided. Undue hardship may include, but not be limited to, situations where:

1. There are no reasonable alternatives for reasons that are unique to the applicant; or
2. Compliance with the requirements of this chapter would deprive a person of a legally protected right.

C. Exemptions to the requirements of this Chapter shall be considered as follows:

1. Foods prepared or packaged outside the City and sold in the City.
2. Products made from Expanded Polystyrene which are wholly encapsulated or encased by a more durable material. Examples include surfboards, life preservers, and craft supplies.
3. Construction products made from Polystyrene are exempted from this Chapter if the products are used in compliance with Carpinteria Municipal Code Title 15, Buildings and Construction, and Chapter 8.10, Stormwater Management, and used in a manner preventing Polystyrene from being released into the environment.

4. During a locally declared emergency, the City, emergency response agencies operating within the City, users of City facilities, and Food Providers and Vendors shall be exempt from the provisions of this Chapter.
5. The provision or distribution by a Food Provider of a Plastic Beverage Straw to a Person in order to assure full compliance with the Americans with Disabilities Act (42 USC § 12102).
6. Polystyrene packaging products which have been received from sources outside the City and which may be reused to be kept out of the waste stream.
7. Food or beverages brought by individuals for personal consumption to City facilities, including, but not limited to City parks, provided the City facility is being used for individual recreation or similar purposes and such facility use is not part of a larger organized event.

D. To obtain an extension or exemption for complying with the provisions related to Disposable Foodware or Disposable Foodware Accessories under this Chapter, the Food Provider or Vendor must demonstrate that:

1. No Disposable Foodware or Disposable Foodware Accessories item exists with substantially similar size, performance and/or utility that conforms with the disposable foodware standards; and
2. The nonconforming Disposable Foodware or Disposable Foodware Accessories item to be used in lieu of a conforming item is recyclable or compostable in the City of Carpinteria recyclable or compostable collection program.
3. Food providers and beverage providers must provide documentation of good faith efforts to obtain a substantially similar compliant item.
4. Records of attempts to obtain a compliant item may include emails, letters or other correspondence with vendors that furnish Disposable Foodwareor Disposable Foodware Accessories, seeking the compliant item and a timeline for compliance.

The City Manager or designee shall have discretion to impose a time limit on any exemption provided under this subsection.

8.50.120 Penalties and Enforcement.

A. The presence on the premises of a Food Provider of non-recyclable plastic shall constitute a rebuttable presumption that such packaging is being dispensed.

B. Violations of this Chapter shall be enforced as follows:

1. In accordance with Public Resources Code Section 42272 (b), the first and second violations of Section 8.50.080 shall result in a notice of violation, and any subsequent violation shall constitute an infraction punishable by a fine of twenty-five dollars ($25) for each day in violation, but not to exceed an amount of three hundred dollars ($300) annually.
2. All other violations of this Chapter by a Food Provider or Vendor shall be subject to administrative fines as provided in Chapter 1.06. Such fines are subject to appeal pursuant to the procedures of that Chapter.

3. Each and every sale or other transfer of non-recyclable plastic food packaging shall constitute a separate violation of this ordinance.
4. The City Manager or his or her designee shall be responsible for enforcement of this Chapter. The City Manager or designee may establish regulations or administrative procedures, and take other action that is reasonable and necessary to further the purposes of this Chapter.
5. The City Attorney may seek legal, injunctive, or other equitable relief to enforce this Chapter and any regulations or administrative procedures developed pursuant thereto.

C. The remedies and penalties provided in this Chapter are cumulative and not exclusive of other remedies and penalties available under other provisions of applicable law."

SECTION 3. Environmental Review.

The City Council finds that this ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Further, the proposed Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15308 on the separate and independent ground that it is an action of a regulatory agency for the protection of the environment because, among other things, it will regulate the use and sale of Polystyrene products and reduce the amount of Polystyrene products that enter local landfills and waterways.

SECTION 4. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the remainder of this Ordinance, which shall remain in full force and effect. The City Council hereby declares that it would have passed and adopted this ordinance, and each and all provisions hereof, irrespective of the fact that any one or more provisions may be declared invalid.

SECTION 5. Effective Date.

This ordinance shall take effect on the 31st day following its adoption.

SECTION 6. Certification.

The City Clerk shall certify the adoption of this ordinance and within 15 days after its adoption shall cause it to be published in accordance with California law.

PASSED, APPROVED AND ADOPTED on January 22, 2024, by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

_____
Mayor, City of Carpinteria

ATTEST:

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

I hereby certify that the foregoing Ordinance was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held on January 22, 2024

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

APPROVED AS TO FORM:

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

PASSED, APPROVED AND ADOPTED on January 22, 2024, by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

_____
Mayor, City of Carpinteria

ATTEST:

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

I hereby certify that the foregoing Ordinance was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held on January 22, 2024

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

APPROVED AS TO FORM:

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

City of Carpinteria

COUNCIL AGENDA STAFF REPORT
January 22, 2024

ITEM FOR COUNCIL CONSIDERATION

Code Compliance Quarterly Report Q4, 2023.

STAFF RECOMMENDATION

Receive and file quarterly report.

Sample Motion: I move to receive and file the Q4 Code Compliance Quarterly Report.

BACKGROUND

The Code Compliance Division enforces local and state laws for the City of Carpinteria. Staffing includes one Code Compliance Supervisor and one Code Compliance Officer II with varied schedules serving the City seven days a week. Code Compliance staff work both proactively and reactively to address zoning, building, homelessness, public nuisances, smoking restrictions, animal control, and parking regulations within City limits. Code Compliance staff work in cooperation with all City Departments, the Sheriff's Office, and other agencies to resolve calls for service in an efficient and timely manner.

At the request of the City Council, Code Compliance staff provides a quarterly report summarizing the recent types and number of compliance efforts responded to by the Code Compliance division. Where appropriate or noteworthy, the quarterly report can be used to highlight current issue areas, trends (both positive and negative), or particularly significant cases that have been addressed. With just over one year's worth of case data now entered into the tracking software, the Code Compliance Division is currently exploring how to generate year-over-year reports/graphics or monitor and report on trends over a longer period of time, to begin sharing in future reports.

Figure 1, below, provides the available means to contact Code Compliance staff. Contact via the City's service request portal (web link provided below) is the preferred method for filing a complaint or logging a request for service.

Figure 1. Code Compliance Contact Information

https://carpinteriaca.gov/local-info/service-request/		
David Hernandez	(805) 755-4418	davidh@carpinteriaca.gov
Henry Menendez	(805) 755-4413	henrym@carpinteriaca.gov

DISCUSSION

The following discussion and attached graphics (Attachment A) summarize the reported Code Compliance activities for the fourth quarter (October, November and December) of 2023:

Hundreds of service requests are received monthly, in addition to code violations identified by Code staff during routine patrols. Those initial service requests and officer-initiated contacts that require further investigation or action by Code Compliance staff are logged as cases. Code Compliance responds to and/or investigates each case to determine the appropriate course of action to best resolve these issues. Code Compliance staff logged **159 total cases opened this quarter, down 22 from last quarter's 181 cases.** This quarter's caseload is summarized by type below and is graphically depicted in slide 2 of Attachment A:

- Animal Control Services: 17 cases
- Animal Violations: 22 cases
- Bicycles on Sidewalk: 4 cases
- Business Licensing: 6 cases
- Graffiti: 5 cases
- Health and Safety: 7 cases
- Homeless Contacts: 15 cases
- Parking Enforcement: 61 cases
- Public Nuisances: 1 case
- Public Parks & Beaches: 14 cases
- Sign Regulations: 1 case
- Street & Sidewalk Encroachments: 1 case
- Zoning Enforcement: 5 cases

Code Compliance routinely patrols city streets and parks, and monitors for typical parking and animal-related code violations (e.g., 72-hour parking or off-leash dog), in addition to watching out for other types of code violations such as unpermitted signs or construction, and homeless encampments. Code Compliance also receives requests for service from the public, including through online service requests, email, or by phone, with the first option being the preferred and most efficient means. Parking and Animal Violations topped the most frequent service requests this quarter at **61 and 22 requests,** respectively. This past quarter, after receiving feedback from the public, Code Compliance made increased patrols within City parks and open spaces which likely attributes to the slightly higher number of contacts for Animal Violations compared to last quarter (17 calls).

Of the 159 cases opened this quarter, 71 were initiated by service request, while 88 were the result of proactive efforts by staff. Beginning Q4, the City implemented a new

and improved online portal that allows for easier submittal of all types of service requests. Members of the public can access the online portal both through the City's website and/or a new smartphone app (search Carpinteria in the app store.) The new system allows for better tracking of requests, automatic notifications to requestors when service is complete, and even allows requestors to leave feedback on the quality of service provided. Public outreach to encourage utilization of the new system remains underway. Slide 3 in Attachment A shows that City efforts to encourage use of the new online portal are successful, as service requests entered through the portal (34 cases) nearly matched all other service request types combined (i.e., email: 9; phone/voicemail: 28); a dramatic increase from last quarter's 4 cases entered through the (former version of the) web portal.

Code Compliance cases exclusive of parking and animal control-related compliance activities are summarized in Slide 4 and 5 (map) of the attached presentation. These cases include zoning violations, graffiti, public nuisances, homeless contacts, and business license violations, among others.

Zoning compliance efforts include things like residents building without permits, unpermitted use of property, and businesses operating without a business license. When a violation is found to have occurred, several code compliance tools are used to gain voluntary compliance such as a "stop work order," "compliance order," or "notice of violation." If voluntary compliance is not gained, staff has the ability to issue Administrative Citations in the amount of $100, $200, and up to $500 per day for each day that a violation continues to exist. Staff addressed **5 zoning** cases this quarter, all successfully resolved with no citations issued.

Code Compliance staff addressed **1 Public Nuisance** case this quarter. Public Nuisances can include property maintenance issues such as overgrown lawns and shrubs, or barking dogs and other loud sounds. The one public nuisance case from this quarter involved noise complaints originating from outdoor live music performances at a downtown business.

There were **15 contacts with people experiencing homelessness,** which is down slightly compared to last quarter's 17 contacts. Staffs' time continued to be focused on multiple individuals camping in or around Carpinteria Creek and Tar Pits Park, both of which are sensitive protected habitats. With the combined efforts of the Sheriff's Department and Code Compliance staff, including contacts, outreach, and enforcement; these areas have seen a mass reduction in the number of violations and encampments compared to years past.

There were **38 Health and Safety, Graffiti, and Business Licensing**-related cases this quarter. These include public contacts for public smoking and open containers, and shopping carts, among others.

There were **498 parking tickets issued and 44 service requests for alleged 72 Hour Parking violations** in Q4 compared to last quarter's 413 tickets and 31 service requests. Certain areas of the city, such as neighborhoods with higher density housing,

generate more service requests related to 72-hour parking violations. These areas require increased monitoring and enforcement actions to gain compliance. Staff notes that parking enforcement service requests were up slightly compared to the last quarter and may be credited to the new online portal. Slide 6 and 7 (map) of Attachment A breaks down the 498 issued parking citations by type of violation and location, with the vast majority attributed to: 1.) parking in "no parking" areas; 2.) expired or invalid registration; and 3.) 72-hour parking violations.

Slide 8 and 9 (map) of Attachment A shows typical animal control-related contacts and/or service requests include off leash reports, stray dogs, and disposal of dead animals. This quarter included **24 contacts for dogs off leash, 1 animal noise nuisance, 6 license checks, 6 strays/adoptions, and 40 dog licenses issued.** Contacts for off-leash dogs are up slightly compared to last quarter (24 contacts vs 17 contacts) and likely reflects the increased patrol presence in City parks and open spaces. The number of stray/adopted animals continues to hold relatively steady compared to the previous three quarters of 2023, which remains up from recent years and reflects a broader trend being witnessed nationwide, likely attributed to changes to living and employment arrangements in the post-COVID era.

POLICY CONSISTENCY

The purpose of this report is to provide transparency to the public for the services the Code Compliance Division provides.

FINANCIAL CONSIDERATIONS

No financial analysis is included as a part of this report.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

No legal issues are presented as a part of this report.

OPTIONS

The City Council could provide additional direction to Staff regarding future reports.

PRINCIPAL PARTIES EXPECTED AT MEETING

Interested members of the public.

ATTACHMENTS

Attachment A. Code Compliance 4th Quarter Presentation

Staff contact: David Hernandez, Code Supervisor
(805) 755-4418, DavidH@carpinteriaca.gov

Signature

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

Signature

Reviewed by: Michael Ramirez, City Manager
(805) 755-4400, MichaelR@carpinteriaca.gov

Signature

City of Carpinteria

COUNCIL AGENDA STAFF REPORT
January 22, 2024

ITEM FOR COUNCIL CONSIDERATION

Approve and authorize the City Council to sign a letter to the County of Santa Barbara Board of Supervisors regarding the County's Housing Element Update Draft Program Environmental Impact Report.

STAFF RECOMMENDATION

Approve and authorize the Council's signature on a letter to the County of Santa Barbara regarding the County's Housing Element Update Draft Program Environmental Impact Report (Attachment A).

Sample Motion: I move to approve and authorize the Council to sign and transmit a letter to the County of Santa Barbara regarding the County's Housing Element Update Draft Program Environmental Impact Report.

BACKGROUND

In June 2021, Santa Barbara County ("County") Planning and Development staff began preparing the County's 2023-2031 Housing Element Update. Similar to the analysis the City performed to update Carpinteria's Housing Element, the County identified and analyzed potential candidate sites available for residential development throughout the unincorporated County areas. In February and August 2023, the City Council sent the County Board of Supervisors letters regarding the County's Housing Element Update. The letters expressed concern regarding the potential rezoning of two agricultural parcels, identified as "Van Wingerden 1" and "Van Wingerden 2," and a low-density residential site, identified as the "Bailard" pending project site. The County's Housing Element proposes to re-zone these sites to Design Residential, allowing 20-30 units per acre.

More recently, at the City Council meeting of January 8, 2024, Mike Wondolowski of the Carpinteria Valley Association provided a public comment regarding the release of the County's Draft Program Environmental Impact Report (DPEIR) for the County's Housing Element Update. He noted the continued inclusion and proposed rezone of the Van

Wingerden sites as a cause for concern. Mr. Wondolowski found that the DPEIR does not adequately analyze the impact rezoning these sites would have due to the fact that they are outside the urban-rural boundary, and urged the Council to send a letter to the County voicing concern. The Council expressed agreement on the matter and concurred that a letter should be sent to address the potential impacts high-density residential development on these sites could have on the Carpinteria Valley and City resources.

DISCUSSION

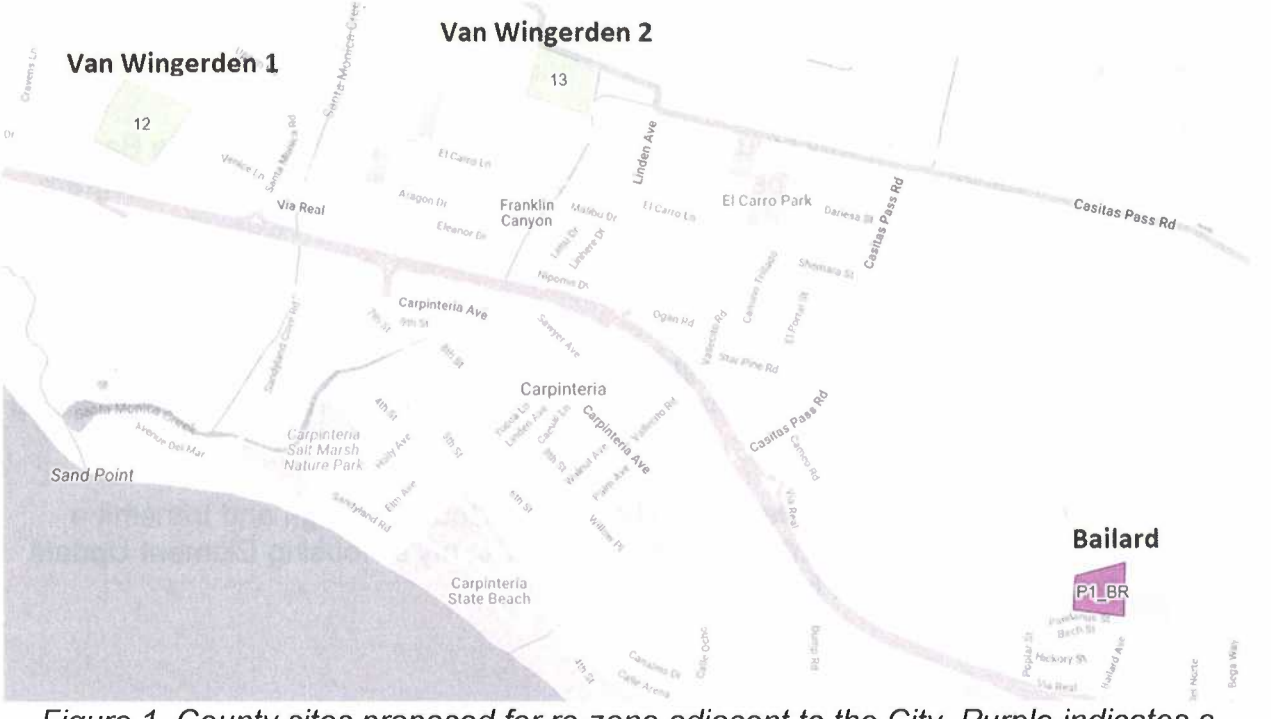


Figure 1. County sites proposed for re-zone adjacent to the City. Purple indicates a pending housing project site.

The proposed draft letter (Attachment A) begins by restating the City's ongoing concern over the rezoning of sites in the Carpinteria Valley, and the rezones' potential conflicts with California Coastal Act policies and the respective Local Coastal Programs of the County and City. It incorporates the City's prior two letters by reference. The letter acknowledges the Van Wingerden 2 site may be a more appropriate setting for housing, particularly farmworker housing, which can be developed on an agriculturally-zoned site through a Coastal Development Permit without the need for a rezone.

The letter goes on to make three main comments on the adequacy of the DPEIR itself, summarized here:

A. The DPEIR states no County Coastal Land Use Plan (CLUP) policies specifically apply to sites considered by the Housing Element Update, yet CLUP policy 8-3,

which specifically addresses rezoning of agricultural land, is directly applicable to the Van Wingerden rezone sites and is not discussed or further considered.

B. The DPEIR incorrectly states that all potential rezone sites are located outside the Coastal Zone and the jurisdiction of the CLUP—however, the Bailard and both Van Wingerden sites are well within the Coastal Zone, and the Housing Element Update should thus be noted as "Potentially Inconsistent" with the County CLUP.

C. The DPEIR includes only one project alternative that eliminates the Van Wingerden sites from the candidate rezone sites. The County should include an additional alternative that removes both the Bailard and Van Wingerden sites, as well as other candidate sites in the Coastal Zone (a "non-coastal" alternative). This alternative could consider the reduced impacts of rezoning land outside of the coastal zone and the feasibility of rezoning an adequate amount of land to meet housing unit targets by 2031, considering that parcels in the coastal zone face additional rezoning hurdles through California Coastal Commission (CCC) approval, which the County's DPEIR itself acknowledges would be unlikely to be achieved within this Housing Element cycle.

The letter concludes with an offer to meet with County staff to discuss the City's concerns and comments, if the County desires.

The comment period for the DPEIR ends on February 9, 2024 at 5:00 pm. Following this, the proposed Final PEIR will return to the County Planning Commission for recommendation (including the Commission's recommended rezone sites) and the County Board of Supervisors for certification. Any future candidate site rezones in the County will be covered under this PEIR, although rezones in the coastal zone will also require a Local Coastal Program amendment and approval from the CCC. Community Development Department staff will continue to monitor the process and participate when appropriate.

POLICY CONSISTENCY

From time-to-time the City Council may determine that it is in the City's interest to request certain actions by other public agencies and/or to work cooperatively with other agencies in order to most effectively address a matter(s) of interest to the Carpinteria community. In the case of the subject County Housing Element update, contemplated rezones that could result in the conversion of agricultural lands outside of the City and the urban-rural boundary would potentially contradict the following General Plan/Coastal Land Use Plan (GP/CLUP) Land Use Element and Open Space/Conservation Element policies:

- **LU-1d.** *Ensure that the type, location and intensity of land uses planned adjacent to any parcel designated open space/recreation or agriculture are compatible with these public resources and will not be detrimental to the resource.*

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

- **OSC-9f.** *Encourage Santa Barbara County to maintain agricultural field uses of agricultural land within the Carpinteria Planning Area, and to require urban uses to locate within the city.*

FINANCIAL CONSIDERATIONS

Staff time to review the DPEIR and prepare this comment letter was covered under the approved budget for the Community Development Department's Long Range Planning Division.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The City Attorney's office has reviewed this staff report and the proposed comment letter.

OPTIONS

1. Approve and authorize the Council to sign and send the attached letter (staff recommendation).

2. Direct changes to the attached letter.

3. Decline to take action concerning this matter.

PRINCIPAL PARTIES EXPECTED AT MEETING

Concerned Carpinterians
Property Owners abutting affected parcels

ATTACHMENTS

Attachment A: Proposed Letter to County Board of Supervisors, with past letters to the Board enclosed.

Staff contact:
Mindy Fogg, Principal Planner
(805) 755-4408; mindyf@carpinteriaca.gov

Signature

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

Signature

Reviewed by:
Michael Ramirez, City Manager
(805) 755-4400; MichaelR@carpinteriaca.gov

Signature

Attachment A.

Proposed County Housing Element DPEIR Comment Letter

County Housing Element DPEIR Comment Letter
January 22, 2024 City Council Meeting

CITY of CARPINTERIA, CALIFORNIA

January 22, 2024

Board of Supervisors
County of Santa Barbara
c/o Hannah Thomas, Long Range Planning Division via email: housingelement@countyofsb.org

Re: Comments on the 2023-2031 Housing Element Update Draft Program Environmental Impact Report, 23EIR-00000-00004

Dear Chair Lavagnino and Honorable Members of the Board of Supervisors:

Thank you for the opportunity to comment on Santa Barbara County's ("County") Draft Program Environmental Impact Report for the 2023-2031 Housing Element Update ("DPEIR"). The City of Carpinteria ("City") has been closely following the County's Housing Element Update process. We appreciate the challenges faced by the County and other local jurisdictions, ourselves included, in updating and implementing our Housing Elements in a way that satisfies our respective regional housing needs assessment ("RHNA") allocations and meets the California Department of Housing and Community Development's ("HCD) standards.

We acknowledge that the DPEIR is an analysis and disclosure document related to potential environmental impacts rather than a policy or decision document. That said, we reiterate, and incorporate by reference here, our ongoing concerns that the rezoning of candidate sites in Carpinteria Valley would conflict with local and State law. As discussed in more detail in our letters dated February 28th and August 28th of 2023 (attached), given that these are productive agricultural sites located outside the urban-rural boundary and within the coastal zone, conversion to high density urban development would be inconsistent with Resource Protection policies of the California Coastal Act ("Coastal Act") as well as the specific goals, policies and regulations of the County and City's respective Local Coastal Programs ("LCPs"). In particular, "up-zoning" the sites identified as the "Van Wingerden 1" and the "Bailard" pending housing project site would contradict County LCP Policies, zoning regulations in Article II, and the Right to Farm Ordinance.

Conversely, due to its semi-urban setting, the "Van Wingerden 2" site would be more suitable for conversion to housing. However, a zoning change from AG-I to Design Residential may not be necessary to achieve planned housing goals at this site. As stated on pg. 4-9 of the DPEIR, the Van Wingerden sites "were included because the property owner may partner with a local non-profit housing organization to redevelop the sites for farmworker and/or lower-income housing." Under the County's Coastal Zoning Ordinance, a farmworker housing complex may be permitted in the AG-I zone with a Coastal Development Permit (CDP; Article II, Section 35-144P). Thus, we recommend that the County and/or property owner pursue the existing and available CDP option before initiating a potentially unwarranted spot zone.

5775 CARPINTERIA AVENUE • CARPINTERIA, CA 93013-2603
(805) 684-5405 • FAX (805) 684-5304
www.CarpinteriaCA.gov

With the above concerns in mind, the City offers the following comments on the DPEIR:

A. Section 3.2. Agriculture

In Section 3.2.3 the County provides information on the regulatory setting as it relates to potential agricultural impacts. Specifically, on page 3.2-21 there is an evaluation of the County's Coastal Land Use Plan ("CLUP") and whether any of the agricultural policies in the CLUP would apply to the project. The DPEIR states: "There are no CLUP policies specific to the Project area relevant to agriculture; however, Policies 8-1 through 8-12 are generally applicable to all agricultural uses within the unincorporated county (within the Coastal Zone)." This section goes on to say that Policy 8-4, regarding division of agricultural land, may particularly apply. We believe Policy 8-3, regarding the rezoning of agricultural land, also applies to the project and is directly applicable to the Van Wingerden rezone sites.

B. Section 3.10. Land Use and Planning

In Table 3.10-4, at the top of page 3.10-59, the DPEIR incorrectly states that all potential rezone sites are located outside the Coastal Zone and the jurisdiction of the CLUP. As noted above and elsewhere in the DPEIR, the two Van Wingerden rezone sites and the Bailard pending project site are well within the Coastal Zone and are subject to CLUP policies. As such, the conclusion for the CLUP section of Table 3.10-4 should be changed from "Potentially Consistent" to "Potentially Inconsistent."

C. Chapter 4. Alternatives

We applaud the County for selecting a wide range of alternatives for analysis (one no-project alternative and four build alternatives). However, we are disappointed that Alternative 2 is the only build alternative that contemplates the exclusion of the Van Wingerden rezone sites. As generally described in Chapter 4, the primary basis for Alternative 2 was to substantially reduce vehicle miles traveled ("VMT") – though it does not do so. As a result, Alternative 2 eliminates the two Van Wingerden sites, along with numerous non-coastal rezone sites that would otherwise have minimal environmental impacts; and it shifts higher density into the remaining candidate sites. Accordingly, Alternative 2 does not appear to be a desirable alternative since it would eliminate numerous candidate sites but not achieve the goal of substantially reducing total VMT or total VMT per service population in the North County.

As noted above and in our attached letters from 2023, the Bailard and Van Wingerden sites support productive agriculture in the Coastal Zone near or adjacent to other productive agricultural properties. Therefore, we believe another reduced project alternative should consider the elimination of these sites; and we request that one be added to the Final PEIR for consideration by decision makers. For example, an additional reduced alternative could consider the removal of all rezones in the Coastal Zone. As stated on pg. 4-9 of the DPEIR: "The California Coastal Act requires that the California Coastal Commission (CCC) approve (i.e., certify) rezones in the Coastal Zone. This requirement combined with regulatory barriers makes the construction of housing units on these agricultural parcels unlikely by 2031." A non-coastal alternative could consider the reduced impacts as well as the feasibility of implementing Program 1 (Adequate Sites for RHNA and Monitoring of No Net Loss) within the housing cycle timeframe. It could further consider the fact that farmworker housing complexes could still be developed on agriculturally-zoned coastal sites with a CDP and without having to

process zoning changes. Finally, such an alternative could be added to the document without triggering recirculation of the DPEIR since it would not be related to new significant impacts and would not provide substantial new information.

Our staff would be happy to meet and discuss our concerns and comments on the Housing Element Update and DPEIR with County staff. If you would like to set up such a meeting, please contact Nick Bobroff, Director of Community Development, at 805-755-4407 or at nickb@carpinteriaca.gov. We thank you for taking the time to consider and address our comments.

Sincerely,

Councilmember Mónica J. Solórzano

Councilmember Wade T. Nomura

Councilmember Roy Lee

Vice Mayor Natalia Alarcon

Mayor Al Clark

Enclosures:

City Letter to County on Draft Housing Element dated February 28, 2023
City Letter to County on Draft Housing Element dated August 29, 2023

Cc. County Clerk of the Board (sbcob@countyofsb.org)
Lisa Plowman, Planning Director (lplowman@countyofsb.org)
Alex Tuttle, Long Range Division Deputy Director (atuttle@countyofsb.org)
Nick Bobroff, Community Development Director

CITY of CARPINTERIA, CALIFORNIA

February 28, 2023

Board of Supervisors
County of Santa Barbara
c/o Jessi Steele, Long Range Planning Division Via email: housingelement@countyofsb.org

Re: Santa Barbra County Draft 2023 – 2031 Housing Element Update

Dear Chair Williams and Honorable Members of the Board of Supervisors:

The City of Carpinteria has been closely following the County Housing Element Update process. We appreciate the challenges faced by the County and other local jurisdictions, ourselves included, in crafting a Housing Element Update that satisfies our respective regional housing needs assessment (RHNA) allocations and meets HCD's high bar for certification. We recognize the need for all areas of the County to share in meeting regional housing needs and that difficult decisions must be made concerning where and how to accommodate needed housing.

The City of Carpinteria City Council offers these comments on the Draft 2023 – 2031 Santa Barbara County Housing Element in the spirit of interagency cooperation and collaboration on housing policies that best serve the Carpinteria Valley and its residents. In consideration of the need to provide the state-mandated housing and, in particular, affordable housing, in southern Santa Barbara County, we are requesting two items:

- Modifications to the proposed housing sites in the Carpinteria Valley; and
- County commitment to implement policies and programs aimed at preventing displacement and promoting affordable housing.

Proposed Housing Sites in the Carpinteria Valley

Agriculture remains an important element of the Carpinteria Valley's identity and economic base, and the desire to protect and preserve the Valley's agricultural heritage going forward is critical. State Housing Element Law requirements to plan for adequate housing sites do not take precedence over the Resource Protection policies of the California Coastal Act ("Coastal Act") and as embodied in the policies and regulations of County and City's respective Local Coastal Programs ("LCPs"). Guidance from the Coastal Commission on this issue cites the need to instead harmonize State Housing laws with Coastal Act policies.

5775 CARPINTERIA AVENUE • CARPINTERIA, CA 93013-2603
(805) 684-5405 • FAX (805) 684-5304
www.carpinteria.ca.us

The County's Draft Housing Element fails to adequately take into account the Resource Protection policies of the Coastal Act, including Coastal Act policies embodied in the County's LCP, with regard to protection of Agricultural Resources. Numerous County and City LCP Policies address Agricultural Buffers and the need to protect agricultural lands/operations from urban residential development (see, e.g., County Article II, Section 35-144O- Agricultural Buffers, Appendix H: Agricultural Buffer Implementation Guidelines and Santa Barbara County Right to Farm Ordinance).

Our position that high density urban development is not appropriate for rural agricultural areas along the City's edges is further supported by numerous adopted policies found in both the County's and City's respective certified LCPs, including but not limited to:

County Comprehensive Plan Agricultural Element Policy and California Coastal Act § 30241. *The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:*

- *By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban uses.*
- *By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.*
- *By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.*
- *By developing available lands not suited for agriculture prior to the conversion of agricultural lands.*
- *By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.*
- *By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.*

City Policy LU-3a: *New development shall occur contiguous to existing developed areas of the city. Higher density in certain residential neighborhoods and for residential uses in commercial districts shall be provided as a means to concentrate development in the urban core consistent with zoning designations, particularly where redevelopment of existing structures is proposed.*

> **California Coastal Act § 30250.** *(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.*

Specifically, in the Carpinteria Valley, sites identified as the "Van Wingerden 1" potential rezone site and the "Bailard" pending housing project, should be eliminated because of impacts to coastal agricultural lands. Wise planning practices call for higher residential densities to occur within or immediately adjacent to the urban core. City and County land use policies and the Coastal Act support these practices. These two sites contradict this fundamental principle by proposing the highest densities found in the Carpinteria Valley at the very edge of the City, outside the urban-rural boundary, at significant distance from the urban core, with no immediate access to pedestrian, bicycle and public transit routes, and not within reasonable walking distance to grocery shopping and other necessities and conveniences of daily living.

We also do not believe that these sites have the potential to meet state regulations for conversion of agricultural land/use to residential use. The Coastal Act section 30242 expressly identifies that lands suitable for agricultural use shall not be converted to other uses unless continued agricultural use is not feasible or such conversion would preserve prime agricultural land or concentrate development within a developed area. Consistent with this Coastal Act policy, the City is closely scrutinizing potential rezones of agricultural lands within the City to avoid conversion of other agricultural land within the Carpinteria Valley and to concentrate residential development within its urban boundaries. However, the City Council firmly believes that the County and the Coastal Commission cannot make these findings for the Van Wingerden 1 and Bailard sites for the reasons stated above.

While the bar remains high for consideration of conversion of agricultural use and land, the City believes the "Van Wingerden 2" site may appropriately be considered given its location situated along a major transit route, its adjacency to existing urban development on two sides, and what appears to be adequate ingress/egress opportunity.

Lastly, we continue to urge the County to explore and identify additional potential sites for infill development opportunities throughout the unincorporated South County's urbanized and suburban areas. More specifically, the County should be identifying and prioritizing underutilized commercial, office, residential, and governmental properties within these urban areas rather than relying so heavily on "greenfield" development opportunities on agricultural lands outside of the urban-rural boundary. In addition to having a better chance for being found consistent with Coastal Act resource protection policies, such infill opportunities that are closer to job centers could have a more meaningful impact on achieving a regional jobs-housing balance and reducing vehicle miles traveled, as encouraged by Draft County Housing Element Policy 1.3.

Request for Policies and Programs aimed at preventing displacement and promoting affordable housing

We have a common interest in helping to ensure the availability of housing for workers in the agricultural, service and hospitality industries because these are important parts of the regional economy and wages are typically too low to keep pace with housing markets. Housing markets in attractive coastal areas, like Carpinteria, are heavily influenced by factors other than supply, such as demand for vacation rentals and second homes. These factors we expect will continue to contribute to escalating housing prices despite planned growth in supply.

As such, promoting growth and relying on development purported to be "affordable by design" will not be sufficient to meet the housing needs of the region. Government interventions will be required in order to provide housing that is available and that is affordable to many people that work in the City and in the Carpinteria Valley. We urge the County to join the City in developing measures to address this such as:

- Prioritize production of rental housing units over ownership units;
- Prioritize housing for agricultural and service workers;
- Adopt inclusionary requirements to achieve an amount of lower income rent restricted units significantly greater than provided for in state laws;
- Prohibit vacation rentals for multi-family residential housing built in the Carpinteria Valley, including prohibitions on corporate and limited liability company ownership models;
- Establish a vacancy tax and/or other measures to ensure second home use contributes to affordable housing development and preservation;
- Enact rent stabilization on multi-family rental housing; and
- Establish no-cause eviction prohibition regulations beyond state law requirements.

The City included each of the above measures in its Annual Work Plan and plans to incorporate these measures in our Housing Element to advance the City's evidence to prevent displacement of existing residents and provide affordable housing for South County essential workers. The County should incorporate similar measures in its Housing Element policies and programs to ensure that the County and City move forward collaboratively to advance truly affordable housing policies within the Carpinteria Valley.

Lastly, we are seeking a commitment from the County to collaborate with the City to determine appropriate mitigation for development impacts, (e.g., traffic, parks, etc.) that will occur in the City as a result of these higher residential densities occurring outside the City limits, and to require these to be addressed as a part of project development approval. Such mitigation is critical to ensure that new and existing development have access to the public resources that make south Santa Barbara County a desirable place to live and work.

Thank you in advance for your consideration of this request.

Sincerely,

Councilmember Mónica J. Solórzano

Councilmember Wade T. Nomura

Councilmember Roy Lee

Vice Mayor Natalia Alarcon

Mayor Al Clark

Cc: sbcob@countyofsb.org

CITY of CARPINTERIA, CALIFORNIA

August 28, 2023

VIA EMAIL: HOUSINGELEMENT@COUNTYOFSB.ORG

Board of Supervisors
County of Santa Barbara
c/o Jessi Steele, Long Range Planning Division

Re: Santa Barbra County Draft 2023 – 2031 Housing Element Update

Dear Chair Williams and Honorable Members of the Board of Supervisors:

The City of Carpinteria (City) has been closely following the Santa Barbara County (County) Housing Element Update process. We appreciate the challenges faced by the County and other local jurisdictions, ourselves included, in crafting a Housing Element Update that satisfies our respective regional housing needs assessment (RHNA) allocations and meets the California Department of Housing and Community Development's (HCD) high bar for certification. We recognize the need for all areas of the County to share in meeting regional housing needs and that difficult decisions must be made concerning where and how to accommodate needed housing in a manner that affirmatively furthers fair housing.

The City Council submits this letter as a follow up to our February 28, 2023 letter (attached) wherein we requested modifications to the proposed housing sites in the Carpinteria Valley and a County commitment to implement policies and programs aimed at preventing displacement and promoting affordable housing. Since our last letter, we have been pleased to see the County move forward with the recent adoption of a just-cause residential eviction ordinance as an important step toward protecting tenants and helping to preserve the South County affordable rental housing stock.

We remain disheartened, however, to see that the County has not made changes to its inventory of potential rezone sites as requested by the City. Namely, the County still identifies the "Van Wingerden 1" potential rezone site and the "Bailard" pending housing project moving forward, despite the fact that these sites are inconsistent with the County's Comprehensive Plan Agricultural Element Policies, the County's Coastal Land Use Plan, and the California Coastal Act, which call for the preservation of coastal agricultural lands.

Wise planning practices call for higher residential densities to occur within or immediately adjacent to the urban core. County and City land use policies and the Coastal Act support these practices. Yet, the Van Wingerden 1 and Bailard sites contradict these fundamental principles by proposing the highest densities found in the Carpinteria Valley on agricultural lands at the very edge of the City, outside the urban-

rural boundary, at significant distance from the urban core, with no immediate access to pedestrian, bicycle and public transit routes, and not within reasonable walking distance to grocery shopping and other necessities and conveniences of daily living.

Again, we encourage the County to focus its Housing Element Update rezones on infill development sites located within existing urban and suburban areas throughout the South County. These infill development sites are more likely to be found consistent with California Coastal Act resource protection policies and will promote more desirable residential development near existing job centers and services.

Although the bar remains high to convert agricultural uses, the City believes that the "Van Wingerden 2" site may be an appropriate site to meet the goals of the Coastal Act and County Housing Element Policy 1.3. This site deserves continued consideration given its location along a major transit route, adjacent to existing urban development, and apparent adequate ingress/egress.

The City Council also wishes to address concerning comments regarding the proposed Bailard Avenue Multifamily Housing Project. At the February 2023 County Planning Commission Concept Review Hearing, comments were made indicating the developer intends to resubmit the project under an SB 330 Preliminary Application as a "Builder's Remedy" project pursuant to the Housing Accountability Act. Additional comments were made suggesting the inability of the County to deny or modify the project due to the invocation of the "Builder's Remedy" provisions.

The City asserts that these comments misstate the applicable law. Pursuant to Government Code section 65589.5, subdivision (e), nothing in the Housing Accountability Act, including the Builder's Remedy, relieves the County from complying with the California Coastal Act or the California Environmental Quality Act. Rather, the Housing Accountability Act, like other state housing laws, must be harmonized with the Coastal Act to the maximum extent feasible. The Bailard Avenue Multifamily Housing Project is located entirely within the coastal zone and thus subject to the County's certified Coastal Land Use Plan (CLUP) and Local Coastal Program (LCP). Therefore, the County must still apply any provisions of the County's CLUP and LCP to the Bailard Avenue Multifamily Housing Project. The City Council respectfully urges the County to acknowledge that it will process the Bailard Avenue Multifamily Housing Project consistent with its certified CLUP and LCP along with all applicable California Coastal Act policies and conduct a thorough environmental review under the California Environmental Quality Act.

The City Council requests that the County collaborate with the City as it moves forward with the rezoning of potential sites and consideration of proposed projects in the vicinity of the City. Collaboration with the City regarding appropriate mitigation measures for development impacts (e.g., traffic, parks, coastal resources, etc.) that will occur as a result of these high density residential projects is critical to ensure that new and existing development have access to the public resources that make the Carpinteria Valley a desirable place to live and work. These mitigation measures are necessary to ensure

that implementation of the County's Housing Element Update achieves the dual goals of affirmatively furthering fair housing and protecting coastal resources.

Thank you in advance for your consideration of this request.

Sincerely,

Councilmember Mónica J. Solórzano

Councilmember Wade T. Nomura

Councilmember Roy Lee

Vice Mayor Natalia Alarcon

Mayor Al Clark

Cc: County Clerk of the Board (sbcob@countyofsb.org)
Alia Vosburg, County Development Review Division (avosburg@countyofsb.org)
Barbara Carey, California Coastal Commission (barbara.carey@coastal.ca.gov)

City of Carpinteria

COUNCIL AGENDA STAFF REPORT
January 22, 2024

ITEM FOR COUNCIL CONSIDERATION

Re-adoption of the 6th Cycle 2023-2031 Housing Element via Resolution No. 6288 (Attachment A) as revised to address comments from the California Department of Housing and Community Development (HCD) (General Plan Amendment No. 22-2157-GPA).

STAFF RECOMMENDATION

Receive staff presentation and public testimony; adopt Resolution No. 6288 to re-adopt the 2023-2031 Housing Element as revised to address HCD comments; find the proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and direct the City Manager to submit the 2023-2031 Housing Element to HCD for final certification.

Sample Motion: I move to adopt Resolution No. 6288 that re-adopts General Plan Amendment No. 22-2157-GPA, an update to the 2023-2031 Housing Element as revised to address California Department of Housing and Community Development (HCD) comments and finds the proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and to direct the City Manager to submit the 2023-2031 Housing Element to HCD for final certification.

BACKGROUND

The Housing Element is a State-mandated component of the City's General Plan that describes, identifies, and analyzes the City's housing needs and addresses the maintenance and expansion of the housing supply to accommodate the households that currently live and/or may live in Carpinteria in an eight-year planning period. The Housing Element must be updated periodically according to a schedule established in State law. The law requires all jurisdictions in Santa Barbara County to update their Housing Elements for the 2023-2031 planning period, referred to as the "6th Cycle" in reference to the six Housing Element updates required since the comprehensive revision to State housing element law in 1980.

An important difference between the Housing Element and other elements of the General Plan is the extent of State oversight. Under California law, the Housing Element is by far the most regulated element of General Plans. As such, State law establishes many specific requirements and limitations on local land use authority with regard to housing. The State Legislature has also declared that an adequate supply of housing is a matter of statewide importance and has delegated authority to HCD to review Housing Elements and issue opinions regarding their compliance with State law. A finding of Housing Element compliance by HCD is referred to as "certification" of the Housing Element. Certification is a threshold requirement for cities' eligibility for certain State-sponsored grant funds.

HCD review is required both prior to and after adoption of Housing Elements. Cities and counties must consider HCD's comments on their draft Housing Elements and adopt findings describing how the Housing Element addresses those comments. Then a second round of HCD review occurs after City Council adoption. If substantive revisions are required after the second-round comments, the City Council must re-adopt the Housing Element. Finally, HCD must certify that the re-adopted Housing Element addressed all of their comments and complies with State law.

Table 1 below provides a brief summary of previous public meetings and milestones for the City's 2023-2031 Housing Element update. Materials from previous meetings are available on the City website at https://carpinteriaca.gov/city-hall/agendas-meetings/.

Table 1 - Summary of Previous Actions on the City's 2023-2031 Housing Element

Date	Action
June 6, 2022	Planning Commission Study Session 1
June 22, 2022	South Coast Housing Workshop
August 1, 2022	Planning Commission Study Session 2
October 10, 2022	Initial Public Review: 30-Day Comment Period
October 17, 2022	Joint City Council and Planning Commission Public Hearing
November 23, 2022	First Submittal to HCD for Review
February 21, 2023	First Comment Letter from HCD
March 16, 2023	Revised Element and Responses to HCD Posted to City Webpage
March 20, 2023	Planning Commission Recommendation Hearing
April 10, 2023	**City Council Adoption Hearing**
April 12, 2023	Second Submittal to HCD for Review
June 12, 2023	Second Comment Letter from HCD
November 2, 2023	Revised Element and Responses to HCD Posted to City Webpage
November 6 to 13, 2023	Seven-Day Public Review / Comment Period
November 14, 2023	Third Submittal to HCD for Review
January 8, 2024	HCD Letter of "Substantial Compliance"

As shown in Table 1, the comprehensive 2023-2031 Housing Element update was brought to City Council for adoption on April 10, 2023. At the April 10th public hearing,

the City Council received a presentation from staff, heard testimony from members of the public, and approved the 2023-2031 Housing Element update in a 5-0-0 vote. The City Manager then submitted the adopted Housing Element to HCD for review on April 12, 2023.

At the time of the April 2023 City Council adoption hearing, the California Coastal Commission provided a comment letter for City staff to consider (Attachment A, Exhibit 1: pages C-70 to 75). The comments from the Coastal Commission factored into the subsequent review and comments provided by HCD staff. HCD's comment letter dated June 12, 2023 (Attachment B) called for additional information and further revisions to the Housing Element. City staff held numerous conference calls and virtual meetings with these State agencies during the summer and fall months of 2023, and worked iteratively to address their comments and make the appropriate revisions.

Once all of the State's comments were addressed and the corresponding revisions were made, the proposed revised Housing Element was made available on the project webpage, and interested parties were contacted by mail and email to encourage public comments on the revisions. A seven-day public comment period was held from November 6 through November 13, 2023. Only one comment letter, from Victor and Susan Schaff, was received during the comment period (see Attachment A, Exhibit 1: pages C-80 to 81).

The proposed revised Housing Element was re-submitted to HCD on November 14, 2023. The City received a letter of "substantial compliance" (Attachment D) from HCD on January 8, 2024, advising City staff to move forward with the re-adoption process. Additional information regarding the Housing Element update is posted on the City website at https://carpinteriaca.gov/city-hall/community-development/planning/housing-element-update/.

DISCUSSION

Brief Housing Element Summary

State law establishes very detailed requirements for Housing Elements, and in recent years the State Legislature has adopted extensive new requirements. The 6th Cycle 2023-2031 Housing Element is divided into two volumes: the Housing Plan and the Technical Report. The Housing Plan includes an Introduction providing background information as well as City policies and programs intended to address the housing needs of current and future Carpinteria residents.

The Technical Report, includes the following sections:

- Section I – Housing Needs analyzing the city's demographic characteristics, housing conditions and housing needs
- Section II – Resources and Opportunities describing the land, administrative, and financial resources available to address housing needs

- Section III – Constraints describing potential governmental and non-governmental constraints to meeting the city's housing needs
    - Appendix A: Evaluation of the previous Housing Element
    - Appendix B: Inventory of sites that could accommodate the city's new housing needs as well as candidate sites for potential zoning amendments to increase capacity for new housing commensurate with regional housing needs
    - Appendix C: Description of the Housing Element public participation process and public comments
    - Appendix D: Assessment of fair housing issues
    - Appendix E: Implementation Plan

Housing Element Law requires local agencies to address the following two key issues: 1.) whether City plans and regulations comply with State laws regarding housing for persons with disabilities and other special needs; and 2.) how the City will accommodate its share of regional housing needs assigned through the Regional Housing Needs Assessment (RHNA) process.

As described in greater detail in the April 10, 2023 staff report to City Council, the RHNA by income category for the 2023-2031 housing cycle is:

286	Very Low
132	Low
135	Moderate
348	Above Moderate
901	Total

The Housing Element must demonstrate compliance with the RHNA allocation by analyzing the city's realistic capacity for additional housing based on land use plans, development regulations, potential constraints (such as infrastructure availability and environmental conditions), and real estate market trends.

Housing Element Revision Summary

Revisions to the 2023-2031 Housing Element since the City Council's adoption on April 10, 2023 were made in response to the June 12, 2023 HCD Comment Letter. A table showing each of HCD's comments alongside City staff's responses is provided in Attachment C. The corresponding tracked changes version of the revised Housing Element was posted on the City webpage in November 2023 and is available here: https://carpinteriaca.gov/city-hall/community-development/planning/housing-element-update/. Most of the revisions simply provide additional explanation or clarification of the information that was provided in the April 2023 version of the documents. Notable

revisions that required further discussions with HCD staff and that resulted in more substantive changes to the City's Housing Element include:

- Changes to the assumptions for development potential on underutilized sites and candidate (rezone) sites (Attachment A, Exhibit 1: pages B-3 to B-6, and Tables B-5 and B-6).
    - This revision included the clarification of the six criteria used to identify potentially developable non-vacant sites (see page B-4) based on common characteristics identified in past approved residential in-fill projects. The criteria include: 1.) vacant/under-utilized land or improvements; 2.) proximity to transit; 3.) proximity to amenities; 4.) lack of environmental constraints; 5.) single/common ownership of property; and 6.) property owner expression of interest. These criteria were then applied to the underutilized and candidate (rezone) sites to demonstrate potential for redevelopment based on past local trends. The underutilized and candidate (rezone) sites met at least three of the criteria.
- Changes to the assumptions and methodology for estimating Accessory Dwelling Unit (ADU) production during the 2023-2031 planning period (Attachment A, Exhibit 1: pages B-11 to B-12).
    - The revised methodology examined past and anticipated trends for ADU production in the city of Santa Barbara, and used those trends to develop a "per capita" and "per housing unit" rate of ADU production that was then applied to Carpinteria, resulting in an anticipated base rate of 12 ADUs per year. The City also assumed an additional 8 ADUs per year for 2023 and 2024 based on deferred demand and the recent effectuation of the City's ADU permitting program. The total number of ADUs anticipated over the planning period is 112.
- Additional analysis of city and regional demographics under the Fair Housing Assessment, and additional analysis regarding location of sites relative to factors for Affirmatively Furthering Fair Housing (Attachment A, Exhibit 1: pages D-57 to D-67).
    - The additional analysis demonstrates that, on average, Carpinteria is less economically or demographically segregated than the rest of the south coast region, and that the sites identified in the city's inventories of underutilized and candidate sites would be generally consistent with identified AFFH factors.

In addition, the Implementation Plan for the Housing Element was moved out of the final pages of the Housing Plan into a new Appendix E for ease of reference.

Conclusion and Next Steps

State requirements for this Housing Element update are far more challenging than any prior update. The State Legislature has declared a "housing crisis" in California, and

local government zoning and permit review procedures are viewed as a major cause of the crisis. The much higher RHNA allocations for the 6th Cycle are the result of State legislation requiring cities to facilitate a significant increase in housing production, particularly higher-density multi-family housing. The proposed revised Housing Element addresses these requirements and includes revised policies and programs to create significant additional opportunities for housing development consistent with recent State legislation.

The purposes of this public hearing are to review the City's revised 2023-2031 Housing Element incorporating changes to address comments from HCD; conduct a public hearing to receive additional public comments; re-adopt the 2023-2031 Housing Element via Resolution No. 6288 as revised; and receive authorization to submit the re-adopted Housing Element to HCD for approval and final certification.

Following certification by HCD, City staff will begin implementing the updated Housing Element. Some of the implementation measures involve amendments to the Zoning Code and Local Coastal Program, which will require additional public review and hearings by the Planning Commission and City Council (initiated by the City Council on May 8, 2023 via Resolution No. 6234). The Local Coastal Program amendments also will require approvals from the California Coastal Commission. Other implementation actions involve a substantial increase in new staff-level administrative activities that will have budget and workload implications that staff will recommend adding to the coming fiscal year's work plan. A summary of specific implementation actions is provided in Appendix E of the Technical Report (Attachment A, Exhibit 1).

COMPLIANCE WITH CEQA

The Housing Element is a component of the City's General Plan, and General Plan amendments are discretionary legislative actions subject to review under CEQA. Re-adoption of the Housing Element is exempt from the provisions of CEQA pursuant to the "common sense exemption" (Cal. Code Regs., Tit. 14, Sec. 15061(b)(3)). It can be seen with certainty that there is no possibility that the re-adoption of the Housing Element may have a significant effect on the environment because it does not approve any development project or other physical change to the environment. Rather, the Housing Element is a document that sets forth the City's policies to plan for the City's regional housing needs allocation. Additionally, the 2023-2031 Housing Element does not grant any development entitlements or authorize development beyond what is allowed under the City's current General Plan and Zoning Code. Approval of any subsequent zoning amendments or housing development projects in accordance with the policies set forth in the re-adopted Housing Element will comply with CEQA. Based on these factors, it can be seen with certainty that the programs and policies set forth in the 2023-2031 Housing Element would not have a significant effect on the environment. Accordingly, the 2023-2031 Housing Element is exempt from CEQA pursuant to the common sense exemption.

FINANCIAL CONSIDERATIONS

No additional funding requested at this time. Consultant services related to the preparation of the Housing Element Update were paid for with Measure X funds. Minimal staff time to prepare the report and submit the adopted Housing Element to HCD for certification is included in the Adopted FY 2023-24 Budget.

Looking ahead, implementation of the Housing Element will be primarily undertaken by Community Development Department staff with support from the City Attorney's office, and is included in the adopted current fiscal year budget for the Advanced Planning Division. Depending, however, upon the particular sites selected for rezoning from the candidate sites list, additional allocation of funds may be requested for consultant services related to preparation of the required CEQA document (e.g., Environmental Impact Report) and/or necessary technical studies.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

As the City did not adopt a compliant housing element within 120 days of the statutory deadline (February 15, 2023), Program 1 (Adequate Sites to Accommodate Regional Housing Needs) must be completed no later than one year from the statutory deadline. Otherwise, the HCD may revoke its finding that the City's Housing Element is substantially compliant with Housing Element Law. If the City fails to adopt a Housing Element within one year from the statutory deadline, the Housing Element cannot be found in substantial compliance until rezones to accommodate a shortfall of sites are completed.

Additionally, if a compliant Housing Element is not adopted and certified: (1) the City may also have limited access to State funding, and (2) developers and advocates may have grounds to sue the City for not being compliant with State law.

The City Attorney assisted in the preparation of this Staff Report and will be available to answer questions at the meeting.

OPTIONS

1. Receive staff presentation and public testimony, adopt Resolution No. 6288 approving the re-adoption of the 2023-2031 Housing Element and CEQA exemption, and authorize the City Manager to submit the adopted Housing Element to HCD for approval and final certification as required by State law. (Staff Recommendation)

2. Receive staff presentation and public testimony, and provide alternate direction as appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

Patsy Price, Housing Element Update consultant
Housing advocates, property owners, and other interested parties.

ATTACHMENTS

Attachment A. Proposed City Council Resolution No. 6288
Exhibit 1: Proposed Revised Carpinteria 2023-2031 Housing Element
Attachment B. HCD letter of June 12, 2023
Attachment C. HCD comments of June 12, 2023 with City responses
Attachment D. HCD letter of "substantial compliance" dated January 8, 2024
Attachment E. Draft Notice of Exemption for 2023-2031 Housing Element

Report Prepared by: Mindy Fogg
(805) 755-4408, mindyf@carpinteriaca.gov

Signature

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

Signature

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

Signature

Attachment A.

Proposed City Council Resolution No. 6288
for 2023-2031 Housing Element Re-adoption

Carpinteria Housing Element Re-adoption
January 22, 2024 City Council Meeting

RESOLUTION NO. 6288

A RESOLUTION OF THE CARPINTERIA CITY COUNCIL RE-ADOPTING THE 2023-2031 HOUSING ELEMENT TO THE CITY'S GENERAL PLAN, AND DETERMINING THAT THE 2023-2031 HOUSING ELEMENT RE-ADOPTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Carpinteria is required to update the Housing Element of the General Plan for the 2023-2031 planning period pursuant to Government Code Section 65580 *et seq.*; and

WHEREAS, on June 6 and August 1, 2022, the Carpinteria Planning Commission conducted duly noticed public meetings to discuss the Draft 2023-2031 Housing Element, at which time all interested parties were invited to participate and provide comments; and

WHEREAS, in accordance with Government Code Section 65585(b), on October 10, 2022, the City posted the draft Housing Element and requested public comment for a 30-day review period, and on November 23, 2022, after responding to public comments, the Draft 2023-2031 Housing Element was transmitted to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on October 17, 2022, the Carpinteria City Council and Planning Commission jointly conducted a duly noticed public meeting to consider the Draft 2023-2031 Housing Element, at which time all interested parties were invited to participate and provide comments; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on March 20, 2023 to consider the Draft 2023-2031 Housing Element, and at the conclusion of the hearing approved a recommendation that the City Council adopt the 2023-2031 Housing Element as may be further revised to address HCD comments; and

WHEREAS, on April 10, 2023, the City Council adopted the 6th Cycle 2023-2031 Housing Element, which was then submitted to HCD for certification; and

WHEREAS, on June 12, 2023, the City was notified by HCD that additional revisions to the Housing Element would be necessary to fully comply with the State Housing Element Law; and

WHEREAS, a seven-day public comment period was held from November 6 through November 13, 2023 to receive public comments on revisions to the 2023-2031 Housing Element. The revised 2023-2031 Housing Element was made available in redline and clean versions, along with staff's responses to HCD comments, on the project webpage and interested parties were contacted to encourage public comments; and

WHEREAS, on November 14, 2023, the City submitted the revised 2023-2031 Housing Element to HCD for consistency review with State Housing Element Law; and

WHEREAS, on January 8, 2024, the City received a letter from HCD stating that the revised Housing Element substantially complies with State Housing Element Law and, therefore, should be adopted and submitted to HCD for certification; and

WHEREAS, the proposed revised 2023-2031 Housing Element land inventory relies on nonvacant sites to accommodate more than 50 percent of the housing needs for lower income households, which triggers requirements under Government Code Section 65583.2 (g)(2) to make findings based on substantial evidence that the existing uses are not an impediment and will likely discontinue in the planning period; and

WHEREAS, the City Council finds that the factors and substantial evidence that the existing uses on underutilized sites identified in Tables B-5 and B-6 of the Appendix B (Residential Land Inventory) in the Technical Report will not impede residential development are described on Pages B-3 to B-6 and in Tables B-5 and B-6 of the Technical Report and include, but are not limited to:

a. Historical evidence of recent residential development trends on parcels with non-residential zoning designations, as described in Table B-2 and analyzed in Table B-2a of the Technical Report, showing a history of residential and mixed-use development on underutilized sites in Carpinteria and the densities at which they have been developed;
b. Existing uses on many sites include older buildings that show signs of deferred maintenance or functional obsolescence, vacant space, or lower-value uses such as storage that could be replaced with higher-value residential development;
c. Existing buildings have a relatively low site coverage that would allow residential development without requiring demolition of existing buildings;
d. Property owners who have expressed interest in residential development;
e. The City is unaware of existing leases or other private constraints that would prevent development on underutilized sites during the planning period;
f. Close proximity to amenities such as services, schools, recreation, employment and public transit; and
g. The site specific analysis for each site contained in Figure B-3; and

WHEREAS, the City Council finds the proposed revised 2023-2031 Housing Element contains policies and programs, supported by substantial evidence, to support housing for special needs populations, such as:

a. Emergency Shelters (Program 11);
b. Low Barrier Navigation Centers (Program 11);
c. Transitional and Supportive Housing (Program 11);
d. Single Room Occupancy (SRO) housing (Program 11);
e. Farmworker Housing (Programs 4, 5, and 9);
f. Residential Care Facilities (Program 11);
g. Skilled Nursing Facilities (Program 9);
h. Reasonable Accommodation for Persons with Disabilities (Program 11);
i. Funding for Housing Rehabilitation (Programs 15 and 16)
j. Accessory Dwelling Units (Program 2);
k. Rental Assistance (Program 4);
l. Affordable Rental Housing (Programs 5 and 12);
m. Density Bonus (Program 7);
n. Regulatory Concessions and Incentives for Affordable Housing (Program 9 and 10);
o. Affirmatively Furthering Fair Housing (Program 17);
p. Adequate Sites to Accommodate Regional Housing Needs (Program 1); and
q. Workforce Homebuyer Down Payment Loans (Program 18); and

WHEREAS, the proposed revised 2023-2031 Housing Element includes an analysis of fair housing in Appendix D to the Technical Report and numerous policies and programs, supported by substantial evidence, to affirmatively further fair housing, as summarized in Table D-6 of Appendix D and Program 17 of the Housing Plan and which include programs targeted to address housing affordability and access to opportunity and mobility; homelessness; fair housing education and outreach; and

WHEREAS, Appendix E to the Technical Report contains the 2023-2031 Housing Element Implementation Plan, which summarizes the programs and timeframe to implement the 2023-2031 Housing Element in accordance with applicable law; and

WHEREAS, in accordance with Government Code Section 65585, the City Council has reviewed the comments from HCD and finds the proposed revised 2023-2031 Housing Element, based on the factors and substantial evidence included therein, complies with applicable law; and

WHEREAS, the re-adoption of the 2023-2031 Housing Element is exempt from the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.), pursuant to the “common sense exemption” (Cal. Code Regs., Tit. 14, Sec. 15061(b)(3)), because it can be seen with certainty that there is no possibility that the proposed re-adoption of the revised 2023-2031 Housing Element may have a significant effect on the environment because it does not approve any development project or other physical change to the environment. Rather, the proposed revised 2023-2031

Housing Element is a document that sets forth the City's policies to plan for the City's regional housing needs allocation. Additionally, the 2023-2031 Housing Element does not grant any development entitlements or authorize development beyond what is allowed under the City's current General Plan and Zoning Code. Approval of any subsequent zoning amendments or housing development projects in accordance with the policies set forth in the proposed revised 2023-2031 Housing Element will comply with CEQA. Based on these factors, it can be seen with certainty that the programs and policies set forth in the 2023-2031 Housing Element would not have a significant effect on the environment; and

WHEREAS, the City Council has reviewed the policies of the General Plan/Coastal Land Use Plan and finds the proposed revised 2023-2031 Housing Element Update to be consistent with the General Plan/Coastal Land Use Plan and re-adoption of the proposed revised 2023-2031 Housing Element is in the public interest; and

WHEREAS, the City Council conducted a duly noticed public hearing and received public testimony regarding the proposed revised 2023-2031 Housing Element as part of a regularly scheduled meeting held on January 22, 2024 at the City Council Chambers located at City Hall, 5775 Carpinteria Avenue, Carpinteria, California 93013.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA HEREBY RESOLVES AS FOLLOWS:

Section 1. The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

Section 2. After full consideration of the entire public record, the City Council finds that the 2023-2031 Housing Element has been revised to fully address the comments of HCD in substantial compliance with all requirements of State law. The City Council hereby re-adopts the 2023-2031 Housing Element, as attached hereto as Exhibit 1 and incorporated herein by this reference.

Section 3. The City Council hereby directs the City Manager to transmit the revised 2023-2031 Housing Element to HCD for certification and to take any other reasonable actions necessary to obtain HCD certification of the re-adopted 2023-2031 Housing Element.

Section 4. The re-adoption of the 2023-2031 Housing Element is exempt from the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 *et seq.*), pursuant to the "common sense exemption" (Cal. Code Regs. Tit. 14, Sec. 15061(b)(3)), because it can be seen with certainty that there is no possibility that the re-adoption of the revised 2023-2031 Housing Element may have a significant effect on the environment because it does not approve any development project or other physical change to the

environment. Rather, the revised 2023-2031 Housing Element is a document that sets forth the City's policies to plan for the City's regional housing needs allocation. Additionally, the 2023-2031 Housing Element does not grant any development entitlements or authorize development beyond what is allowed under the City's current General Plan and Zoning Code. Approval of any subsequent zoning amendments or housing development projects in accordance with the policies set forth in the re-adopted 2023-2031 Housing Element will comply with CEQA. Based on these factors, it can be seen with certainty that the programs and policies set forth in the 2023-2031 Housing Element would not have a significant effect on the environment. Accordingly, the 2023-2031 Housing Element is exempt from CEQA pursuant to the common sense exemption.

PASSED, APPROVED AND ADOPTED this 22nd day of January 2024 by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

_____
Mayor, City of Carpinteria

ATTEST:

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

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on January 22, 2024.

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

APPROVED AS TO FORM:

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

Attachment A.

Exhibit 1.

Proposed Revised 2023-2031 Housing Element & Technical Appendices

Carpinteria Housing Element Re-adoption
January 22, 2024 City Council Meeting

CITY OF CARPINTERIA

2023 - 2031
HOUSING ELEMENT

Adopted April 2023

Revised Draft January 2024

Readopted _____

Certified by State HCD _____

Acknowledgements

City Council

Al Clark, Mayor
Natalia Alarcon, Vice Mayor
Roy Lee
Wade Nomura Mónica J. Solórzano

Planning Commission

Jane L. Benefield, Chair
Glenn La Fevers, Vice-Chair
John Moyer
David Allen
Katherine Salant

City Staff

Dave Durflinger, City Manager
Nick Bobroff, Community Development Director

Contents

I. Introduction 1
A. Purpose of the Housing Element 1
B. Scope and Content of the Housing Element 1
C. Public Participation 2
D. Consistency with Other Elements of the General Plan 2
II. Housing Policy Plan 5
A. Overview 5
B. Housing Goals, Policies and Programs 5
C. Quantified Objectives 35

List of Tables

Table H-1 Quantified Objectives 2023-2031 35

This page intentionally left blank

I. INTRODUCTION

A. Purpose of the Housing Element

Housing Elements were first mandated as part of local general plans in 1969. The Housing Element describes the City's needs, goals, policies, objectives and programs regarding the preservation, improvement and development of housing. It provides an indication of community housing needs in terms of affordability, availability, adequacy, and accessibility. The Element sets forth a strategy to address housing needs and identifies a range of specific housing programs to meet identified needs.

The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as a legal requirement for all California jurisdictions. It provides Carpinteria with the opportunity to plan for the existing and future housing needs in the community. This Element has been prepared in compliance with the 2023-2031 planning cycle for cities within the Santa Barbara County Association of Governments (SBCAG) region. It identifies strategies and programs that focus on: 1) providing diverse housing sites and opportunities; 2) conserving and improving the existing affordable housing stock; 3) removing governmental and other constraints to housing development; and 4) affirmatively furthering fair housing.

While jurisdictions must review and revise all elements of their general plans on a regular basis to ensure that they remain up to date, state law was amended in 2008 (Senate Bill 375) to require housing elements be reviewed and updated on an eight-year cycle in coordination with every other update to the Regional Transportation Plan. The process of updating housing elements is initiated by the state through the Regional Housing Needs Assessment (RHNA) process. The planning period for this Housing Element runs from February 15, 2023 to February 15, 2031.

B. Scope and Content of the Housing Element

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

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

- A description of the public participation process during the preparation and adoption of the Housing Element (Technical Report, Appendix C)
- A fair housing assessment (Technical Report, Appendix D)

C. Public Participation

Participation by all economic segments of the community in the preparation of the Housing Element is important to the City and required by State law. Section 65583(c)(9) of the Government Code provides the Housing Element must "include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

The City sought broad public engagement from all economic segments of the community and has incorporated public comments into this Housing Element Update. Public notices of all meetings and hearings were published in the local newspaper in advance of each meeting, as well as posted on the City's website and sent directly to a list of housing stakeholders. The draft Housing Element was made available for review at City Hall and posted on the City's website prior to public meetings. The draft Housing Element also was available for public comment for thirty days and comments that were received were incorporated into the draft Housing Element prior to submission of the California Department of Housing and Community Development (HCD). Notice of the document's availability was also circulated to housing advocates and organizations representing the interests of lower-income persons and special needs groups, including People's Self-Help Housing, Habitat for Humanity, the Housing Trust Fund of Santa Barbara County and the Housing Authorities of both the City and County of Santa Barbara. After receiving comments on the draft Housing Element from HCD, a proposed final Housing Element was prepared and made available for public review during City Planning Commission and City Council hearings prior to adoption by the City Council. Revisions to the adopted Housing Element were prepared in response to comments received from HCD and public comments. The draft revised Housing Element was again posted on the City's website for public review prior to resubmittal to HCD and for the City Council hearing prior to adoption of the revised Housing Element.

Appendix C provides additional discussion of opportunities for public involvement in the preparation of this Housing Element update, identification of persons and organizations that were invited to participate, a summary of issues raised during the process and how those issues have been addressed and implemented into this Housing Element Update.

D. Consistency with Other Elements of the General Plan

Section 65300.5 of the Government Code requires that "...the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City. The Housing Element is one of the mandated elements of the General Plan, and internal consistency is required between all the elements. For example, the inclusion of adequate sites to meet future housing needs identified in the Housing Element must be consistent with residential land use and density policies in the Land Use Element and with infrastructure policies in the Circulation Element and other elements of the General Plan/Local Coastal Plan (hereafter referred to together as the "General Plan").

Any proposed amendment to one element will be evaluated against the other elements to ensure that no conflicts occur. The Housing Element has been prepared within the context of the other General Plan elements and is consistent with the policies and proposals set forth therein. If necessary to maintain internal consistency, amendments to other elements of the General Plan will be processed concurrently with future Housing Element amendments.

Pursuant to SB 1087 of 2005, the City will provide this Housing Element to local water and sewer providers upon adoption, including notice that those agencies provide priority hookups for developments that include lower-income housing.

This page intentionally left blank

II. HOUSING POLICY PLAN

A. Overview

This section presents the City's Housing Policy Plan, which describes the City's goals, policies, actions and quantified objectives to address the community's housing needs during the 2023-2031 planning period. The Housing Plan is organized according to the following five policy themes:

1) Make Sites Available to Accommodate the City's Share of Housing Needs Identified in the Regional Housing Needs Allocation Plan

2) Assist in the Development of Adequate Housing to Meet the Needs of Extremely-, Low-, Very-Low-, Low-, and Moderate-Income Households

3) Address and Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing

4) Conserve and Improve the Condition of the Existing Stock of Affordable Housing

5) Affirmatively Furthering Fair Housing

B. Housing Goals, Policies and Programs

One of the most important requirements of State Housing Element law is that each city must adopt policies, plans, and regulations to create opportunities for residential development commensurate with its assigned share of new housing need for all economic segments of the community. The Regional Housing Needs Allocation ("RHNA") is the process by which each jurisdiction's need for additional housing is determined. Prior to each Housing Element planning cycle, the region's total housing need is established by HCD based primarily on population growth trends and existing housing problems, such as overcrowding and overpayment. The final RHNA allocation for the City for the 2023-2031 period is 901 additional housing units, including 286 units for very low income households, 132 units for low income households, 135 units for moderate income households, and 348 units for above moderate income households.

For ease of reference, the actions and specific timeframes for each program identified below are listed in Table H-2 at the end of the Housing Plan.

PROGRAM CATEGORY #1
MAKE SITES AVAILABLE TO ACCOMMODATE THE RHNA

Goals

- Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 901 housing units in the City to accommodate the RHNA allocation for the 2023-2031 period.

- Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.

Policies

- Adequate Sites: Provide and maintain sufficient sites in the General Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.
- Housing Types: In the General Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.
- Accessory Dwelling Units: Promote the development of ADUs consistent with State law and City regulations.
- Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.

Programs

1. Adequate Sites to Accommodate Regional Housing Needs

The final RHNA allocation for the City for the 2023-2031 period is 901 additional housing units, including 286 units for very low income households, 132 units for low income households, 135 units for moderate income households, and 348 units for above moderate income households. As described in Appendix B, the land use and zoning designations in the City's current General Plan and Zoning Code do not provide adequate capacity to fully accommodate the City's RHNA allocation in the lower-income category for the 2023-2031 period. The City's current inventory of sites and pending projects has an estimated realistic capacity of only 126 of the 418 lower-income RHNA units—i.e., a shortfall of 292 potential housing units. To address this shortfall, the City will process amendments to the General Plan and Zoning Code to accommodate at least 100 percent of the RHNA shortfall plus a reasonable buffer to create sufficient capacity for lower-income affordable housing even if the City does not achieve the conservative assumptions for development in the site inventory during the planning period. The rezone amendments will include a minimum of 14.6 acres allowing densities of 20 to 25 units per acre to accommodate lower-income housing.

The City intends to utilize the Residential Overlay District ("R Overlay District") to expand the potential sites that can accommodate residential uses, thereby addressing the RHNA shortfall. The purpose of the R Overlay District is to provide the opportunity for stand-alone residential development in zone districts which would otherwise not permit such use. The City has performed a preliminary evaluation of housing development opportunities and has identified certain non-residential sites, identified in Appendix B, Table B-6 of the Technical Report, that may be qualified for inclusion in the R Overlay District. However, it is expected that more detailed site analysis and California Environmental Quality Act (CEQA) review during the implementation of this program could identify new opportunity sites while other sites may be deemed unsuitable or densities may be modified based on new information. When selecting sites for rezoning, the City will give priority consideration to sites with access to transit and services to further fair housing access for lower-income and special needs populations. The City may implement modified zoning strategies provided the total unmet RHNA need by income category is accommodated consistent with state-defined criteria. If future zoning strategies deviate from the targets expressed in this Housing Element but still meet the requirement to identify adequate sites to accommodate the unmet RHNA need, no amendment to the Housing Element would be required and deviations of any magnitude may be considered subject to public review and City Council approval.

As part of the rezoning program, the City will also review residential development standards in consultation with local architects and developers and amend standards as necessary to ensure that allowable densities can be achieved and that standards do not pose unreasonable constraints on the cost and supply of housing, including but not limited to changes to the 30-foot height limit to facilitate 3-story development in multi-family zones and reduced required parking standards.

To address the housing needs of lower-income households, the City will process the following amendments to the Zoning Code:

- Permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households. By right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval;
- Permit the development of at least 16 units per site;
- Require a minimum density of 20 units per acre; and
- Ensure a) at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50 percent of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

Further, consistent with Government Code Section 65583.2(h) and (i), the Zoning Code amendment will ensure that sites rezoned with the R Overlay District to accommodate the city's RHNA shortfall do not retain underlying residential densities lower than 20 units per acre.[1]

The Zoning Code update will also include streamlined review procedures and objective standards to minimize constraints on housing supply and affordability, and all zoning regulations, development standards and fees will continue to be posted on the City website and updated continuously in compliance with transparency requirements. The City will continually review and amend the development review process and criteria to improve development certainty and objectivity consistent with the Coastal Act wherever possible.

The City shall continue to comply with the *No Net Loss* provisions of Government Code § 65863 through ongoing project-by-project evaluation to ensure that adequate sites are available to accommodate the City's RHNA share throughout the planning period. The City shall not reduce the allowable density of any site in its residential land inventory, nor approve a development project at a lower density than assumed in the Housing Element sites inventory, unless both of the following findings are made:

[1] The Zone Code amendment, including the R Overlay District, will comply with the recent California appellate decision in *Martinez v. City of Clovis*.

a) The reduction is consistent with the adopted General Plan, including the Housing Element; and

b) The remaining sites identified in the Housing Element are adequate to accommodate the City's remaining share of regional housing need pursuant to Government Code § 65584.

If a reduction in residential density for any parcel would result in the remaining sites in the Housing Element land inventory not being adequate to accommodate the City's share of the regional housing need pursuant to Government Code § 65584, the City may reduce the density on that parcel if findings are made identifying sufficient additional, adequate and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

Development on any site listed in Appendix B that proposes to demolish existing housing units shall be subject to a policy requiring the replacement of affordable units as a condition of any development on the site pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in Government Code § 65915(c)(3) and § 65590-65590.1 (the Mello Act).

State law requires water and sewer service providers to establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7) The City will immediately deliver the adopted housing element to water and sewer service providers with a cover memo describing the City's housing element, including the City's housing needs and regional housing need.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; Housing Trust Fund; other governmental agencies; grant funds
Actions & Timeframes:	
• Adopt General Plan and Zoning Code amendments and submit Local Coastal Plan amendments to the Coastal Commission, including rezoning of at least 14.6 acres of land to provide adequate sites to accommodate the city's RHNA allocation, amendments to development standards including 30-foot height limit, and establishment of affordability requirements consistent with statutory deadlines; • When selecting sites for rezoning to accommodate regional housing needs for lower-income units, give priority consideration to sites with close access to public transit and services; • Adopt streamlined review procedures and objective standards for residential development by December 2024; • Continue to post and update all zoning regulations, development standards, and fees on the City website annually by April each year throughout the planning period; • Continue to review and amend development review process and criteria to improve development certainty and objectivity consistent with the Coastal Act and take additional actions to improve by the mid-point in the planning period (2027), if review identifies potential improvements; • Continue to comply with *No Net Loss* requirements on a project-by-project basis throughout the planning period;	

• Enforce replacement requirements consistent with State law throughout the planning period; and • Notify water and sewer providers immediately upon adoption of the Housing Element.	
Quantified Objective:	Provide adequate sites to accommodate the City's entire 2023-2031 RHNA allocation of 901 units including rezoning land to accommodate a shortfall of 292 lower-income units.

2. Accessory Dwelling Units

Accessory dwelling units (ADUs) represent an important source of affordable housing in cities with high housing costs. Since ADUs can be accommodated on developed sites at no additional land cost, they represent an excellent option for addressing the needs of seniors, university students, household employees, local service workers and extended family members.

In 2023, after extensive collaboration with the California Coastal Commission, the City amended its ADU regulations in compliance with current state law. The City will promote and facilitate ADU construction to facilitate an annual production of 112 units during this housing cycle by implementing the following actions:

a. Post and annually update information regarding ADU opportunities at City Hall and on the website.

b. Provide two standardized pre-approved ADU plans (400sf and 480sf) to interested homeowners.

c. Offer incentives such as fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons.

d. Monitor ADU production and affordability annually and implement additional actions or incentives if production is not meeting anticipated levels. If necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like additional public outreach and marketing might be more appropriate.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; Housing Trust Fund; other governmental agencies; grant funds
Actions & Timeframes:	
• Offer incentives such as fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons; • Post and annually update information regarding ADU opportunities at City Hall and on the website;	

• Provide two standardized pre-approved ADU plans on the City website and at City Hall by May 2023; and • Monitor ADU production and affordability annually and take additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements, or in response to changes in state law.	
Quantified Objective:	Facilitate the construction of 112 ADUs constructed during planning period including 67 lower income, 82 moderate income, and 107 above moderate income units.

3. Energy Conservation

Construction of energy efficient buildings can add to the production costs of ownership and rental housing. Over time, however, housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings. The City adopted a Sustainability Policy in 2014 to address energy conservation goals and implementing measures that increase energy conservation and efficiency.

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

a. Building orientation shall be designed to maximize natural lighting, passive solar heating, and cooling;

b. Landscaping shall be designed to maximize the use of native drought tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter;

c. Energy efficient street lighting shall be used, with consideration of safety, visual impacts, and impacts to wildlife and sensitive habitat;

d. Design of parking facilities shall take into consideration the layout of entrances and exits so as to avoid concentrations of cars or excessive idling.

e. Alternatively fueled vehicles are to be used in construction and as fleet vehicles, if feasible and available.

The City uses its website to provide information to educate residents, businesses and visitors on actions they can take to conserve energy. The City's Community Development Department is responsible for implementation of the energy conservation design and measures that are incorporated into proposed development projects. The Community Development Department may add other actions following its annual review and evaluation of best practices in implementing the Sustainability Policy.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; Housing Trust Fund; other governmental agencies; grant funds
Actions & Timeframes:	

• Minimize residential energy use continually as projects are processed by the City; • Monitor changes to state law and best practices and report annually by April each year; and • Update City Building Code in response to changes to California Building Standards Code in 2025, 2028, and 2031.	
Quantified Objective:	Adopt Building Code updates in 2025, 2028, and 2031

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 affordable infill development.
- *Suitable Housing Unit Sizes*: Provide for a range in the number of bedrooms in assisted housing developments so as to help meet the needs of various household types and special needs populations.
- *Downtown Mixed Use*: Encourage studio and one-bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.
- *Rental Assistance*: Continue participation in the County of Santa Barbara Housing Authority's Section 8 program as the primary means to address the City's rental assistance needs. Allocate HOME funds and in-lieu fees to state and federally assisted housing that provides rent restricted units in existing and/or new residential developments.
- *Acquisition and Rehabilitation of Rental Housing*: Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited, to: (a) technical support needed to obtain funding commitments from county, state and/or federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.
- *Critical Workforce Housing*: Implement "set-aside" policies for critical workforce occupations. New housing developed through the Inclusionary Housing Ordinance, current and future Development Agreements and other appropriate Housing Element programs should set aside a percentage of the units for households employed in critical

workforce occupations. Examples of critical workforce occupations include law enforcement, firefighters, nurses, teachers and local government.

- *Farm Employee and Supportive Housing*: Allocate in-lieu fees for predevelopment activities, including state and/or federal funding applications, to support the sponsors of farm employee housing and supportive housing for special needs populations.
- *Shelter for the Homeless*: Support countywide programs to provide for a continuum of care for the homeless including emergency shelters, transitional housing, supportive housing and permanent housing. Allocate Community Development Block Grant (CDBG) funds to agencies assisting homeless persons and families to meet shelter and non-shelter needs.

Programs

4. Section 8 Rental Assistance

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

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

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

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

As of 2022, approximately 66 Carpinteria households were being assisted by the Section 8 rental assistance program through the County Housing Authority. In addition, 111 households received Section 8 vouchers through the City of Santa Barbara Housing Authority.

The City will continue to conduct proactive outreach to promote the use of Section 8 vouchers by publishing links to the County Housing Authority and City of Santa Barbara Housing Authority on the City website, City newsletters and through social media. The City also will proactively engage local housing organizations representing the interests of lower-income and special needs households and neighborhoods with higher concentrations of lower-income households in future City actions related to land use and housing, including targeted stakeholder interviews or inviting a committee representative of these interests to participate.

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

Funding Sources:	HUD; Housing Authority of the County of Santa Barbara; City of Santa Barbara Housing Authority
Actions & Timeframe:	
• Ongoing promotion of the use of Section 8 vouchers on the City website, newsletters and social media; • Continue to partner with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City; • Target proactive outreach efforts in areas with higher rates of poverty; • Maintain 177 Section 8 vouchers in Carpinteria during the planning period; and • Review annually and report results by April of each year throughout the planning period andpursue changes by the mid-point in the planning period (2027), when review identifies potential improvements.	
Quantified Objective:	Preserve 177 Section 8 vouchers during the planning period.

5. Affordable Rental Housing Development Assistance

There are a variety of federal and state housing programs to assist affordable housing development; however, most of these programs award funds on a competitive basis. The City partners with nonprofit organizations in order to leverage housing funds and obtain enough financing to rehabilitate existing housing and produce new affordable housing units. A recent example of a successful City partnership with a nonprofit housing developer is Casas de las Flores, a 100% affordable development built by People's Self-Help Housing Corporation in 2015. The property features 43 units with three equipped with accessibility features. The City assisted development of this project through prioritizing the review of project applications and permits and reducing development impact fees by 50% for 100% affordable projects.

This program also follows past practices of the City in helping nonprofit organizations to complete new construction and rehabilitation projects. The City will continue to work with nonprofit housing groups that are interested in the development and/or rehabilitation of housing for extremely-low-, very-low-, low- and moderate-income households under the provisions of federal and state housing programs.

The City's current and ongoing assistance to nonprofit housing developers includes the following, with priority for projects that include extremely-low-income (ELI) units:

- Annual outreach and collaboration with affordable housing developers
- Priority processing for projects with any amount of ELI units, meaning City staff prioritizes projects with ELI units over other projects while balancing workload and competing deadlines
- Fifty percent reduction of development impact fees
- Deferral and/or waiver of City planning fees
- Reduction in the number of parking spaces required

- Modifications to development standards
- Provision of surplus property at no cost
- Provide funding support through the City's Housing Trust Fund or other sources for soft costs
- Support in the funding application process for low-income housing tax credits and other housing grant programs
- Encourage development of affordable family apartments with 2 or more bedrooms

Responsible Agency:	Community Development Department
Funding Sources:	Grant funds, Affordable Housing Trust Fund
Actions & Timeframes:	
• Annual outreach to affordable housing developers and annual application for grant funding, if available; • Ongoing posting of available affordable units on the City website as they become available; and • Continue to provide assistance to nonprofit housing developers on an ongoing basis as qualifying projects are processed by the City.	
Quantified Objective:	Facilitate construction of 418 lower income rental units, including 143 ELI units, during the planning period, commensurate with the City's RHNA allocation.

6. Inclusionary Housing

In 2004, the City of Carpinteria adopted an Inclusionary Housing Ordinance (Ord. 590) which requires all residential ownership projects of five or more units to provide onsite price-restricted housing for above-moderate income households. The ordinance is intended to encourage the development and availability of for-sale affordable housing in the above-moderate-income category, providing housing for middle income and critical workforce households that cannot afford the high cost of market-rate housing in Carpinteria. The ordinance is also intended to ensure that the private sector, as well as the public sector, contributes to and participates in providing adequate housing for all economic segments of Carpinteria. Since 2004, the 20 inclusionary housing units for middle income and critical workforce households have been developed.

Residential developments of five or more units involving a subdivision map for the purpose of creating individual ownership units or parcels must construct 12% of the units at a price affordable to households earning 121% of the area median income (AMI). If a project is required to provide inclusionary ownership housing, an Inclusionary Housing Agreement must be approved by the City Council at the time of final subdivision map approval.

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

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

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

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

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

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

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

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; Affordable Housing Trust Fund
Actions & Timeframes:	
• Process Inclusionary Housing Agreements for workforce housing on an ongoing basis; and	

• Provide incentives necessary for the development of single- and multi-family housing projects with inclusionary workforce housing units on a project-by-project basis.	
Quantified Objective:	Facilitate construction of at least 8 inclusionary workforce housing units during the planning period.

7. Density Bonus

Under state law, developments that provide affordable housing may be entitled to a density bonus above the maximum allowed under City regulations. A density bonus is also allowed in exchange for land donation or provision of a child care facility. State density bonus law has been amended from time to time, and an amendment to the Zoning Code was initiated in 2022 to ensure that City density bonus regulations are consistent with State law. The City will continue to promote the use of density bonus to facilitate production of affordable housing by posting and annually updating density bonus regulations on the City website.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; Affordable Housing Trust Fund
Actions & Timeframes:	
• Update City density bonus regulations by April 2024 in conformance with current state law; • Post and annually update density bonus regulations on the City website; and • Update density bonus regulations in response to additional changes in state law and/or by the mid-point in the planning period (2027) if housing production is not meeting objectives.	
Quantified Objective:	Adopt density bonus regulations by April 2024

8. Facilitate Lot Consolidation or Subdivision

The consolidation of small parcels into a single building site can enhance the feasibility of affordable housing through economies of scale, by improved competitiveness for grant funding, and a reduction in the proportion of a site needed for setbacks. It is also possible that larger parcels more than 10 acres in size require subdivision to create suitably sized affordable housing sites. The City will continue to play an active role in facilitating lot consolidation and subdivision, particularly as it relates to parcels listed in the sites inventory. For example, the City will work with nonprofit developers and/or private landowners of small or large sites to consolidate or subdivide parcels to facilitate the development of housing affordable to lower-income households. These opportunities will be discussed with developers during the preliminary or conceptual review process and advertised on the City's website. Lot consolidation or subdivision requests will be processed concurrently with other development approvals ministerially to the extent allowed by law. Incentives for lot consolidation may include, but are not limited to:

- Parking Reduction: Required parking may be reduced subject to a finding that adequate parking will be available to serve the subject project,
- Alternative Parking: Allow tandem or shared parking or modification of covered parking requirement subject to finding adequate parking is available to serve the project, and/or

- Expedited Processing: Concurrent and expedited processing for projects that include affordable units.

The City will also ensure that regulations continue to comply with State requirements regarding urban lot splits pursuant to SB 9 (2021) and promote lot splits through posting information on the City website and assisting interested property owners in preparing applications. In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund
Actions & Timeframes:	
• Establish lot consolidation incentives which may include parking reductions, alternative parking such as shared or tandem parking or modification of covered parking requirement, and/or concurrent and expedited processing for projects that include affordable units by December 2024; • Encourage consolidation of small lots and subdivision of large lots by posting incentives on the City's website by December 2024 and on a project-by-project basis throughout the planning period through discussions with housing developers during preliminary project reviews; • Amend the zoning code and Local Coastal Program to implement SB 9 (2021) by December 2024; and • In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9.	
Quantified Objective:	Approve 5 residential or mixed-use projects involving lot consolidations

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

Goals

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

Policies

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

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

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

Programs

9. Regulatory Concessions and Incentives for Affordable Housing

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

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

(Also see related Programs 6, 7 and 8.)

Responsible Agency:	Community Development Department
Funding Sources:	General Fund, Affordable Housing Trust Fund
Action & Timeframe:	
• Continue to provide concessions and incentives for affordable housing on a project-by-project basis.	
Quantified Objective:	Facilitate construction of at least 418 lower income units during the planning period commensurate with the City's RHNA allocation.

10. Fee Mitigation

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

Responsible Agency:	Community Development Department
Funding Sources:	General Fund, Affordable Housing Trust Fund
Actions & Timeframes:	

• Grant fee deferrals, reductions and waivers on an ongoing basis to help owner-builder projects, projects with minimal public service impacts, retrofitting projects and affordable housing developments on a project-by-project basis throughout the planning period; and • Continue to implement Resolution No. 5238 to reduce development impact fees by 50% for qualifying 100% lower-income affordable projects and reduce development fees whenever feasible to facilitate construction of affordable units commensurate with the city's needs throughout the planning period.	
Quantified Objective:	Facilitate construction of at least 418 lower income units during the planning period commensurate with the City's RHNA allocation.

11. Special Needs Housing

Certain segments of the population may have more difficulty in finding suitable, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Pursuant to State law, the Housing Element must address the following special needs groups: elderly, persons with disabilities (including those with developmental disabilities), large households, single-parent households (particularly, female-headed households), farmworkers, and the homeless. A discussion of the particularized needs of each special needs group listed and the policies and procedures the City will implement to meet those needs is included in Section I.E of the Technical Report.

New laws adopted in recent years by the State Legislature revised some requirements for special needs housing. In 2018, AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. AB 139 (2019) modified parking standards for emergency shelters and AB 101 (2019) established requirements to allow low barrier navigation centers in certain locations. In 2022, AB 2339 added specificity on how cities plan for emergency shelters. To ensure consistency with these new laws, a zoning amendment will be processed by April 2024 to update City regulations for these types of facilities. In addition, the City will revise regulations to remove the CUP requirement for SRO housing by April 2024. The City will also amend existing regulations for approving reasonable accommodation requests as well as permit requirements and necessary findings for residential care facilities serving seven or more persons to ensure that they are consistent with all applicable State law and fair housing requirements by April 2024.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; grant funds (if available)
Actions & Timeframes:	
Emergency Shelters • Amend zoning regulations for emergency shelters consistent with AB 139 (2019) and AB 2399 (2022) by April 2024; and • Continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and continuously evaluate	

information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services.

Low Barrier Navigation Centers

- Adopt zoning regulations for low barrier navigation centers consistent with AB 101 (2019) by April 2024.

Transitional and Supportive Housing

- Analyze and amend zoning regulations for supportive housing as necessary for consistency with AB 2162 (2018) by April 2024; and
- Continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities on a project-by-project basis throughout the planning period. (See also Programs 4, 5, 9 and 17.)

SRO Housing

- Amend zoning regulations to remove the conditional use permit requirement for SROs by April 2024; and
- Continue to facilitate the production of SRO housing to serve the needs of lower-income persons on a project-by-project basis throughout the planning period. (See also Programs 4, 5, 9 and 17.)

Reasonable Accommodation

- Support reasonable accommodation for persons with disabilities by amending zoning regulations to remove subjective findings for approval by April 2024.

Residential Care Facilities

- Analyze permitting requirements and necessary findings in zoning regulations for residential care facilities for seven or more persons and amend the Zoning Code, as necessary, to ensure that they are consistent with all applicable State law and fair housing requirements by April 2024.

Elderly

- Continue to actively engage the community regarding housing through the City Council Ad Hoc Senior Services Planning Committee; and
- Receive a report from the Ad Hoc Senior Services Planning Committee with feedback on potential interim and long-term service models and partnerships for active adult/senior services in order to develop an actionable plan, or plans, for implementation by December 2023.

Large Households

- Continue to implement programs designed to address housing affordability and accessibility that could benefit large households including Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18; and
- Continue to work with non-profit housing organizations to facilitate affordable housing to benefit large households and others struggling with housing affordability.

Female-Headed Household

- Continue to implement programs designed to address housing affordability and accessibility that could benefit female-headed households including Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18.

Farm Workers • Continue to support farmworker housing through programs to facilitate affordable housing development and rental assistance including Programs 4, 5, and 9.	
Quantified Objective:	Adopt all zoning code amendments by April 2024

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

Goals

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

Policies

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

- *CDBG Rehabilitation*: Facilitate the allocation of CDBG funds to multi-family rehabilitation programs and retrofitting of existing housing.

- *Acquisition and Rehabilitation of Rental Housing*: Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited to: (a) technical support needed to obtain funding commitments from County, State and/or Federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.

Programs

12. Conservation of Mobile Home Parks and Rent Stabilization

According to California Department of Finance estimates there are approximately 861 mobile homes in Carpinteria. This represents approximately 14% of the City's total housing supply. Two actions will continue to be implemented during the planning period to conserve the City's mobile home parks. These actions will contribute to conserving affordable housing for lower-income households.

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

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

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

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

The MHP designations will be maintained throughout the planning period. Further, the Mobile Home Park Closure Ordinance in Chapter 5.75 of the Business Taxes, Licenses and Regulations Code regulates the closure of mobile home parks. The Mobile Home Park Closure Ordinance establishes, among other things, the requirement that the mobile home park provide the resident with a right of first refusal to purchase housing constructed on the park site and with relocation assistance in the event of a park closure.

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

c) Mobile Home Park Rent Stabilization Disclosure. The City will continue implementation of the Mobile Home Park Rent Stabilization Disclosure ordinance. Chapter 5.76 of the Business Taxes, Licenses and Regulations Code, establishes specific disclosure requirements on the sale or transfer of a mobile home to ensure buyers of a mobile home are informed of the City's Mobile Home Rent Stabilization Program.

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

Responsible Agency:	Community Development Department and City Manager's Office
Funding Sources:	General Fund
Actions & Timeframes:	
• Facilitate preservation of all mobile home parks throughout the planning period; and • Continue to implement the Mobile Home Rent Stabilization Program by annually setting the maximum rent to be charged based on the Consumer Price Index (CPI) and publish information following the release of the CPI update each March, and no later than July 1 each year; and • Continue to implement the City's Mobile Home Park Closure Ordinance and Mobile Home Park Rent Stabilization Disclosure Ordinance throughout the planning period.	
Quantified Objective:	Preserve 861 mobile home units throughout the planning period.

13. Condominium Conversion Ordinance

In order to preserve existing rental housing and mitigate the displacement of low and moderate income households, Carpinteria Municipal Code Chapter 14.74 establishes criteria for the conversion of existing multiple unit rental apartment housing to condominiums, community apartments, stock cooperatives, and cooperative apartments.

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

Responsible Agency:	Community Development Department
Funding Sources:	General Fund
Actions & Timeframe:	
• Continue to facilitate preservation of existing apartment units through implementation of the Condominium Conversion Ordinance during the planning period.	
Quantified Objective:	0 units converted unless rental vacancy rate exceeds 5%

14. Housing Code Compliance

The City has adopted ordinances to create and maintain a healthy, safe and beautiful environment in which to live, work and play. Code Compliance Officers and the Building Inspector investigate,

document and enforce the Carpinteria Municipal Code, the California Building Codes, Health and Safety Codes and various state laws on public and private property regarding but not limited to:

- Building without permits
- Substandard housing
- Public nuisance and blighted property
- Zoning violations

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

To encourage Code compliance the City will post information on the City website and publish annual advisories via social media and City newsletters.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; USDA and other funding sources as available
Actions & Timeframes:	
• Continue to facilitate preservation of the existing housing stock through code compliance efforts and annual public announcements throughout the planning period; • Conduct housing condition surveys two times during the 6th cycle (in 2024 and 2029) to determine the nature and extent of housing deterioration and rehabilitation assistance needs; • Contact property owners and landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips; • Continue neighborhood canvassing with code compliance and maintain a cooperative approach with residents to ensure violations are successfully processed without a need for legal action throughout the planning period; and • Connect property owners subject to code compliance actions with financial assistance opportunities for rehabilitation work on a case-by-case basis throughout the planning period. (See also Programs 15 and 16.)	
Quantified Objective:	Complete two surveys during the planning period and contact property owners and landlords with nonconforming conditions following each survey.

15. Single-Family Housing Rehabilitation

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

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; USDA and other funding sources as available
Actions & Timeframes:	
• Annual contact with and review of USDA funding information; • Promote the program annually on the City website, through social media posts, and through other public announcements and informational material; • Advise property owners subject to code enforcement actions of the availability of funding for repairs and improvements on a project-by-project basis; • Assist property owners with grant or loan applications upon request; and • Annually promote the program in coordination with the Ad Hoc Senior Services Committee as a way for persons with disabilities and older adults to implement accessibility modifications to help existing residents of housing continue to reside in their homes.	
Quantified Objective:	Facilitate rehabilitation of 5 units occupied by extremely-low income owner households and 5 units occupied by very-low income households during the planning period.

16. Multi-Family Housing Rehabilitation and Preservation

The City will continue to seek grant funds such as CDBG to facilitate the rehabilitation of multi-family housing in need of repair and promote the use of this program on the City website and through annual announcements on social media and in City newsletters. Funding is allocated on an annual basis.

In addition, there are currently six assisted affordable housing developments in Carpinteria. Preservation of the existing stock of affordable housing is a high priority, and while none of these projects is at risk of converting to market rate in the next 10 years, the City will continue to monitor these projects, including contacting property owners at least one year prior to the affordability covenant expiration dates, and coordinating with qualified entities such as nonprofit organizations regarding specific actions to preserve these affordable units.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; CDBG and other funding sources as available
Actions & Timeframes:	
• Submit for CDBG grant funding and other sources as available to make funds available for the rehabilitation of multi-family housing on an annual basis; • Promote the program annually on the City website, through social media posts, and through targeted neighborhood noticing; and • Contact affordable housing developments and coordinate with qualified entities on preservation actions at least one year prior to covenant expiration.	
Quantified Objective:	Facilitate rehabilitation of 5 extremely-low income units, 5 very-low income units, and 10 low income units during the planning period.

PROGRAM CATEGORY #5
AFFIRMATIVELY FURTHERING FAIR HOUSING

Goals

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

Policies

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

Programs

17. Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" (AFFH) means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code § 8899.50(a)(1).)

In terms of priority, the most significant impediments to fair housing identified in Carpinteria are 1) Housing affordability; 2) Homelessness; and 3) Fair housing education. During the 2023-2031 planning period the City will pursue the following actions to address these issues.

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
1. Housing Affordability & Access to Opportunity and Mobility	Housing affordability gaps are increasing for both renters and owners, but renters are more likely to face cost-burden challenges. While these challenges are significant for most residents, they pose particular risks for vulnerable populations, including seniors, persons with disabilities, and female-headed households with children. Increasing housing opportunities in areas with good opportunity makes it easier for lower-income households to access the types of services and amenities that further social mobility.	Citywide and candidate opportunity sites	<u>Facilitate Construction of Affordable Housing Near Transit and Services</u> Adopt General Plan and Zoning Code amendments and submit Local Coastal Plan amendments to the Coastal Commission, including rezoning of at least 14.6 acres of land to provide adequate sites to accommodate the city's RHNA allocation, amendments to development standards including 30-foot height limit, and establishment of affordability requirements consistent with statutory timeframes; (Program 1) When selecting sites for rezoning to accommodate regional housing needs for lower-income units, give priority consideration to sites with close access to public transit and services. (Program 1) Adopt streamlined review procedures with objective standards for residential development (Program 1) Facilitate the construction of 418 lower-income units, including 143 ELI units, during the planning period, commensurate with the City's RHNA allocation. (Program 5) <u>Facilitate Construction of ADUs and Lot Splits to Expand Affordable Housing Options in Existing Single-Family Neighborhoods</u> Offer incentives including fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons. (Program 2) Provide two standardized pre-approved ADU plans on the City website and at City Hall to reduce costs associated with ADU development and encourage more production of this housing type throughout the City. (Program 2) Monitor ADU production and affordability annually and take additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements, or in response to changes in state law. (Program 2)

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			Establish lot consolidation incentives which may include parking reductions, alternative parking such as shared or tandem parking or modification of covered parking requirement, and/or concurrent and expedited processing for projects that include affordable units. (Program 8) Encourage consolidation of small lots and subdivision of large lots by posting incentives on the city's website and on a project-by-project basis throughout the planning period through incentives and discussions with housing developers during preliminary project reviews. (Program 8) Amend the zoning code and local coastal program to implement SB 9 (Program 8) In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9. (Program 8) <u>Support Affordable Rental Housing Programs</u> Maintain 177 Section 8 vouchers in Carpinteria throughout the planning period. (Program 4) Continue to partner with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City (Program 4) <u>Facilitate Affordable Housing Development Through Financial and Regulatory Concessions and Incentives</u> Partner with nonprofit organizations to leverage housing funds in order to obtain enough financing to rehabilitate existing housing and produce new affordable housing units, including the following specific actions: • Annual outreach and collaboration with affordable housing developers • Priority processing for projects with ELI units • Fifty percent reduction of Development Impact Fees

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			• Deferral and/or waiver of City planning fees • Reduction in the number of parking spaces required • Modifications to development standards • Provision of surplus property at no cost • Provide funding support through the City's Housing Trust Fund or other sources for soft costs • Support in the funding application process for low-income housing tax credits and other housing grant programs • Encourage development of affordable family apartments with 2 or more bedrooms (Program 5) Update City density bonus regulations in conformance with current state law requirements and promote the use of density bonus to facilitate affordable housing production on the City website (Program 7) Establish lot consolidation incentives which may include parking reductions, alternative parking such as shared or tandem parking or modification of covered parking requirement, and/or concurrent and expedited processing for projects that include affordable units. (Program 8) Provide concessions and incentives for affordable housing including but not limited to relief from covered parking and parking space requirements, encouraging smaller units above commercial uses in the downtown district to reduce parking needs and facilitate affordability, reducing development impact fees, and other incentives that may be requested pursuant to state density bonus law. (Programs 5, 7, 9, 10) Grant fee deferrals, reductions and waivers on an ongoing basis to help owner-builder projects, projects with minimal public service impacts, retrofitting projects and affordable housing developments. (Program 10) <u>Eliminate Barriers to Affordable Housing for People with Special Needs</u>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			Support reasonable accommodation for persons with disabilities by amending regulations to remove subjective findings for approval. (Program 11) Amend permitting requirements and necessary findings for residential care facilities for seven or more persons and amend the Zoning Code, as necessary, to ensure that they are consistent with all applicable State law and fair housing requirements. (Program 11) Continue to actively engage the community regarding housing through the City Council Ad Hoc Senior Services Planning Committee. (Program 11) Promote the Single-Family Housing Rehabilitation Program in coordination with the Ad Hoc Senior Services Committee as a way for persons with disabilities and older adults to implement accessibility modifications to help existing residents of housing continue to reside in their homes. (Program 15) Assist potential homebuyers from the local workforce in applying for loan through the Workforce Homebuyer Down Payment Loan Program. (Program 18) <u>Preserve and Rehabilitate Existing Affordable Housing Stock</u> Facilitate preservation of all mobile home parks (comprising 861 housing units) by continuing to enforce Mobile Home Park Closure Ordinance, Mobile Home Park Rent Stabilization Ordinance, and Mobile Home Park Rent Stabilization Disclosure Ordinance. (Program 12) Continue to implement the Mobile Home Rent Stabilization Program by annually setting the maximum rent to be charged based on the Consumer Price Index and publishing information following the release of the CPI updated each March, and no letter than July 1. (Program 12) Continue to facilitate preservation of existing apartment units through implementation of the Condominium Conversion Ordinance. (Program 13)

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			Facilitate rehabilitation 5 units occupied by extremely-low-income owner households and 5 units occupied by very-low-income owner households during the planning period (Program 15) Facilitate rehabilitation of multi-family rental housing including units occupied or available to 5 extremely-low-income, 5 very-low-income, and 10 low-income households during the planning period (Program 16) Submit for CDBG grant funding and other sources as available to make funds available for the rehabilitation of multi-family housing on an annual basis. (Program 16) Promote the Multi-Family Housing Rehabilitation Program annually on the City website, through social media posts, and targeted neighborhood noticing. (Program 16)
2. Homelessness	Greater coordination in service delivery to at-risk populations is needed to address needs and prevent homelessness. The City is experiencing increases in homelessness and at-risk populations become increasingly more likely to become homeless when there is a lack of affordable housing options and service delivery is disconnected. Further, in an environment where resources are limited, efficiency and partnership are necessary to connect what's available to those in need.	Citywide	Amend zoning code requirements to reduce or eliminate barriers to housing and services meeting the needs of the homeless population, including the following: • Amend zoning regulations for emergency shelters consistent with AB 139 (2019) and AB 2339 (2022). • Adopt regulations for low barrier navigation centers consistent with AB 101 (2019). • Analyze and amend regulations for supportive housing as necessary for consistency with AB 2162 (2018). • Amend regulations to remove the conditional use permit requirement for SROs and continue to facilitate the production of SRO housing to serve the needs of lower-income persons on a project-by-project basis. (Program 11) Continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities throughout the planning period including providing fee reductions, waivers, and deferrals on a project-by-project basis and partnering with nonprofit organizations to leverage housing funds in order to obtain financing for transitional and supportive housing development. (Programs 5, 9, 11)

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			Continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and annually evaluate information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services. (Program 11) Other strategies discussed under Housing Affordability above will also facilitate the provision of additional permanent affordable housing to address the issue of homelessness.
3. Fair housing education	Fair housing protections and education efforts have increased, but residents still report a lack of fair housing knowledge and specific discrimination around source of income. Education around fair housing rights and enforcement is an ongoing challenge that governments must address continuously. In particular, California's fair housing law includes source of income as a protected class, but residents reported that over 60% of discrimination they were aware of was based on source of income.		<u>Enhance and Expand Fair Housing Education Efforts</u> Continue to address discrimination by referring fair housing complaints to the Santa Barbara Rental Housing Mediation Program or other appropriate organizations with the objective of increasing the number of residents assisted by 25% each year. (Program 17) Facilitate and provide fair housing training and education opportunities, specifically related to rental properties, that will be directed to housing service providers, management companies, and rental residents with the objective of increasing the distribution of fair housing information by 25% during the planning period. Ensure information is made available in both English and Spanish to improve outreach to the City's Spanish speaking communities. Include, in particular: • An emphasis on the protection for source of income under California law, • Rights and responsibilities related to people with disabilities. (Program 17) During fair housing education workshops and other outreach, establish and maintain a comprehensive list of interested nonprofits, property owners and community members for future outreach. (Program 17) Proactively engage local housing organizations representing the interests of lower-income and special needs households and neighborhoods with higher concentrations of lower-income households in future City actions related to land use and housing, including targeted stakeholder interviews or a committee representative of these interests. (Program 4)

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			Ensure Safe Living Conditions for Low-Income and Special Needs Renters Continue to facilitate preservation and appropriate maintenance of the existing housing units through Code compliance efforts and annual public announcements throughout the planning period (Program 14) Conduct housing condition surveys two times during the 6th cycle to determine the nature and extent of housing deterioration and rehabilitation assistance needs (Program 14) Contact property owners/landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips (Program 14) Connect property owners/landlords subject code compliance actions with financial assistance opportunities for rehabilitation work (Program 14)

18. Workforce Homebuyer Down Payment Loans

The Workforce Homebuyer Down Payment Loan Program is sponsored by the City of Carpinteria, in collaboration with the Housing Trust Fund of Santa Barbara County (HTF), to expand homeownership opportunities in Carpinteria. The program helps to bridge the homeownership affordability gap for workforce homebuyers by providing 30-year deferred payment loans up to $100,000 per household to assist low- to above-moderate-income households in purchasing a home in the City. Funds can be used for down payment and closing costs for households earning up to 200% of the Area Median Income (AMI), adjusted for household size. The down payment loans have no current interest or principal payments, are structured with shared appreciation and are repaid upon sale or refinancing of the home or at the end of the 30-year loan term. Funding for the program has been provided through the City of Carpinteria. The program removes financial barriers to homeownership by lowering home acquisition and financing costs. The program enables qualified families to purchase a home that provides a stable residence that strengthens the family, the neighborhood and community.

The City will continue to implement this program by providing information and support to potential homebuyers in the loan application process.

Responsible Agency:	Community Development Department; Housing Trust Fund of Santa Barbara County
Funding Sources:	City of Carpinteria Affordable Housing Trust Fund, Housing Trust Fund of Santa Barbara County
Actions & Timeframe:	
• Assist potential homebuyers from the local workforce in applying for loan through the Workforce Homebuyer Down Payment Loan Program; and • Promote the program annually on the City website, through social media posts, and through other public announcements and informational material.	
Quantified Objective:	Facilitate at least 2 loans for the local workforce per year.

C. Quantified Objectives

The City's quantified objectives for the 2023-2031 planning period are summarized in II.C.Table H-1.

Table H-1 Quantified Objectives 2023-2031

Objective	Income Category					Totals
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New construction	143	143	132	135	348	901
Rehabilitation	10	10	10	-	-	30
Conservation*	464		287	287	-	1,038

* 177 units through Section 8 Rental Assistance (Program 4) in extremely low and very low income categories; 861 units through Conservation of Mobile Home Parks & Rent Stabilization (Program 12), assumes 33% in extremely low and low, 33% in low, and 33% in moderate income categories.

Table H-2 provides a complete list of the objectives included in each of the programs above in table format and includes specific timeframes for implementation of each objective.

CITY OF CARPINTERIA

2023 - 2031
HOUSING ELEMENT

Technical Report

Adopted April 2023

Revised Draft January 2024

Readopted _____

Certified by HCD _____

This page intentionally left blank

Contents

I. Housing Needs Assessment I-1
A. Population Characteristics I-1
1. Population Growth Trends I-1
2. Age I-1
3. Race and Ethnicity I-2
B. Household Characteristics I-3
1. Household Tenure and Size I-3
2. Housing Vacancy I-3
3. Overcrowding I-4
4. Household Income I-5
5. Overpayment I-6
C. Employment I-7
D. Housing Stock Characteristics I-7
1. Housing Type I-7
2. Housing Age and Conditions I-8
3. Housing Cost I-9
E. Special Needs I-11
1. Persons with Disabilities I-11
2. Elderly I-13
3. Large Households I-14
4. Female-Headed Households I-14
5. Farm Workers I-15
6. Homeless Persons I-16
F. Assisted Housing at Risk of Conversion I-20
G. Low- and Moderate-Income Housing in the Coastal Zone I-21
H. Future Housing Needs I-22

II. Resources and Opportunities II-1
A. Land Resources II-1
B. Financial and Administrative Resources II-1
C. Energy Conservation and Sustainable Housing Development II-3

III. Constraints III-1
A. Governmental Constraints III-1
1. Land Use Plans and Regulations III-1
2. Development Processing Procedures 2
3. Development Fees and Improvement Requirements 10
B. Non-Governmental Constraints 14
1. Environmental Constraints 14
2. Infrastructure Constraints 14
3. Land Costs 15
4. Construction Costs 15
5. Cost and Availability of Financing 15

Appendix A – Evaluation of the Prior Housing Element
Appendix B – Residential Land Inventory
Appendix C – Public Participation Summary
Appendix D – Fair Housing Assessment
Appendix E – Implementation Plan

List of Tables

Table I-1 Population Trends I-1
Table I-2 Age Distribution I-2
Table I-3 Race/Ethnicity I-2
Table I-4 Households Size by Tenure I-3
Table I-5 Housing Vacancy by Type I-4
Table I-6 Overcrowding I-4
Table I-7 Median Household Income I-5
Table I-8 Overpayment by Tenure - Carpinteria I-6
Table I-9 Employment by Industry – Carpinteria and Santa Barbara County I-7
Table I-10 Housing by Type I-8
Table I-11 Age of Housing Stock I-8
Table I-12 Income Categories and Affordable Housing Costs – Santa Barbara County I-10
Table I-13 Persons with Disabilities by Age I-12
Table I-14 Elderly Households by Tenure I-14
Table I-15 Household Size by Tenure I-14
Table I-16 Household Type by Tenure I-15
Table I-17 Homeless Counts in the South Coast Area I-16
Table I-18 Assisted Housing Units at Risk of Conversion I-21
Table I-19 Coastal Zone Housing Units I-21
Table I-20 Regional Housing Needs 2023-2031 ..... I-22
Table II-1 Land Inventory Summary II-1
Table III-1 General Plan Residential Land Use Categories III-1
Table III-2 Zoning Overlay Districts III-2
Table III-3 Permitted Residential Uses and Development Standards – Residential Zones III-9
Table III-4 Permitted Residential Uses and Development Standards – Non-Residential Zones III-11
Table III-5 Permit Processing Fees 11
Table III-6 Development Impact Fees 12

List of Figures

Figure III-1 Potential Emergency Shelter Locations in the M-RP Zone District III-17

This page intentionally left blank

I. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2023-2031 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent available data from the decennial U.S. Census and American Community Survey (ACS), the California Department of Finance (DOF), the California Employment Development Department (EDD), the Santa Barbara County Association of Governments (SBCAG) and other relevant sources.

A. Population Characteristics

1. Population Growth Trends

Between 2010 and 2020 Carpinteria's population increased by about 1.7% in contrast with Santa Barbara County, which grew by 5.7% during this period (see Table I-1).

Table I-1
Population Trends

Jurisdiction	2010	2020	% Change
Carpinteria	13,040	13,264	1.72%
Santa Barbara County	423,895	448,229	5.74%

Source: U.S. Census

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table I-2 provides a comparison of the city and county population by age group as reported in the 2020 Census ACS. This table shows that the age distribution of the city's population is older than Santa Barbara County as a whole, with Carpinteria's population having a median age of 41.1 years compared to 33.8 years for the county as a whole. An aging population has implications regarding the type and size of future housing needs, as well as accessibility (see also the discussion of the elderly on page I-13).

Table I-2
Age Distribution

Age Group	Carpinteria		Santa Barbara County	
	Persons	%	Persons	%
Under 5 years	866	6.4%	27,710	6.2%
5 to 9 years	985	7.3%	27,384	6.2%
10 to 14 years	801	6.0%	27,915	6.3%
15 to 19 years	572	4.3%	37,812	8.5%
20 to 24 years	775	5.8%	47,969	10.8%
25 to 34 years	1,350	10.0%	59,742	13.4%
35 to 44 years	1,908	14.2%	50,530	11.4%
45 to 54 years	1,366	10.2%	47,721	10.7%
55 to 59 years	1,053	7.8%	25,513	5.7%
60 to 64 years	1,160	8.6%	24,579	5.5%
65 to 74 years	1,704	12.7%	37,416	8.4%
75 to 84 years	662	4.9%	20,110	4.5%
85 years and over	247	1.8%	10,494	2.4%
Median age	41.1		33.8	

Source: Census 2020 ACS

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

3. Race and Ethnicity

The racial and ethnic composition of the city differs from the county in that a higher proportion of city residents are Hispanic/Latino. The Hispanic/Latino population represents approximately 46% of the population in both the city and the county as a whole. Approximately 49% of City residents are non-Hispanic white, contrasted with 44% for the county as a whole (Table I-3).

Table I-3
Race/Ethnicity

Racial/Ethnic Group	Carpinteria		Santa Barbara County	
	Persons	%	Persons	%
Total population	13,449	100.0%	444,895	100.0%
Hispanic or Latino (of any race)	6,129	45.6%	203,207	45.7%
Not Hispanic or Latino	7,320	54.4%	241,688	54.3%
White alone	6,533	48.6%	195,329	43.9%
Black or African American alone	126	0.9%	7,910	1.8%
American Indian and Alaska Native alone	-	0.0%	1,596	0.4%
Asian alone	270	2.0%	23,789	5.3%
Native Hawaiian and Other Pacific Islander alone	-	0.0%	349	0.1%
Some other race alone	-	0.0%	1,041	0.2%
Two or more races	391	2.9%	11,674	2.6%

Source: Census 2020 ACS

B. Household Characteristics

1. Household Tenure and Size

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

Table I-4 provides a comparison of households by type for the City and Santa Barbara County as a whole. Approximately 54% of Carpinteria households were homeowners as compare to about 52% of households countywide. About one-third of Carpinteria owner households and about 26% of renter households had only one or two persons. About 8% of owner households and about 7% of renter households had five or more occupants. These data demonstrate that the demand for small units is substantially greater than for large units, both for-sale and for rent.

Table I-4
Households Size by Tenure

Household Size by Tenure	Carpinteria		Santa Barbara County	
	Households	%	Households	%
Owner households:	2,739	54.1%	77,504	52.3%
1-person household	781	15.4%	16,774	11.3%
2-person household	906	17.9%	29,571	19.9%
3-person household	378	7.5%	10,999	7.4%
4-person household	266	5.3%	9,987	6.7%
5-person household	159	3.1%	5,246	3.5%
6-person household	14	0.3%	2,224	1.5%
7-or-more person household	235	4.6%	2,703	1.8%
Renter households:	2,324	45.9%	70,805	47.7%
1-person household	647	12.8%	18,609	12.5%
2-person household	691	13.6%	18,551	12.5%
3-person household	434	8.6%	11,107	7.5%
4-person household	223	4.4%	10,455	7.0%
5-person household	214	4.2%	6,226	4.2%
6-person household	107	2.1%	3,248	2.2%
7-or-more person household	8	0.2%	2,609	1.8%

Source: Census 2020 ACS

2. Housing Vacancy

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities strive to have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table I-5 provides a comparison of vacancy characteristics for Carpinteria compared to the county as a whole. This table reveals that about 18% of all housing units in Carpinteria were vacant compared to only 7% in the county as a whole. Approximately 61% of vacant units in Carpinteria were vacation homes, significantly higher than the 36% for the county as a whole. This is not unusual for some coastal and mountain communities in California.

Table I-5
Housing Vacancy by Type

Housing Vacancy by Type	Carpinteria		SB County	
	Units	%	Units	%
Occupancy Status				
Occupied	5,063	81.8%	148,309	93.1%
Vacant	1126	18.2%	11,008	6.9%
Vacant housing units by type				
Total vacant units	1,126	100.0%	11,008	100.0%
For rent	191	17.0%	1,999	18.2%
Rented, not occupied	-	0.0%	792	7.2%
For sale only	50	4.4%	550	5.0%
Sold, not occupied	105	9.3%	818	7.4%
For seasonal, recreational or occasional use	682	60.6%	3,990	36.2%
For migrant workers	-	0.0%	180	1.6%
Other vacant	98	8.7%	2,679	24.3%
Total housing units	6,189	100%	159,317	100%

Source: Census 2020 ACS

3. Overcrowding

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

Table I-6
Overcrowding

Occupants per Room	Carpinteria		SB County	
	Units	%	Units	%
Owner occupied units	2,739	100.0%	77,504	100.0%
1.01 to 1.50	188	6.9%	2,631	3.4%
1.51 to 2.00	70	2.6%	811	1.0%
2.01 or more	0	0.0%	388	0.5%
Renter occupied units	2,324	100.0%	70,805	100.0%
1.01 to 1.50	167	7.2%	6,979	9.9%
1.51 to 2.00	33	1.4%	3,392	4.8%
2.01 or more	3	0.1%	1,133	1.6%

Source: Census 2020 ACS

Recent Census estimates show that about 9% of both owner-occupied and renter-occupied units were overcrowded in Carpinteria compared to about 5% of owner-occupied units and about 16% of renter-occupied units in the county as a whole. The Housing Plan includes several programs that address the problems of overcrowding, including Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 2. Accessory Dwelling Units, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 6. Inclusionary Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 11. Special Needs Housing, Program 12. Conservation of Mobile Home Parks, Program

17. Affirmatively Furthering Fair Housing, and Program 18. Workforce Homebuyer Down Payment Loans.

4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census estimates, the median household income in Carpinteria was about $74,868 compared to about $78,925 countywide.

Extremely-Low-Income (ELI) Households

Extremely low-income households are defined as those with incomes less than 30% of the area median income, or no more than $41,900 per year for a four-person household in Santa Barbara County according to California Department of Housing and Community Development (HCD) 2022 Income Limits (Table I-12). According to recent Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) data, approximately 170 ELI owners and 335 ELI renters were identified in Carpinteria.

ELI households face a number of housing problems including overpayment and overcrowding. As seen in Table I-8, 94% of ELI owner households and 82% of ELI renter households pay more than 30% of income for housing. In addition, some extremely low-income persons may have disabilities or other special housing needs.

To estimate future ELI housing needs it is assumed that 50% of the City's very-low-income regional housing need, or 143 units, are within the extremely-low-income category pursuant to California Government Code §65583(a)(1).

The Housing Plan includes several programs that address the problems of ELI households, including Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 2. Accessory Dwelling Units, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 6. Inclusionary Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 11. Special Needs Housing, Program 12. Conservation of Mobile Home Parks, Program 17. Affirmatively Furthering Fair Housing, and Program 18. Workforce Homebuyer Down Payment Loans.

Table I-7
Median Household Income

Household Income	Carpinteria		SB County	
	Households	%	Households	%
Total households	5,063	100.0%	148,309	100.0%
Less than $10,000	258	5.1%	7,182	4.8%
$10,000 to $14,999	83	1.6%	4,729	3.2%
$15,000 to $24,999	278	5.5%	8,596	5.8%
$25,000 to $34,999	232	4.6%	9,050	6.1%
$35,000 to $49,999	664	13.1%	17,156	11.6%
$50,000 to $74,999	1,030	20.3%	24,233	16.3%
$75,000 to $99,999	507	10.0%	19,053	12.8%
$100,000 to $149,999	709	14.0%	25,746	17.4%
$150,000 to $199,999	620	12.2%	12,949	8.7%
$200,000 or more	682	13.5%	19,615	13.2%
Median household income	74,868		78,925	

Source: Census 2020 ACS

5. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table I-8 displays recent HUD estimates for overpayment by tenure. According to recent estimates, approximately 1,215 renter households and 849 owner households in Carpinteria were paying more than 30% of gross income for housing. Of those, 720 renter households and 455 owner households were paying more than 50% of income for housing. Overpayment is most common among lower-income households, with over 60% of lower-income owners and about 73% of lower-income renters overpaying.

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

The Housing Plan includes several programs that address the problems of overpayment, including Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 2. Accessory Dwelling Units, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 6. Inclusionary Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 11. Special Needs Housing, Program 12. Conservation of Mobile Home Parks, Program 17. Affirmatively Furthering Fair Housing, and Program 18. Workforce Homebuyer Down Payment Loans.

Table I-8
Overpayment by Tenure - Carpinteria

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	275	260	335
Household Income >30% to less-than or= 50% HAMFI	195	185	255
Household Income >50% to less-than or= 80% HAMFI	415	250	565
Household Income >80% to less-than or= 100% HAMFI	195	25	310
Household Income >100% HAMFI	135		900
Total	1,215	720	2,370
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**
Household Income less-than or= 30% HAMFI	159	155	170
Household Income >30% to less-than or= 50% HAMFI	125	90	225
Household Income >50% to less-than or= 80% HAMFI	185	115	300
Household Income >80% to less-than or= 100% HAMFI	30	20	140
Household Income >100% HAMFI	350	75	1,900
Total	849	455	2,735

Source: HUD CHAS, 2022

C. Employment

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

Table I-9
Employment by Industry – Carpinteria and Santa Barbara County

Industry	Carpinteria		SB County	
	Persons	Percent	Persons	Percent
Civilian employed population 16 years and over	6,648	100.0%	212,400	100.0%
Agriculture, forestry, fishing and hunting, and mining	404	6.1%	18,359	8.6%
Construction	606	9.1%	12,624	5.9%
Manufacturing	428	6.4%	15,180	7.1%
Wholesale trade	166	2.5%	4,007	1.9%
Retail trade	606	9.1%	20,295	9.6%
Transportation, warehousing and utilities	172	2.6%	6,682	3.1%
Information	54	0.8%	3,629	1.7%
Finance, insurance, and real estate rental and leasing	308	4.6%	9,862	4.6%
Professional, scientific, management, administrative and waste mgmt. services	858	12.9%	26,892	12.7%
Educational services, health care and social assistance	1,621	24.4%	49,463	23.3%
Arts, entertainment, recreation, accommodation and food services	541	8.1%	25,370	11.9%
Other services, except public administration	691	10.4%	11,025	5.2%
Public administration	193	2.9%	9,012	4.2%

Source: Census 2020 ACS

According to recent Census data, approximately 24% of the city's working residents were employed in educational services, health care and social assistance occupations (Table I-9). Other industries with relatively high employment in Carpinteria included Professional, Scientific, Management, Administrative and Waste Management (13%), and Other Services (10%).

D. Housing Stock Characteristics

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

1. Housing Type

Recent Census estimates reported that about 44% of the city's housing stock was comprised of single-family units, while multi-family units comprised about 42% and mobile homes represented about 14% of all units. By comparison, the countywide housing stock had a much higher percentage of single-family detached homes (57%). Table I-10 provides a breakdown of the housing stock by type for the city compared to the county as a whole. This table shows that the city's housing stock contains a significantly higher proportion of higher-density attached housing as compared to the county.

Table I-10
Housing by Type

Housing Type	Carpinteria		SB County	
	Units	%	Units	%
Total units	6,189	100.0%	159,317	100.0%
Single detached	2,197	35.5%	91,448	57.4%
Single attached	552	8.9%	11,256	7.1%
2 units	44	0.7%	5,171	3.2%
3-4 units	520	8.4%	9,527	6.0%
5-9 units	706	11.4%	12,588	7.9%
10-19 units	524	8.5%	8,972	5.6%
20+ units	805	13.0%	13,445	8.4%
Mobile homes	841	13.6%	6,841	4.3%
Boat, RV, van	0	0.0%	69	0.0%

Source: Census 2020 ACS

2. Housing Age and Conditions

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

Table I-11 shows the age distribution of the housing stock in Carpinteria compared to the county as a whole as reported in recent Census estimates. More than 73% of the city's housing stock was built prior to 1980 and therefore may be in need of some repair.

Table I-11
Age of Housing Stock

Year Built	Carpinteria		SB County	
	Units	%	Units	%
2014 or later	46	0.7%	3,159	2.0%
2010 to 2013	109	1.8%	3,110	2.0%
2000 to 2009	238	3.8%	12,677	8.0%
1990 to 1999	250	4.0%	15,974	10.0%
1980 to 1989	1,017	16.4%	24,336	15.3%
1970 to 1979	2,224	35.9%	29,501	18.5%
1960 to 1969	834	13.5%	31,793	20.0%
1950 to 1959	923	14.9%	19,799	12.4%
1940 to 1949	207	3.3%	5,971	3.7%
1939 or earlier	341	5.5%	12997	8.2%
Total units	6,189	100.0%	159,317	100.0%

Source: Census 2020 ACS

Based on the observations of City Building and Code Compliance staff, it is estimated that approximately 800 housing units may be in need of some type of rehabilitation and approximately 60 units may require replacement. Due to relatively high housing values, market forces are expected to encourage more private maintenance, rehabilitation, and lead paint remediation, as compared to lower-income communities.

As described in the Housing Policy Plan, the City is continuing its efforts to identify, preserve, maintain and rehabilitate existing housing through code compliance and the provision of financial assistance for home maintenance and repairs (see Program 17. Single-Family Housing Rehabilitation and Program 18. Multi-Family Housing Rehabilitation).

3. Housing Cost

a. Housing Affordability Criteria

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

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

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

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

Table I-12 shows 2022 affordable rent levels and estimated affordable purchase prices for housing in Santa Barbara County by income category. Based on state-adopted standards and a family of four, the maximum affordable monthly rent for extremely-low-income households is $1,048, while the maximum affordable rent for very-low-income households is $1,746. The maximum affordable rent for low-income households is $2,798, while the maximum for moderate-income households is $3,003.

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

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

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely low	$41,900	$1,048	$135,000
Very low	$69,850	$1,746	$255,000
Low	$111,900	$2,798	$415,000
Moderate	$120,100	$3,003	$445,000
Above moderate	>$120,100	>$3,003	>$445,000

Assumptions:
-Based on a family of 4 and 2022 State income limits
-30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
-10% down payment, 5.5% interest, 1.25% taxes & insurance, $350 HOA dues
Source: Cal. HCD; JHD Planning LLC

b. For-Sale Housing

According to recent Census estimates, the median home value in Carpinteria was approximately $711,000 compared to $610,000 for Santa Barbara County as a whole. However, home values are not necessarily reflective of sales prices given market fluctuations and housing stock available for sale. The California Economic Forecast Project's 2021 Carpinteria Valley Economic Profile indicates the median sales price of existing single-family residential properties increased 45% between 2015 and 2021 ($925,000 to $1,680,000). Median condominium sales prices increased at a slower rate of 21% between 2015 and 2021 ($540,000 to $680,000).

The Santa Barbara Association of Realtors (SBAOR) reported sales prices of single-family homes in the Carpinteria/Summerland area increased by 12.6% from 2021 to 2022 to a median sales price of $1,875,000 in 2022. Condominium sales, which are reported for the south coast area as a whole, increased by 16.5% from 2021 to 2022 to a median sales price of $965,000 for 2022. According to SBAOR's February 2023 report of market activity, there were 12 closed sales year-to-date with a median sales price of $1,265,000. A February/March 2023 internet search of real estate for sale in the city found asking prices ranging from $750,000 for a 787 square-foot condominium to over $2 million for a 1,043 square two bedroom single family home. Based on the estimated affordable purchase prices shown in Table I-12, it is extremely unlikely that many market rate homes would be affordable to lower- or moderate-income residents. These data illustrate the fact that in beach communities, very large public subsidies are generally required to reduce sales prices to a level that is affordable to low- and moderate-income buyers. At a median price of $965,000, there is a gap of about $519,000 between the median market price for a condominium and the maximum price a moderate-income household can afford to pay for a home. For low-income households, this gap is over $550,000. Programs in the Housing Plan that are specifically intended to mitigate the high cost of housing include Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 6. Inclusionary Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, and Program 20. Workforce Homebuyer Down Payment Loans.

c. Rental Housing

The California Economic Forecast Project's 2021 Carpinteria Valley Economic Profile reported that there are more affordable housing options in Carpinteria than in other parts of the south coast. The report attributed this to approximately 53 percent of the City's housing stock being

comprised of apartments and mobile homes, and 3 percent comprised of income-restricted units. Nevertheless, most market rental rates in the city are not affordable to lower-income households.

The median rent paid in Carpinteria was estimated to be $2,029 according to recent Census data. An internet rental survey conducted in August 2022 found asking rents of $1,395 per month for a studio unit and $2,250 to $5,500 for two-bedroom units. An internet survey in March 2023 found average rents continue to be in the same price range with many units asking much higher prices and a limited supply of less expensive units. As would be expected in a desirable beach community in Southern California, when market rents are compared to the amounts households can afford to pay (Table I-12), it is clear that very-low- and extremely-low-income households have a very difficult time finding housing without overpaying. At a rent of $2,250 per month for a two-bedroom unit, the gap between market rent and affordable rent at the very-low-income level is about $500 per month, while the gap at the extremely-low-income level is about $1,200 per month. Programs in the Housing Plan that are specifically intended to mitigate high rental rates include Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 2. Accessory Dwelling Units, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 11. Special Needs Housing, Program 12. Conservation of Mobile Home Parks, and Program 17. Affirmatively Furthering Fair Housing.

E. Special Needs

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

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

1. Persons with Disabilities

Recent Census data reported that the most prevalent type of disability for persons age 18 to 64 was a cognitive difficulty, while for those age 65 and over the most common disability was ambulatory (Table I-13). Persons with disabilities face greater housing challenges for a variety of reasons. Housing opportunities for persons with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. The Housing Plan includes several programs to assist with the housing needs of those with disabilities, including Program 2. Accessory Dwelling Units, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 11. Special Needs Housing, and Program 17. Affirmatively Furthering Fair Housing. Additional analysis regarding housing for persons with disabilities is provided in the Constraints section of this report.

Table I-13
Persons with Disabilities by Age

Disability by Age	Persons
Disabilities for Persons Age 18 to 64	
With a hearing difficulty	137
With a vision difficulty	101
With a cognitive difficulty	268
With an ambulatory difficulty	134
With a self-care difficulty	101
With an independent living difficulty	164
Disabilities for Persons Age 65 and over	
With a hearing difficulty	271
With a vision difficulty	52
With a cognitive difficulty	98
With an ambulatory difficulty	362
With a self-care difficulty	57
With an independent living difficulty	227

Source: Census 2020 ACS

Developmental Disabilities

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

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

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) provides community-based services to approximately 329,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based

facilities.[1] In Carpinteria, people with developmental disabilities are served by the Tri-Counties Regional Center[2] (TCRC) which is based in the city of Santa Barbara. As of 2020, TCRC served approximately 14,000 clients and had 340 staff persons. According to DDS, approximately 164 clients in Carpinteria received services from TCRC, of which 138 lived in the home of a family member or guardian. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. TCRC also coordinates the state-mandated Early Start program which provides services for children under age three who have or are at substantial risk of having a developmental disability.

As with other types of disabilities, the City helps to address the housing needs of persons with developmental disabilities through reasonable accommodation procedures and regulations to encourage supportive housing and residential care facilities.

2. Elderly

According to recent Census data, about 48% of owner households and 14% of renter households in Carpinteria were headed by someone age 65 or older (Table I-14). Many elderly persons are dependent on fixed incomes and/or have a disability. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. In addition to the accessibility requirements of the building code, the housing needs of seniors can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

Recent Census data revealed a growing number of individuals aged 65 and over in Santa Barbara County, and the percentage of Carpinteria residents aged 60 and over is nearly 8 points higher than the statewide average. In recognition of the growing senior population in Carpinteria, the City Council in 2022 established an Ad Hoc Senior Services Planning Committee to work with City staff to create, distribute, and collect a Community Needs Assessment Survey for the purpose of presenting for City Council consideration data-supported recommendations for the creation of a senior services program. These recommendations were presented to City Council on November 28, 2022. On December 12, 2022, the Council extended the term of the committee and revised its roles and responsibilities, tasking the committee with exploring and providing feedback on potential interim and long-term service models and partnerships for active adult/senior services in order to develop an actionable plan, or plans, for implementation, including budgetary requirements, to be considered by the City Council at a future City Council meeting.

[1] https://www.dds.ca.gov/rc/dashboard/overview/
[2] www.tri-counties.org

Table I-14
Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
65 to 74 years	855	31.2%	212	9.1%
75 to 84 years	322	11.8%	76	3.3%
85 years and over	122	4.5%	30	1.3%
Total Households	2,739	100%	2,324	100%

Source: Census 2020 ACS

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. About 62% of owners and 58% of renters reported only one or two members. Only about 15% of owner households and about 14% of renter households reported five or more members (Table I-15). This distribution suggests that the need for large units in Carpinteria with three or more bedrooms is expected to be much less than for smaller units.

For large families with low incomes, housing problems may include overpayment or overcrowding. The Housing Plan includes several programs to address housing issues faced by large households including Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 6. Inclusionary Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 17. Affirmatively Furthering Fair Housing, and Program 18. Workforce Homebuyer Down Payment Loans.

In recent years Carpinteria has been successful in facilitating affordable family housing developments with 3-bedroom units such as Dahlia Court and Casas de las Flores, both developed and managed by Peoples' Self-Help Housing Corporation.

Table I-15
Household Size by Tenure

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	781	28.5%	647	27.8%
2 persons	906	33.1%	691	29.7%
3 persons	378	13.8%	434	18.7%
4 persons	266	9.7%	223	9.6%
5 persons	159	5.8%	214	9.2%
6 persons	14	0.5%	107	4.6%
7+ persons	235	8.6%	8	0.3%
Total households	2,739	100%	2,324	100%

Source: Census 2020 ACS

4. Female-Headed Households

Recent Census data reported that approximately 340 Carpinteria households (10.6%) were headed by a female compared to about 17% of households for the county as a whole (Table I-16). Of those, 177 had children living with them (5.5%). Approximately 7% of all female headed households were below the poverty line. Female-headed households with children often face challenges such as

lower wages and the added cost of childcare that leaves a smaller portion of household income available for housing. While female-headed households represent a relatively small portion of households, they may have significant difficulties finding affordable housing, particularly in expensive coastal areas, leading to problems such as overpayment and overcrowding. The Housing Plan includes several programs to address housing issues faced by female-headed households including Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 6. Inclusionary Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 17. Affirmatively Furthering Fair Housing, and Program 18. Workforce Homebuyer Down Payment Loans.

Table I-16
Household Type by Tenure

Household Type	Carpinteria		Santa Barbara County	
	Households	%	Households	%
Female householder	340	10.6%	16,329	16.8%
With own children	177	5.5%	10,771	11.1%
Without children	163	5.1%	5,558	5.7%
Female householders below poverty level	25	7.4%	3,499	21.4%
Total households	3,210	100%	97,397	100%

Source: Census 2020 ACS

5. Farm Workers

Agriculture is a major industry in Santa Barbara County and farm worker households are a special needs group due to the lower incomes typically earned by these households. Migrant workers, and their places of residence, are generally located in close proximity to agricultural areas providing employment.

As shown previously in the discussion of employment (Table I-9), the Census Bureau estimated that there are about 404 Carpinteria residents employed in agriculture, forestry, fishing and hunting, and mining jobs. Recent data from the U.S. Department of Agriculture (USDA) Census of Agriculture reported a total of 22,985 farmworkers in Santa Barbara County in 2017, of which 9,895 (43%) were seasonal workers. While the USDA does not provide farmworker data at the city-level, the proportion of permanent farmworkers in the Carpinteria Valley, including the City, is likely higher than in Santa Barbara County overall given the concentration of greenhouses in the area, which allows for year-round production. Since 2012, it is estimated that the number of farmworkers in the county has increased by approximately 2.8%. According to HCD pre-approved data compiled by SBCAG, over 91% of farmworkers work on larger farms with 10 or more workers.

Farmworkers are among the lowest paid employees in Santa Barbara County. The City of Carpinteria supports farmworker housing through programs to facilitate affordable housing development and rental assistance. Two affordable housing projects in Carpinteria, Dahlia Court and Chapel Court, are specifically targeted to farmworkers and their families. The City also supports farmworker housing through regulations in conformance with the Employee Housing Act as discussed further in Section III – Constraints.

6. Homeless Persons

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

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.[3]

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

- Substance abuse and alcohol
- Domestic violence
- Mental illness

Since 2003, all Continuum of Care Communities (those receiving Federal grant funds serving the homeless) have been required to report the number of people who are homeless at a particular point in time. The most recent Point in Time (PIT) homeless survey in Santa Barbara County was conducted by the Santa Maria/Santa Barbara County Continuum of Care (CoC) on February 23, 2022. The County and CoC provided oversight of the PIT Count, working as the Administrative Entity for the CoC, with Simtech Solutions and more than 400 volunteers.

Countywide, 1,962 homeless persons were recorded in 2022, an increase of 34% compared to the 2013 homeless count. In Carpinteria the number of homeless persons increased from 10 in 2013 to 21 in 2022 (Table I-17). The 2022 countywide count included 1,367 unsheltered persons and 595 persons living in emergency shelters or transitional housing.

Table I-17
Homeless Counts in the South Coast Area

Geographic Area	2013 Homeless Count	2022 Homeless Count
Carpinteria	10	21
Isla Vista/Goleta	81	203
Santa Barbara	946	822
County Total	1,466	1,962

Source: Central Coast Collaborative on Homelessness, 2013; Santa Maria/Santa Barbara County Continuum of Care, 2022

The City provides services to people experiencing homelessness via collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations. City staff routinely evaluates information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services.

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

Information is gathered from daily logs of City program divisions, including inspections of parks and open spaces and public facilities such as the Veterans Hall and public restroom buildings, public right-of-way maintenance, and code compliance contacts. The Carpinteria-Summerland Fire Protection District also monitors number and type of contacts with people that are believed to be homeless, including number of transports by ambulance.

Local data and issues concerning people experiencing homelessness in Carpinteria is reviewed and discussed at regular meetings of City, County and service agency staffs. Acute and chronic issues are discussed along with strategies for providing assistance to service resistant individuals.

Early 2020 saw the beginning of the COVID-19 pandemic. Despite the unique challenges related to the pandemic, the City's efforts to address homeless issues and services continued, albeit in a reduced capacity. 2020-2021 also brought changes to policies and programs. The City joined the COVID-19 Homelessness Task Force, led by the County, to address the health and safety of people that are experiencing homelessness by partnering with local organizations and governmental agencies. The primary goal was to reduce the spread of COVID-19 in our homeless populations and further protect the community at large.

COVID-19 Homelessness Task Force Objectives were identified as follows:

1. Prevent and mitigate COVID-19 impacts for persons who remain unsheltered through support centers and outreach re-establishing access to showers, device charging, food and hygiene supplies.

2. Establish non-congregate sheltering for persons at highest risk of COVID-19 complications.

3. Sustain shelter capacity for persons not experiencing COVID-19 symptoms.

4. Enhance homelessness prevention and housing activities through increased funding for rental assistance and supportive services.

During the early stages of the pandemic the City lost its lead outreach agency, Home for Good, along with suspended services from County Behavior Wellness and the Warming Shelter. The City's weekly lunch gathering, which was being managed by Home for Good, continued to run through volunteer support and participation by staff from the City's Code Compliance Division. The lunch program was formed as a means to gather local homeless persons to one area at a specific day and time where services could be offered. As the restrictions of the pandemic loosened, new and existing agencies returned to the lunch program.

As of 2022, the lunch program offers services from a County Drug and Alcohol Specialist, County Behavior Wellness, CityNet (the regional homeless services entity), New Beginnings, local business and entities, and community volunteers that provide weekly lunches and provisions.

Tens of millions of dollars of federal COVID-19 relief bill funding, state funding, and local funding have been spent to address homelessness in Santa Barbara County in the past two years. This funding has been used to provide myriad services benefitting the region, including Carpinteria's population of people experiencing homelessness. During 2021-2022 approximately 45 people experiencing homelessness in Carpinteria received assistance, including six people that were placed in permanent housing.

Current projects, programs and services to assist the homeless in Carpinteria and surrounding areas include the following:

- Emergency shelters, temporary housing, and permanent supportive housing projects have been developed countywide, including through the state's Project Roomkey (temporary housing in participating hotels for people who are homeless) and Project Homekey (creating more supportive and permanent housing for formerly homeless individuals).
- Funding allocated for rental assistance and housing voucher programs.
- Santa Barbara County received about $46 million from the state in Coronavirus Aid, Relief and Economic Security (CARES) Act funding, allocating about $5.5 million to care for unsheltered people. Specific funding was allocated for increased emergency shelter costs, pallet house projects, and pandemic-related outreach at homeless encampments.
- The county budgeted more than $13 million of its American Rescue Plan COVID-19 relief funding on addressing housing and homelessness.
- The county received $10 million in funding in January 2022, including $7 million for the Isla Vista emergency shelter. Santa Barbara County purchased the building for $6.3 million and the shelter is being operated by Good Samaritan Shelter.
- The Housing Authority of Santa Barbara County converted office buildings into permanent supportive housing in Lompoc.
- The City of Santa Barbara housed 58 people temporarily at the Rose Garden Inn on Upper State Street.
- The New Beginnings Counseling Center's Safe Parking Program expanded to a city-owned property in Lompoc last year. The program provides places for people who live in vehicles to park overnight and have access to restroom facilities and other services. On October 24, 2022, the Carpinteria City Council contracted with New Beginnings Counseling Center to provide the Safe Parking Program in the City Of Carpinteria.
- Dignity Moves established pallet house interim housing in Isla Vista, Lompoc, and now downtown Santa Barbara. Dignity Moves and the County of Santa Barbara have partnered to bring a new interim housing community to downtown Santa Barbara. COVID-19 has increased the urgency of building non-congregate housing for the unsheltered in our community. While more permanent housing is the ultimate long-term goal, our streets cannot be the waiting room. Dignity Moves is building "interim supportive housing" as a stop-over between tents and permanent housing where clients can be safe and receive the critical support services necessary to rebuild their lives and exit homelessness.
- The County and Goleta have collaborated on the purchase of the Super 8 motel at 6021 Hollister Avenue and its conversion into housing for formerly homeless residents.

The City's collaborative approach to providing homeless services is intended to be a cost effective and efficient means for the City to address an important community service need. People living on the streets of Carpinteria require services that result in increased public costs for law enforcement, emergency medical, and hospital services, and present health and safety issues for the individual experiencing homelessness and the general public. Providing emergency services to people experiencing homelessness, although important, generally does not result in lasting changes for the homeless person or address public health and safety and quality of life issues caused by homelessness that are of concern to the community.

The response model being followed by the City through its partnership with CityNet and other partnering agencies is intended to reduce reliance on first responders, which often results in arrest,

transportation, jail and/or hospitalization, and to prioritize housing and related support services that can lead people that have been chronically homeless to reunification with family and/or getting established in permanent housing. This cost-effective approach to addressing homelessness was first discussed in detail in 2006 as a part of the Santa Barbara County Ten Year Plan to End Chronic Homelessness, which referenced various national studies on the subject.

Facilities serving the homeless in Carpinteria and the South Coast area include the following:

- Santa Barbara Rescue Mission: The Santa Barbara Rescue Mission provides hot meals and overnight accommodations seven days a week, 365 days per year. Shelter is provided every night to 100 men and 24 women.
- People Assisting the Homeless (PATH): This 24-hour transitional shelter program provides food, clothing, medical care, job development, social services, life coaching, substance abuse recovery, and other vital services to assist homeless people into employment and permanent housing. The 24-hour shelter program provides 100 beds, expanding to 200 beds from December 1 to March 31.
- Transition House: Three-stage housing program for homeless families that offers emergency shelter for 15-22 homeless families (70 people), transitional housing, and permanent affordable supportive housing. Services include meals and childcare when at the emergency shelter, and career counseling, financial management, and educational enhancements throughout all stages.
- Health Care for the Homeless (HCH): The Santa Barbara County Public Health Department runs the HCH program, which provides comprehensive medical and dental care for the homeless population, including a significant medical outreach component led by Public Health Nurses stationed in thirteen homeless shelters and transitional living centers. The nurses provide triage care and make referrals to the health care centers and shelter-based clinics for those needing additional care.
- New Beginnings Counseling Center: New Beginnings operates several programs for the homeless population, including the Safe Parking Program and the Supportive Services for Veteran Families Program. The Safe Parking Program provides safe overnight parking for individuals and families who are living in their vehicles. Included in this program are social services and case management provided by New Beginnings case workers.
- Supportive Services for Veteran Families is designed to help end homelessness among the veteran population in Santa Barbara County. This housing-first model aims to provide housing stability by providing cash assistance to those in danger of losing their housing and to rapidly transition those who are homeless into stable housing.
- Unitarian Society of Santa Barbara Warming Center Program: Emergency homeless sheltering program that opens warming centers in various locations on nights when temperatures are expected to drop below 35 degrees, when there is at least a 50 percent chance of rain, or when there is rain with temperatures under 40 degrees. The facilities provide a safe and warm place for the homeless individuals to get off the streets and have a clean bed for a night with dangerous weather conditions.
- Showers of Blessing: The Interfaith Initiative of Santa Barbara County has operated the Showers of Blessing program throughout southern Santa Barbara County. Showers of Blessings provides showers to homeless individuals weekly using portable shower trailers, including a two-stall ADA accessible unit. The program also provides a freshly laundered towel and washcloth, a pair of new cotton socks, a pair of new underwear, hygiene items,

toiletries and limited emergency clothing. A free, often hot meal is provided before or after the showering times.

- Salvation Army Hospitality House: Hospitality House is a 69-bed Homeless Shelter for Men and Women. Twenty-four of these beds are designated for a County Drug Detox Residential and Withdrawal Management Program, leaving 45 for the general homeless population. The shelter has an 85% average occupancy and services include food, shelter, transportation and employment assistance. Occupancy requires abstinence from drugs and alcohol, and urinalysis testing for drug use is conducted both randomly and when there is suspected use.
- County of Santa Barbara Behavioral Wellness Department (BeWell): BeWell has its own division for Homeless Services Assertive Community Treatment and the department provides a broad spectrum of essential services to people who are experiencing homelessness and/or who are at-risk of chronic homelessness. These services aim to assist those persons experiencing distress who are not reached by traditional mental health treatment services to obtain a more adaptive level of functioning. BeWell works closely with the local Continuum of Care, local emergency and transitional shelters, and other agencies serving those experiencing homelessness or at risk of homelessness in our community.

Additional information regarding the City's regulations for emergency shelters, low barrier navigation centers, transitional housing and supportive housing is provided in Section III – Constraints and in Program 11 in the Housing Plan.

F. Assisted Housing at Risk of Conversion

As part of the Housing Element update, state law requires jurisdictions to identify assisted low-income rental units that are at risk of conversion to market rate housing during the 10-year period 2023-2033. Table I-18 summarizes assisted affordable units in Carpinteria. Data included in this table was obtained from the California Housing Partnership Corporation with more recent updates provided by the property managers. As seen in this table, there are no assisted developments at risk of conversion to market rate status.

Table I-18
Assisted Housing Units at Risk of Conversion

Project Name	Project Address	Type of Governmental Assistance	Earliest Date Restrictions End	Housing Type	Number of Units	Number of Assisted Units	At Risk?
Beachcourt	648 Maple Street	HUD Section 811	2036	Supportive	6	6	No
Atrium Apartments	4667 Carpinteria Avenue	LIHTC, Housing Authority Tax Exempt Bonds, City ground lease	2036	Senior	12	12	No
Chapel Court	681 Ash Avenue	USDA/HCD	2067	Farmworker /family	28	28	No
Dahlia Court I	1300 Dahlia Court	LIHTC	2041	Farmworker /family	55	11	No
Dahlia Court II	1300 Dahlia Court	HOME; CDBG Fee Waivers City land donation	2067	Large family	33	32	No
Casas de las Flores	4096 Villa Real	LIHTC/HCD	2069	Large family	43	42	No

Sources: California Housing Partnership Corp.; Santa Barbara Community Housing Corp.; People's Self Help Housing; City of Carpinteria

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

The entire City of Carpinteria is within the Coastal Zone. California Government Code §65590 et seq. prohibits conversion or demolition of existing residential dwelling units occupied by low- or moderate-income persons or families unless provision has been made for the replacement in the same city or county of those dwelling units with units for persons and families of low- or moderate-income (excludes structures with fewer than three units, or fewer than 10 units for projects with more than one structure, among other exclusions). Government Code §65590(d) further requires new housing development in the Coastal Zone to provide housing units for persons and families of low- or moderate-income, or if not feasible, to provide such units at another location within the same city or county, within the Coastal Zone or within three miles thereof. As shown in Table I-19, more than 1750 units have been approved in the City since 1982 and none were required to be deed-restricted for low- and moderate-income households (the City's Inclusionary policy only requires "workforce" housing in the above-moderate category). Several affordable housing projects have been constructed in the city, however, through the efforts of non-profit builders. Approximately 23 units occupied by low- or moderate-income households have been demolished in the Coastal Zone and 21 units have been replaced.

Table I-19
Coastal Zone Housing Units

Category	Units
Number of new units approved for construction in the Coastal Zone 1982-2022	Approx.1750
Number of new units for low- or moderate-income households required to be provided either within the coastal zone or within three miles of it	0
Number of units occupied by low- or moderate-income households in the Coastal Zone authorized to be demolished or converted since January 1982	23
Number or units for low- or moderate-income households required either within the coastal zone or within three miles of it in order to replace those demolished or converted	21

Sources: City of Carpinteria; US Census

H. Future Housing Needs

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction in Santa Barbara County for the projection period[4] June 30, 2022 to February 15, 2031. Communities then determine how they will address this need through the process of updating the housing elements of their general plans.

The RHNA for the 6th housing element cycle was adopted by the Santa Barbara County Association of Governments (SBCAG) in July 2021. The future need for housing is determined by the forecasted growth in households in a community as well as existing needs such as overpayment and overcrowding. The housing need is also adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster or conversion to non-housing uses. The sum of these factors – household growth, existing need, vacancy need and replacement need – determines the total new housing need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

The new housing need allocated to the City of Carpinteria for the 2023-2031 planning period is 901 units, distributed by income category as shown in Table I-20. Pursuant to Government Code §65583(a)(1) it is assumed that the need for extremely-low-income households is half of the very-low-income need.

Table I-20
Regional Housing Needs 2023-2031

Very-Low	Low	Moderate	Above-Moderate	Total
286	132	135	348	901
32%	15%	15%	39%	100%

Source: SBCAG, 2021
Notes: 50% (143 units) of the VL need is assigned to the Extremely-Low-Income category pursuant to state law

[4] Under state law, the "projection period" is the timeframe for determining regional housing need, while the "planning period" is the eight-year period between the due date for one housing element update and the due date for the next housing element update. The "6th cycle" planning period for jurisdictions in Santa Barbara County runs from February 15, 2023 to February 15, 2031, while the "projection period" is June 30, 2022 to February 15, 2031.

II. RESOURCES AND OPPORTUNITIES

A. Land Resources

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

As discussed in Appendix B, the requirement to demonstrate availability of lower-income sites is met primarily through zoning that allows redevelopment of underutilized sites at densities greater than 20 units/acre. In 2004 state law was amended to establish 20 units/acre as the density deemed appropriate to accommodate housing for lower-income households in suburban cities like Carpinteria. (Government Code §65583.2(c)(3)(B).) The land inventory analysis in Appendix B contains an estimate of the realistic capacity of potential sites for residential development with zoning to accommodate the City's assigned RHNA allocation for all income levels. Program 1 – Adequate Site to Accommodate Regional Housing Needs is included in the Housing Plan to ensure that sufficient opportunities for new housing development are available to accommodate the City's assigned needs during the planning period.

Table II-1
Land Inventory Summary

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2023-2031	286	132	135	348	901
Completed, Approved & Pending Projects (Table B-3)	-	3	-	259	62
Net Remaining RHNA	415		135	89	639
Vacant Sites (Table B-4)	-		10	5	15
Underutilized Sites with R Overlay (Table B-5)	56		47	-	103
Other Underutilized Sites (Table B-6)	-		153	153	306
ADUs	84		8	48	140
Surplus (Shortfall)	(275)		83	117	(75)

Source: City of Carpinteria, 2023

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

B. Financial and Administrative Resources

Section 8 Rental Assistance. The County of Santa Barbara Housing Authority reports that 66 Carpinteria residents receive monthly rental assistance from the Section 8 Voucher Program, and the City of Santa Barbara Housing Authority reports 111 Carpinteria residents

with Section 8 vouchers, for a total of 177 vouchers currently (October 2021) being used in Carpinteria. Under this program, tenants are responsible for a rent payment based on their income, usually 30%, and the Housing Authority makes a monthly housing assistance payment to the landlord for the gap between affordable rent paid and fair market rent.

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

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

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

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

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

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

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

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

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

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

State Housing Funds. In recent years California voters have approved several bond measures to provide funding assistance for affordable and special needs housing. A variety of programs are funded by these bonds, including programs targeting both owner-occupied, rental, and supportive housing. As of March 2022, available State bond-funded programs include the Multifamily Housing Program, the Veterans Housing and Homelessness Prevention Program, the Infill Infrastructure Grant Program, the Joe Serna, Jr. Farmworker Housing Grant Program, the No Place Like Home Program, and the Affordable Housing and Sustainable Communities Program. These programs are administered by HCD.[5]

Housing Trust Fund (HTF) of Santa Barbara County. The HTF[6] is a non-profit financing initiative whose mission is to expand affordable housing opportunities for low- to middle-income residents and workers in Santa Barbara County. HTF's primary program is a $7.6 million Revolving Loan Fund that provides direct low-cost financing to facilitate rental and home ownership housing production throughout the county. The Workforce Homebuyer Program, launched in 2012, provides down payment assistance to help low- to moderate-income households purchase a home in the community where they work, enabling a stable residence that strengthens the family and neighborhood. In partnership, the City and the Housing Trust Fund of Santa Barbara County operate a "Workforce Homebuyer Down Payment Loan Program" that helps to bridge the homeownership affordability gap for workforce homebuyers by providing 30-year deferred payment loans up to $100,000 per household to assist low- to upper-moderate-income households in purchasing a home in the City. Funds can be used for down payment and closing costs for households earn up to 200% of the Area Median Income (AMI), adjusted for household size. The loans have no current interest or principal payments, are structured with shared appreciation, and are repaid upon sale or refinancing of the home or at the end of the loan term. Funding for Carpinteria's share of the program has been provided through the City of Carpinteria. The Housing Trust Fund of Santa Barbara County has additional monies that can be used throughout the county, including Carpinteria.

C. Energy Conservation and Sustainable Housing Development

In 2006, the State Legislature passed Assembly Bill (AB) 32, The Global Warming Solutions Act of 2006, which requires the State of California to reduce "greenhouse gas" (GhG) emissions to 1990

[5] https://www.hcd.ca.gov/programs-active
[6] http://www.sbhousingtrust.org/

levels no later than 2020. Passenger vehicles account for 31 percent of the state's total emissions. In 1990, greenhouse gas emissions from automobiles and light trucks were 108 million metric tons, but by 2004 these emissions had increased to 135 million metric tons.

Senate Bill (SB) 375, passed in 2008, builds on the existing regional transportation planning process, which is overseen by local officials with land use responsibilities, to connect the reduction of GhG emissions from cars and light trucks to land use and transportation policy. SB 375 asserts that, "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32."

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

In 2021 the Santa Barbara County Association of Governments (SBCAG) adopted both an RTP and a RHNA, and local governments cooperate in the implementation of SB 375 by adopting housing elements that facilitate new housing development in a manner consistent with the growth forecast and RHNA.

Energy Conservation Opportunities

As residential energy costs rise, increasing utility bills can adversely affect housing affordability. State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy-efficient appliances) have saved more than $100 billion in electricity and natural gas costs since 1978.[7]

Title 24 sets forth mandatory energy standards and requires the adoption of an energy budget for all new residential buildings and additions to residential buildings. Separate requirements are adopted for low-rise residential construction (i.e., buildings no more than 3 stories) and non-residential buildings, which include hotels, motels, and multifamily residential buildings with four or more habitable stories. The standards specify energy-saving design for lighting, walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes. In 2007, California developed a Green Building Standard (CALGreen) to meet the emissions reduction goals set out in AB 32. HCD has primary responsibility for implementing CALGreen provisions (which are within Title 24) for residential structures. CALGreen applies to the planning, design, operation, construction, use, and occupancy of newly constructed buildings in California.

[7] https://www.energy.ca.gov/sites/default/files/2021-08/CEC_2022_EnergyCodeUpdateSummary_ADA.pdf

State policy requires all new residential buildings to be “net zero energy” by 2020. On August 11, 2021 the California Energy Commission adopted new energy efficiency standards for both residential and commercial buildings.

Some of the recent changes to residential standards include:

- Expanding solar photovoltaic systems and battery storage standards to reduce the grid’s reliance on fossil fuel power plants
- Encouraging electric heat pump technology and use, which uses less energy and produces fewer emissions
- Establishing electric-ready requirements when natural gas is installed
- Strengthening ventilation standards to improve indoor air quality and reduce disease transmission

Other recent legislation regarding energy efficiency and conservation includes SB 350 (2015). SB 350 includes an energy efficiency target of doubling energy efficiency in buildings by 2030. In addition, AB 2722 (2016) designates polluter fees to funding transportation, affordable housing, urban forestry, energy savings, and other sustainable projects to benefit disadvantaged communities.

City Efforts to Encourage Energy Conservation

Energy conservation is an important consideration as the City evaluates housing development proposals. One of the requirements of a Development Plan submittal is a statement of energy and water conservation measures and/or devices incorporated into the construction and occupancy phases of the development. Recently approved developments have promoted energy conservation in the design of both housing and office components through the following techniques:

- Low E-glass;
- Higher R-valued insulation;
- Solar tubes and ceiling fans;
- Solar assisted water systems with tankless water heaters;
- Energy efficient lights and appliances;
- Natural light;
- Solar screens;
- Efficient lighting that exceeds Title 24 standards and utilizes natural light;
- An innovative water harvesting/bio-filtration/storage/reuse system that also provides storm water retention and uses a solar powered pump to send water to a restored water tower for landscape irrigation;
- Use of permeable paving blocks for drives and walks;
- Buildings designed with sustainable materials selected for durability and non-toxic maintenance, i.e.: Fly-ash concrete, FSC certified lumber; fiber cement siding, recycled steel roofing, formaldehyde-free insulation, sheathing and cabinets;

- Passive solar heating with thermal storage, natural lighting and natural ventilation designed to minimize fossil energy use would be incorporated within all residential structures;
- Building integrated solar electric photovoltaic systems for all units;
- Energy Star appliances, heating system, water heaters, vent fans and light fixtures;
- Extra water-conserving toilets with dual flush along with low flow fixtures and instant flow water heaters;
- Units and Buildings that qualify as “Energy Star Homes” under the U.S. Department of Energy criteria; and
- Building insulation beyond Code requirements, including 2x6 exterior walks with R-24 perimeter foundation slab insulation and R-30 roof insulation.

III. CONSTRAINTS

A. Governmental Constraints

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

1. Land Use Plans and Regulations

a. General Plan and Zoning Designations

General Plan Land Use Designations

Table III-1 shows the four major residential land use categories designated in the City's General Plan/Local Coastal Plan (hereafter referred to together as "General Plan") Land Use Element. Densities range from a low of 0.3 dwelling units per acre up to 20 dwelling units per acre. There is no land designated *Rural Residential* on the Land Use Map. In addition to these residential land use categories, two other General Plan categories (General Commercial and Visitor-serving Commercial) also allow residential use, as summarized in Table III-1.

Table III-1
General Plan Residential Land Use Categories

Category	Density (units/acre)
Rural Residential (RR) This category provides locations for single-family homes adjacent to the urban/rural boundary to function as a transition use and help stabilize that boundary.	0.3 to 1.0
Low-Density Residential (LDR) This category includes locations for low-density detached single-family residences in neighborhood settings.	0.3 to 4.6
Medium-Density Residential (MDR) This category provides for small lot detached or attached (duplex) single-family and attached multi-family residences. Housing types may include single-family homes, apartments, townhouses and condominiums.	4.7 to 20.0
Planned Unit Development (PUD) This category is assigned to large undeveloped parcels suitable for a combination of land uses (e.g., residential, recreational, visitor-serving, commercial and convenience establishments.) This category helps to ensure comprehensive planning by requiring that the entire parcel be planned and developed as a unit.	Determined through the Development Plan/Specific Plan process
General Commercial (GC) The GC land use category is characterized by a mixture of retail, wholesale, service and office uses, usually located along major transportation corridors. The Central Business District identifies the downtown commercial area and is characterized by a variety of offices, retail businesses, specialty shops, entertainment uses, and residential land uses..	Established by zoning (maximum 20.0)
Visitor-serving Commercial (VC) The VC land use category is intended to provide for those uses that serve visitors to the City. Such uses may also serve local residents and include hotels, motels, restaurants, service stations, and other retail businesses that meet visitor needs.	Established by zoning (maximum 20.0)

Residential Zoning Designations

The City's Zoning Code allows residential uses in the following districts:

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

The primary residential districts are the R-1, PRD, PUD, MHS/PUD, and MHP zones. Dwelling units are also allowed in the CB, CPD, A, M-RP and M zones as long as they are integrated into the overall development. The M-CD zone allows for caretaker units pursuant to a Conditional Use Permit. The REC zone allows dwellings for owners, managers or caretakers pursuant to a Conditional Use Permit.

Single-family residential zoning is primarily located north of Highway 101 in the northwest portion of the City and in the Concha Loma neighborhood southeast of the downtown. MHP and PUD zoning is interspersed throughout the City, while PRD, CPD, CB, and M zoning are primarily located in the downtown area and M-RP zoning is concentrated on the east end of the City.

Table III-3 summarizes the permitted uses and development standards for residential uses by zone.

Overlay Zones

In addition to the regulations governing individual zoning classifications, the Zoning Ordinance includes 10 Overlay Districts, as described below. Overlay district boundaries are shown on the official zoning map. When an overlay district is added to an individual zoning district, the provisions of the overlay district shall be effective in addition to the applicable district regulations. Table III-2 lists the City's overlay districts.

Table III-2 Zoning Overlay Districts

Overlay District	Map Designation
Coastal Appeals Area	CA
Environmentally Sensitive Habitat	ESH
Flood Hazard Area	FH
Specific Plan	S
Visitor-Serving/ Highway Commercial	V
R Residential	R
Whitney Site Overlay District	
Ellinwood Parcel (APN 004-013-026) Overlay District	
Transportation Corridor Wetland Overlay District	
Vacation Rental Overlay District	
ADU Beach Neighborhood Overlay District	

1) *Coastal Appeals Area*: The purpose of the CA Overlay District is to set forth special permit procedures for development located in the coastal appeals area, as defined in the City's official zoning maps, since development in this area is subject to appeal to the California Coastal Commission. The intent is to provide opportunities for the maximum amount of public participation in the review of such development by requiring a public hearing.

2) *Environmentally Sensitive Habitat*: The purpose of the ESH Overlay District is to protect and preserve areas in which plant or animal life or their habitats are either rare or especially valuable because of their role in the ecosystem and which could be easily disturbed or degraded by human activities and development. The intent of this district is to ensure that all development in such areas is designed and carried out in a manner that will provide maximum protection to sensitive habitat areas.

3) *Flood Hazard Area*: The purpose of this overlay district is to promote the public health, safety and welfare, and to minimize public and private losses in flood hazard areas defined or designated by the United States Department of Housing and Urban Development, Flood Insurance Administration including specifically the Flood Insurance Rate Map currently in effect. The intent of this district is to avoid exposing new development to flood hazard and to reduce the need for future flood control protective works and resulting alteration of stream and wetland environments by regulating development within flood hazard areas.

4) *Specific Plan*: The purpose of the Specific Plan Overlay district is to provide for a coordinated level of site planning for parcels which are under separate ownership but should be planned as a unit, prior to preparation of development plans. The intent is to ensure a more precise level of planning for such areas than is ordinarily possible under the land use plan. Therefore, a specific plan is an extension of the land use plan, including but not limited to the location and types of land uses, roads, open space, hazardous areas and natural landmarks.

5) *Visitor-Serving/Highway Commercial*: The purpose of the V Overlay District is to provide for commercial development that will serve visitors to the city as well as local residents. The intent is to provide a mechanism for requiring adequate visitor-serving commercial uses in areas serving the beach and major highways and to ensure that such uses are appropriately integrated with other commercial needs of the community.

6) *R Residential*: The purpose of the R Overlay District is to provide the opportunity for residential-only development in zone districts that would otherwise not permit such uses. The intent is to encourage rehabilitation of existing housing stock in certain commercial and industrial areas (excluding coastal dependent industry), to increase the City's stock of affordable housing through new residential-only developments in areas that allow commercial, industrial and mixed use developments, and to assist the City in maintaining an appropriate balance between jobs and housing. The R Residential Overlay District does not apply to Visitor-Serving Commercial (VC) designated parcels, with the exception that second story mixed use or residential use are allowed on VC designated parcels. Most of the existing parcels with an R Overlay designation are located on the west end of downtown.

   The R Overlay currently allows a maximum density of 20 units per acre. The development standards including setbacks, lot coverage, and height of the

underlying zone district apply to sites with an R Overlay. The minimum open space requirement is 20%. There is currently no affordability requirement applicable in the R Overlay other than through the City's inclusionary housing program which encourages the development of affordable for-sale units in the above-moderate income category in an effort to provide housing for middle-income and critical workforce households. The inclusionary program applies to subdivisions of 5 or more lots.

As discussed in the Sites Inventory (Appendix B) and Program 1 in the Housing Plan, the R Overlay is proposed to be added to additional parcels to increase opportunities for residential development. In addition, per Program 1, the R Residential Overlay would also be modified to allow development at a minimum density of 20 units per acre and the City will review development standards in consultation with local architects and developers and amend standards as necessary to ensure that allowable densities can be achieved, including 3-story development in multi-family zones, and that standards do not pose unreasonable constraints on the cost and supply of housing. Program 1 also includes a commitment to establish affordability requirements for selected candidate sites identified in Appendix B Table B-6.

7) *Whitney Site Overlay District*: The purpose of the Whitney Site overlay district is to provide for specific standards to ensure preservation of the remainder of the Whitney Site for agricultural use through an agricultural easement and to provide for the establishment and maintenance of programs for sustainable agriculture in the Carpinteria Valley. Therefore, this overlay district establishes specific standards related to open field agriculture resource protection and mitigation.

8) *Ellinwood Parcel (APN 004-013-026) Overlay District*: The purpose of the Ellinwood site overlay district is to provide for specific standards of development for this particular parcel to be included in the development plans. The intent is to ensure a more precise level of planning for this parcel than is ordinarily possible under the local implementation plan. Therefore, this overlay district establishes specific standards related to oak tree protection and mitigation, retention basin/drainage pond maintenance, wetland enhancement, permanent stormwater management, drainage plans and lighting. The regulations of this overlay district are intended to provide guidance in the preparation of site-specific development plans. This Overlay District facilitated the development of 29 new residential units, with four of those affordable.

9) *Transportation Corridor Wetland Overlay District*: The purpose of the transportation corridor wetland overlay district is to provide for specific standards of development for the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension, and for the portions located within the City of Carpinteria, the South Coast High Occupancy Vehicle (HOV) Lanes and Santa Claus Lane Bike Path projects. The intent is to ensure a more precise level of planning than ordinarily possible under the local implementation plan. Therefore, this overlay establishes specific standards related to fill or other impacts to wetland or reduction of wetland buffers, mitigation measures, drainage and stormwater management, and coastal access and recreation enhancements.

10) *Vacation Rental Overlay District*: The purpose of this overlay district is to establish vacation rentals as a permitted use in the overlay area, to specify that they are only allowed in the vacation rental overlay district. The intent is to provide

adequate transient occupancy uses in areas near the beach and downtown and to ensure that such uses are appropriately integrated with residential and commercial needs of the community. The vacation rental overlay district allows owners to obtain a City license to operate a vacation rental.

11) *ADU Beach Neighborhood Overlay District*: The ADU Beach Neighborhood District became effective February 2023 and requires that Accessory Dwelling Units are subject to discretionary review, as determined necessary by the Community Development Director. This provision allows site specific analysis of potential coastal hazards, including flooding as well as coastal resource policy issues, such as coastal access, to address the risks to public safety. This overlay district applies to a residential area in the southwest portion of the City adjacent to the beach and the Carpinteria Salt Marsh.

b. Residential Development Standards

Development standards that apply to residential uses in residential zones and non-residential zones are shown in Table III-3 and Table III-4, respectively and are discussed below.

Density. Residential density refers to the number of dwelling units per acre of land (du/ac). The zoning ordinance includes density standards consistent with the General Plan. The highest densities (20 du/ac) are allowed in the PRD, CPD, CB, M-RP, M and R Overlay zones. This density is considered suitable for lower-income housing pursuant to the "default density" provisions of Government Code Section 65583.2(c)(3)(B).The Casas de las Flores project of 43 lower-income units, completed during the prior planning period, was constructed at a density of 16 du/ac.

Lot or building coverage. Building coverage, according to the zoning regulations, means the amount of land that may be covered by buildings, usually measured as a percentage of the lot area. However, pools, spas and patios are not included within the meaning of a building. Table III-3 and Table III-4 identify the lot coverage standards for each zone. Housing development in the PRD-20 Zone, the City's highest density zone, can satisfy the lot coverage standard and attain the maximum number of housing units.

Building height. Building height means the vertical distance from the average finish grade of the lot covered by the building to the highest points of the coping of a flat roof or to the height of the highest gable of a pitch or hip roof. As discussed below, recent 100% affordable multi-family projects have been developed as 2-story buildings, although 3-story development is also possible within the 30-foot height limit using eight foot ceiling heights, dormers and flat roof designs. Program 1 includes a commitment to review and amend the 30-foot height limit to provide greater flexibility in the design of 3-story development in multi-family zones.

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

Unit size. The City's zoning regulations do not establish minimum or maximum housing unit sizes by housing type or zone, except for single room occupancy (SRO) units. The City encourages "… studio and one bedroom units above commercial uses in the downtown district to reduce parking needs, facilitate affordability and encourage workforce housing in the downtown."

Floor area ratio. Floor area ratio (FAR) is defined as the total floor area of enclosed buildings on a lot divided by the net area of the site expressed in a percent form. This definition excludes pools, spas and patios.

Setbacks. Required front, side and rear setbacks describe the minimum distance from the housing unit to the property line. Setbacks vary depending on zone and housing type. Housing development in the PRD-20 zone, the City's highest density zone, can satisfy the setback requirements and attain the maximum number of housing units.

Open space requirements. Required open space means private open space that includes patios, decks and yards for the private use of the residents of individual units. Open space requirements range from 20% to 65% depending on zone and housing type, with lower requirements for multi-family zones. Housing development in the PRD-20 zone, the City's highest density zone, can satisfy open space requirements and attain the maximum number of housing units.

Off-street parking. Chapter 14.54 of the Zoning Code requires the provision of parking for residential uses as follows:

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

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

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

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

The City's density bonus regulations allow qualifying projects to provide reduced parking consistent with State law. Required parking ratios are inclusive of handicapped and guest parking. In addition, a development may provide "onsite parking" through tandem parking or uncovered parking. These standards are considered reasonable and are not a constraint to housing development.

Cumulative effect of development standards. While individual development standards may be reasonable, the cumulative effect of all standards has the potential to adversely affect the cost and supply of housing. The cumulative effect of development standards for mixed use development on non-residentially zoned parcels, such as parking requirements for multiple uses combined with height and open space requirements may be a constraint to achieving the maximum allowed density, particularly on smaller sites. These smaller non-residentially zoned parcels are concentrated in the downtown area and on the west end of the City. Many of the non-residentially zoned parcels on the west end of the City have an R Overlay which allows 100% residential development. This may alleviate some of the constraints applicable to non-residentially zoned parcels where residential is only allowed as part of a mixed use development. Program 8 includes incentives for lot consolidation. Consolidating smaller lots can help to alleviate the cumulative effect of development standards by reducing the overall proportion of a site required to be dedicated to setbacks.

The Visitor-Serving (VC) land use designation can also be a constraint to residential development. Per the Coastal Act and General Plan policies, visitor-serving uses are prioritized on sites with this land use designation and residential uses are limited to the second story. The VC land use designation applies in the Downtown Core and on some sites along Highway 101.

Under State density bonus law, developments meeting minimum affordability levels are eligible for modifications in development standards that help to reduce development cost. The City implements state density bonus by continuing to allowing modifications to development standards consistent with state law, as it may be amended from time to time, and Program 7 commits the City to updating its density bonus to implement state law and clarify procedures for developers. Further, Program 1 in the Housing Plan includes a commitment to review all residential development standards in consultation, including but not limited to building coverage, setbacks and height limits, with local architects and developers as part of the R Overlay amendment process and revise standards as necessary to ensure that allowable densities can be achieved and applicable standards do not pose an unreasonable constraint on the cost and supply of housing in all zones.

Growth Controls/Urban Growth Boundaries

The City's General Plan/Local Coastal Land Use Plan guides growth and development within the City. There are no growth controls or limitations that establish a maximum number of new housing units that can be approved annually.

Zoning for Lower-Income Housing



As part of each Housing Element update cities must comprehensively review their land use plans and regulations to ensure that they do not pose unreasonable constraints to the development of lower-income housing. One of the best ways of identifying potential constraints is through the review of actual development projects. The most recent affordable housing development in Carpinteria is Casas de las Flores, a 100% affordable development built by People's Self-Help Housing Corporation in 2015. The property features 43 units with three equipped with accessibility features. The attractive property was developed under the Density Bonus provisions of the City's Zone Code with incentives such as reduced parking requirements and reduced distances between buildings. The development consists of one-, two- and three-bedroom units in multiple two-story buildings, and offers mountain views with easy access to public transportation and nearby Carpinteria State Beach. The property includes a community room, community kitchen, and a learning center with computer room. Other amenities include laundry facilities, large and colorful playground, walking paths, and drought tolerant landscaping (https://www.pshhc.org/property/casas-de-las-flores/).

While the Casas de las Flores development demonstrates that City zoning regulations do not act as a constraint to affordable housing development, the Housing Plan includes Program 1. Adequate Site to Accommodate Regional Housing Needs and Program 5. Affordable Rental Housing describing actions the City proposes to further expand opportunities for affordable housing development.

Table III-3
Permitted Residential Uses and Development Standards – Residential Zones

Type of Standard	4-R-1	6-R-1 7-R-1 8-R-1	Planned Residential Development PRD	Planned Unit Development PUD	R Overlay	Mobile Home Park MHP	Mobile Home Subdivision MHS/PUD
Permitted Uses	Single-family dwellings; Small family care homes Large family care homes (CUP)	Single-family dwellings; Small family care homes Large family care homes (CUP)	Single-family dwellings; Duplex, Multi-family (townhouses, condominiums, cluster and community apartment projects), subject to Development Plan approval; SROs with CUP	Single-family dwellings; Rowhouses, Townhouses, Apartments, Condominiums, Modular homes, Mobile homes on a permanent foundation, subject to Development Plan approval	Single-family dwellings, Multi-family dwellings, subject to Development Plan approval	Mobile home park, subject to Development Plan approval	Modular homes, Mobile homes on a permanent foundation
Max. Density (units/acre)	8.2	5.6 4.6 4.6	20	Determined when PUD is approved	20	8.0 gross	8.2 net
Min. Parking	2 in a garage	2 in a garage	Studio/1 Bdrm: 1 covered 2 or more bdrms: 1 covered and 1 uncovered +1 visitor space per 3 units	Studio/1 Bdrm: 1 covered 2 or more bdrms: 1 covered and 1 uncovered +1 visitor space per 3 units	Studio/1 Bdrm: 1 covered 2 or more bdrms: 1 covered and 1 uncovered +1 visitor space per 3 units	2 (may be tandem)	2 (may be tandem)
Max. Building Coverage	35%	35%	50%	30%	Varies	75% per site	75% of indiv. site
Max. Building Height	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Min. Net Lot Area (sq. feet)	4,000	6,000 7,000 8,000	7,000 for newly created lots	No Standard	No Standard	Park = 10 acres Site =3 ,600 s.f.	10-acre site
Max. FAR	40%	40%	N/A	N/A	N/A	N/A	N/A
Front Setback	Greater of 40 feet from center of road or 10 feet from property line	Greater of 50 feet from center of road or 20 feet from property line	Greater of 50 feet from center of road or 20 feet from property line	No standard	Varies pursuant to the underlying commercial or industrial zone district	Park = greater of 50 feet from center of road or 20 feet from property line Lot = 10 feet	10 feet

Type of Standard	4-R-1	6-R-1 7-R-1 8-R-1	Planned Residential Development PRD	Planned Unit Development PUD	R Overlay	Mobile Home Park MHP	Mobile Home Subdivision MHS/PUD
Side Setback	3 ft	10% of width, but not less than 5 ft or more than 10 ft	10% of width, but not less than 5 ft or more than 10 ft	No standard	Varies pursuant to the underlying commercial or industrial zone district	Park = 15 ft Site = 5 ft	5 ft
Rear Setback	15 ft	15 ft	15 ft	No standard	Varies pursuant to the underlying commercial or industrial zone district	Park = 15 ft Site = 5 ft	10 ft
Minimum Open Space	65%	65%	20%	20%	20%	20%	20%

Table III-4
Permitted Residential Uses and Development Standards – Non-Residential Zones

Type of Standard	CPD	CB	M-RP	M
Permitted Residential Uses	Dwelling units integrated as part of overall commercial development; Residential-only development with R Overlay	Dwelling units integrated as part of overall commercial development; Residential-only development with R Overlay	Mixed residential/industrial use; Emergency shelters; Residential-only development with R Overlay	Mixed residential/industrial use; Residential-only development with R Overlay
Max. Density (units/acre)	20	20	20	20
Min. Parking	Studio/1 Bdrm: 1 covered 2 or more bdrms: 1 covered and 1 uncovered +1 visitor space per 3 units	Studio/1 Bdrm: 1 covered 2 or more bdrms: 1 covered and 1 uncovered +1 visitor space per 3 units	Studio/1 Bdrm: 1 covered 2 or more bdrms: 1 covered and 1 uncovered +1 visitor space per 3 units; Emergency shelters: 1 space/5 beds + 1/employee on duty	Studio/1 Bdrm: 1 covered 2 or more bdrms: 1 covered and 1 uncovered +1 visitor space per 3 units; Emergency shelters: 1 space/5 beds + 1/employee on duty
Max. Building Coverage	No standard	No standard	40%	50%
Max. Building Height	30 feet	30 feet	30 feet	30 feet
Min. Net Lot Area (sq. feet)	No standard	No standard	1 acre	7,000 sf
Max. FAR	N/A	N/A	N/A	N/A
Front Setback	Greater of 35 feet from center of road or 5 feet from property line	Greater of 35 feet from center of road or 5 feet from property line	No standard	5 feet and greater than half building height
Side Setback	None required, except 10 feet if adjacent to residential zoning	None required, except 10 feet if adjacent to residential zoning	No standard	5 feet and greater than half building height
Rear Setback	None except 10 feet if adjacent to residential zoning	None required, except 10 feet if adjacent to residential zoning	No standard	None except 2x building height if adjacent to residential zoning
Minimum Open Space	No standard	No standard	No standard	No standard
Landscaping	10%	5-20% depending on size of lot	30%	10%

c. Special Needs Housing

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

- **Housing for Persons with Disabilities**

  Residential Care Facilities. *Health and Safety Code* §§1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family or persons employed as staff. Local agencies must allow these licensed care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings. The City's zoning regulations are consistent with these provisions of state law. Large residential care facilities for seven or more persons are conditionally permitted in any zone. To ensure that current regulations do not unreasonably limit housing options for persons with disabilities, Program 11 in the Housing Plan includes a commitment to review and amend requirements for residential care facilities serving seven or more persons to ensure that they are consistent with State law and fair housing requirements.

  Reasonable Accommodation. Cities are required to adopt procedures for processing requests for "reasonable accommodation" in the application of building or zoning regulations to reduce barriers for persons with disabilities. Chapter 14.61 of the Zoning Code includes reasonable accommodation procedures pursuant to state law. Requests for reasonable accommodation are reviewed and approved administratively by the Director unless the request is made in conjunction with another development application. The following findings are considered as part of the review.

  1. The request for accommodation is reasonable and necessary to afford the applicant with an equal opportunity to access publicly funded buildings, facilities and programs, or privately funded housing, including single- and multiple-family dwelling units, and public accommodations on an equal basis with others who are not disabled;

  2. There are no preferable and/or feasible alternatives to the requested accommodation that may provide an equivalent level of benefit;

  3. The physical attributes of, and any proposed changes to, property and structures are compatible with surrounding development;

  4. The requested accommodation will not impose an undue financial or administrative burden on the city;

  5. The requested accommodation will not require a fundamental alteration of the city's land use, zoning or building laws, rules, policies, practices and/or procedures, and is consistent with the city's local coastal program;

  6. The potential impact on surrounding uses has been considered; and

7.Any other factor(s) that may have a bearing on the request have also been considered.

To ensure that these findings and procedures do not pose an unreasonable constraint to persons with disabilities, Program 11 in the Housing Plan includes a commitment to review and amend current regulations as necessary to ensure conformance with current fair housing law. In 2021 a reasonable accommodation request was approved to allow a parking waiver for an ADU.

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

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

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

- **Farmworker Housing**

Under the state Employee Housing Act, farmworker housing for up to six employees must be treated as a single-family residential use and permitted subject to the same regulations and standards as apply to other residential uses in the same zone. The Zoning Code defines "employee housing" consistent with Section 17008 of the Health and Safety Code.

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

- **Emergency Shelters**

  Emergency shelters are facilities that provide a safe alternative to acute homelessness either in a shelter facility, or through the use of motel vouchers. Emergency shelter is short-term, usually for 30 days or less. State law (Senate Bill 2 of 2007) requires that unless adequate shelter facilities are available to meet a jurisdiction's needs, emergency shelters must be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district, but may include specific development standards.

  AB 2339, effective January 1, 2023, added specificity regarding how local governments plan for and ensure sufficient capacity for emergency shelters in their housing elements. It requires that zoning designations that allow emergency shelters as a permitted use without a conditional use permit or other discretionary permit must allow residential uses.

  The Zoning Code allows emergency shelters by-right in the Industrial/Research Park (M-RP) zone district (Figure III-1). Residential uses are also allowed in the M-RP zone district.

  Consistent with Government Code Section 65583(4)(B), objective development standards for emergency shelters in the M-RP zone are as follows:

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

  AB 139 (2019) modified state emergency shelter regulations with regard to off-street parking requirements. The City's existing parking requirements for emergency shelters are 1 space per 5 beds plus 1 space for each on duty employee. This is consistent with state law, which requires sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses in the same zone. Parking for residential uses in the M-RP zone is 1 space per studio or 1 bedroom unit, 2 spaces per 2+ bedroom unit plus 1 visitor space per 3 units and industrial parking is 1 space per 500 feet of gross floor area.

AB 2339 also requires the City to demonstrate the adequacy of sites identified to accommodate emergency shelters. The site inventory includes two vacant M-RP zoned sites totaling 7.86 acres (Candidate Site 9 and a portion of Candidate Site 21, see Figure III-1). These sites are located on bus transit lines and near employment and are within 1-2 miles of health care, retail, and social services. In addition, the site inventory includes over 47 acres of underutilized M-RP zoned land.

State law specifies the land area needed for emergency shelter sites is calculated based on the most recent point in time count conducted before the start of the planning period multiplied by 200 square feet per person of land area. As discussed on p. I-20, the most recent point in time survey in Santa Barbara County was conducted on February 23, 2022 and recorded 21 people experiencing homelessness in Carpinteria. Therefore, 4,200 square feet (21 people x 200 square feet per person, or 0.096 acre) of land is needed for emergency shelters in the City. The two vacant M-RP zoned sites described above accommodate this need. In addition, the City has numerous underutilized M-RP zoned sites that also allow emergency shelters by right.

Program 11 includes a commitment to update the City's emergency shelters standards consistent with current State law. With the implementation of this program, City regulations will not pose a constraint to the establishment of emergency shelters.

- **Low Barrier Navigation Centers**

  In 2019 the State Legislature adopted AB 101 establishing requirements for local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed-use and in non-residential zones permitting multi-family uses. Program 11 in the Housing Plan includes an amendment to City zoning regulations consistent with this requirement to eliminate any potential constraints to the establishment of low barrier navigation centers.

- **Transitional and Supportive Housing**

  Transitional and supportive housing are longer-term types of housing, up to two years or more. Residents are typically required to participate in a structured program to work toward established goals so that they can move on to permanent housing. Supportive housing residents are often provided with an array of supportive services to assist them in daily activities. Under SB 2, transitional and supportive housing are deemed to be residential uses subject only to the same requirements and standards that apply to other residential uses of the same type in the same zone. In 2018, AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Program 11 in the Housing Plan includes an amendment to the Zoning Code in compliance with this requirement.

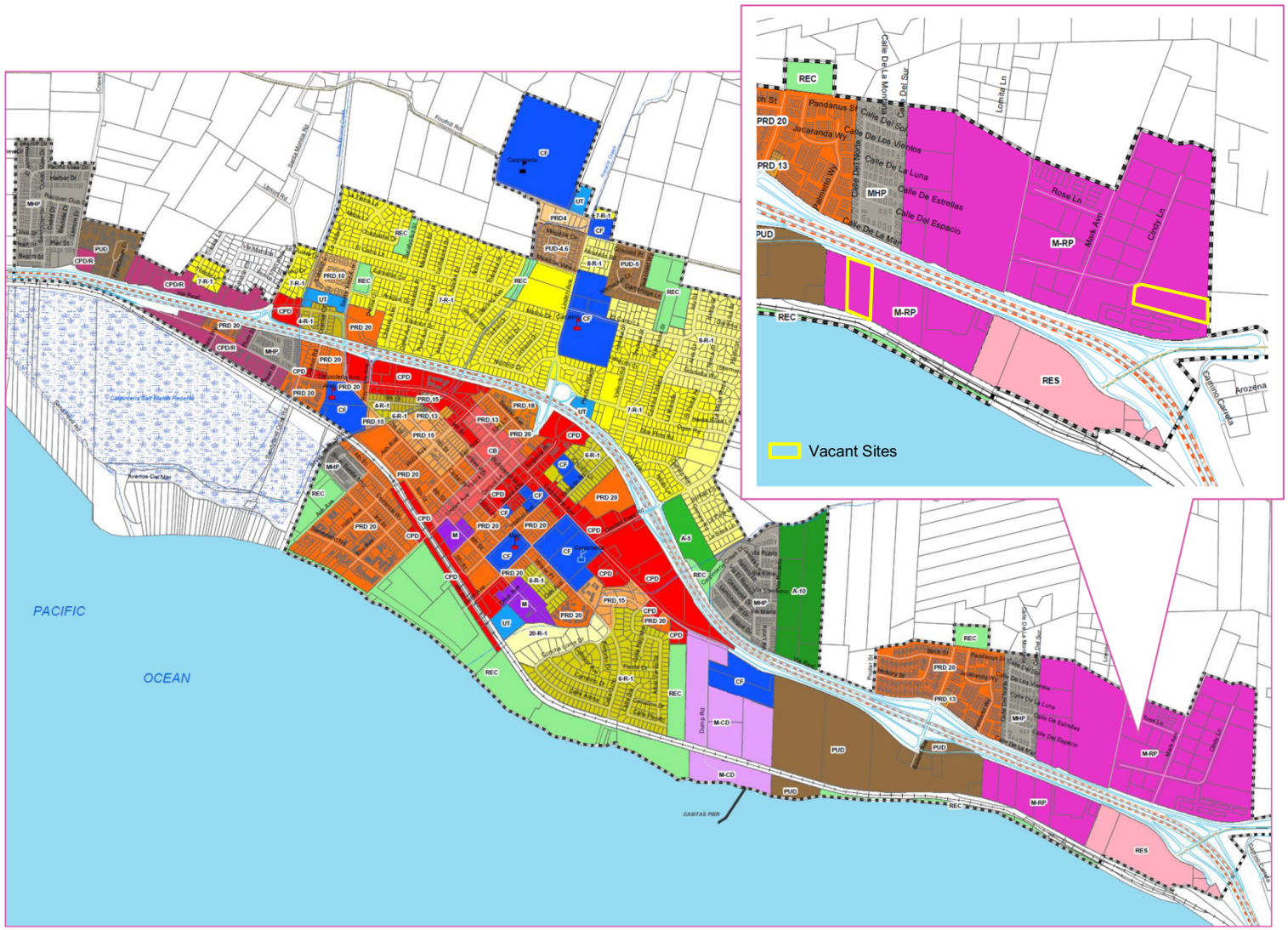
- **Single Room Occupancy**

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

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

  These standards do not pose an unreasonable constraint on development of SRO facilities. Nevertheless, as part of Program 11 (Special Needs Housing), the City will amend its zoning regulations to remove the Conditional Use Permit requirement for the development of SROs.

Figure III-1
Potential Emergency Shelter Locations in the M-RP Zone District



d. Accessory Dwelling Units

To address recent changes in State law the City has prepared revised regulations for ADUs in consultation with the California Coastal Commission and in September 2022 the City Council approved a Local Coastal Program Amendment. The Coastal Commission approved the City's Local Coastal Program Amendment and the City Council adopted the final ADU regulations, which took effect in February 2023. The City's new Accessory Dwelling Unit (ADU) program also includes two architect-designed ADU building plans specific for Carpinteria, one 400 square feet and the other 480 square feet. These plans are pre-approved by the City's Plans Examiner and available to residents at no cost in order to facilitate the construction of ADUs throughout the City. Program 2 in the Housing Plan describes additional actions the City will take to encourage and facilitate development of ADUs during the planning period.

e. Density Bonus

Under state law cities and counties must allow a density increase over the otherwise maximum allowable residential density as well as other incentives and concessions when builders agree to construct housing developments with units affordable to low- or moderate-income households. Chapter 14.77 of the Zoning Code establishes density bonus regulations. To ensure consistency with current state law, Program 7 in the Housing Plan includes an update to City density bonus regulations to incorporate recent legislation. An LCP amendment to update density bonus regulations was initiated by City Council on September 12, 2022 and is currently in the public review process.

f. Mobile Homes/Manufactured Housing

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

g. Building Codes

The City's building regulations (Title 15 of the Municipal Code) incorporate the 2022 versions of the California Building Code, Residential Code, Electrical Code, Plumbing Code, Mechanical Code, Green Building Code and Building Energy Efficiency Standards. The City's local building regulations detail the revisions and amendments to the Building Code that differ from state standards. These amendments are related to geotechnical review and provisions for adequate drainage to protect the public health and safety of local residents due to the potential presence of unsuitable geologic conditions. The amendments do not pose unreasonable constraints to housing cost but rather ensure new development is designed to avoid unstable geologic conditions.

h. Coastal Zone

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

i. Inclusionary Ordinance

The City of Carpinteria has adopted an Inclusionary Housing Ordinance (Municipal Code Chapter 14.75) to encourage the development and availability of affordable housing in the above-moderate-income category in an effort to provide housing for middle-income and critical workforce households that cannot afford housing in Carpinteria, and to ensure that the private sector, as well as the public sector, contributes to and participates in providing adequate housing for all economic segments of Carpinteria.

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

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

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

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

j. Other Housing Regulations

Chapter 14.47 of the Zoning Ordinance establishes regulations and a maximum of 218 units that may be used for short-term rentals in the Vacation Rental Overlay District. The intent is to provide adequate transient occupancy uses in areas serving the beach and downtown and to ensure that such uses are appropriately integrated with residential and commercial needs of the community. The vacation rental overlay district allows owners of residential units to obtain a license to operate a vacation rental. These regulations help to preserve the use of other residential properties for permanent residential use.

2. Development Processing Procedures

a. Types of Permits Required for Residential Development

The types of permits required for residential development are determined by the type of development and the zone in which the property is located. All new development projects, as well as certain use changes in existing buildings, must be reviewed by the Community Development Department staff for conformance with the City's Local Coastal Land Use Plan, General Plan and Zoning Code. Development applications are reviewed and approved by the Planning Director, Planning Commission and/or City Council depending on the type of application:

- *Conceptual Plan Review* - While not mandatory, due to the City's need to implement Coastal Plan and General Plan Policies and integrate citizen participation and environmental review, the Conceptual Plan Review process helps applicants understand if and how a proposal might cause public policy conflicts and/or environmental impacts.
- *Annexation Proposal/Sphere of Influence Amendment* – This process applies to development proposals for properties outside the City that may be annexed into the City.

A Sphere of Influence boundary has been adopted to assist planning. If property outside the City is not within the sphere, the sphere also needs to be amended prior to consideration of a development proposal.

- *Local Coastal Program Amendment/General Plan Amendment* - State law requires every coastal city and county to adopt a Coastal Plan and General Plan. Any development proposal that changes Coastal Plan or General Plan policy or a mapped land use designation requires an amendment. Carpinteria is one of the few cities located entirely within the Coastal Zone.
- *Rezoning and Zoning Ordinance Amendment* - In considering a change of zone request, the Planning Commission determines whether the proposed zoning is consistent with the City's General Plan, compatible with existing and proposed development in the surrounding area, and consistent with good zoning or planning practices. Some proposals may include a zoning ordinance text amendment. The City Council is the local decision maker on these types of applications, following a recommendation from the Planning Commission. Rezoning and zoning ordinance amendments must then be reviewed and certified by the Coastal Commission as consistent with the City's Local Coastal Plan and the California Coastal Act.
- *Specific Plan* - State law and the City's Local Coastal Program require the preparation of a Specific Plan for properties so designated on the Zoning Map. Any proposal involving multiple properties or phasing could benefit by including the preparation of a Specific Plan.
- *Development Plan* - This type of permit is required for all new development in most zone districts. The required standards for residential development are described in Section III.A.1 above, and include density, lot size, lot coverage, off-street parking, building height, building setbacks and open space. The Planning Commission reviews the design and operational characteristics of the proposed development and may impose conditions of approval as deemed necessary. In limited circumstances, for projects involving only minor alterations, additions or replacement to an existing structure that is found to be in conformance with a previously-approved development plan, the Community Development Director may waive the requirement for a development plan.
- *Conditional Use Permit* - This permit is required for land uses that cannot be readily classified as principal permitted uses in individual districts by reason of their special character or possible effect on surrounding areas or the general community. The only residential uses currently requiring a CUP are SROs and large residential care facilities. Programs 1 and 11 are included in the Housing Plan to review and revise these requirements consistent with fair housing law and to further address the housing needs of lower-income households. The Planning Commission may impose conditions on such projects relating to both design and operation, and will require public review of the permit to ensure compliance with conditions. Criteria for approval of a CUP are as follows:

  a. The site for the proposed use is adequate in size and shape to accommodate the use;

  b. The site for the proposed use is served by streets and highways that are properly designed to carry the type and quantity of traffic generated by the subject use;

  c. The granting of the permit will not materially adversely affect such necessary community services as sewage disposal, fire protection, water supply, and police protection;

d. The granting of the permit will not be detrimental to the health, safety, and general welfare of the neighborhood;

e. The proposed use is consistent with the coastal plan, general plans, and applicable specific plan(s);

f. The proposed use will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

g. The proposed development will not conflict with recorded easements acquired by the public-at-large for access through or use of the property within the proposed development or any easements granted to any public agency or required as a condition of approval;

h. Any other conditions which are reasonably necessary to protect the public peace, health, safety, and general welfare.

CUP requirements do not adversely affect the cost and supply of housing because they primarily apply to non-residential uses and Program 11 commits to eliminating the CUP requirement for SROs.

- *Coastal Development Permit* - Unless otherwise exempted from the State Coastal Act, any land use activity that fits within the definition of "development" requires a Coastal Development Permit (CDP). In Carpinteria, any entitlement for development including a Development Plan, Conditional Use Permit, Grading Permit, etc. requires a CDP as well. The purpose of the CDP is to review proposed development for consistency with State Coastal Act policies and the regulations of the City's Local Coastal Program, which implements the Coastal Act within the City of Carpinteria. Coastal Development Permits include both administrative CDPs, which are considered by the Community Development Director, and discretionary CDPs, which are considered by the Planning Commission. Coastal Development Permits involving projects of a certain nature (e.g., large public works projects) or located within certain areas (e.g., within 100 feet of a stream or wetland) are eligible to be appealed to the California Coastal Commission.
- *Architectural Review* - Most land use activities that result in physical design changes require architectural review. Those changes that are associated with a Development Plan or Conditional Use Permit application will require Architectural Review Board review in addition to Community Development Director or Planning Commission approval. The Architectural Review Board provides only recommendations to the decisionmaker(s).
- *Tentative Subdivision, Tentative Parcel Maps and Condominium Conversions* - In conjunction with review of other permits and approvals for a development project, the Planning Commission reviews a proposed Subdivision, while the City Council reviews a Parcel Map.
- *Variance* - The Planning Commission may approve a variance from certain requirements of the Zoning Code if it makes specific findings regarding unique circumstances or characteristics of the property involved.

b. Coastal Development Permits/Development Plan Approvals

The City is located entirely within the Coastal zone. As such, all development is subject to applicable coastal zone regulations including the city's certified Coastal Land Use Plan, which is combined with the City's General Plan and its certified Implementation Programs, including the City's Zoning Code. Multi-family housing is a permitted use in the PRD, PUD, CPD, CB and M-RP Zones. This housing type includes

rowhouses, townhouses, apartments, condominiums and community apartment projects. Multi-family housing is not subject to a conditional use permit in these zones. However, all uses, not only multi-family rental housing, are permitted subject to approval of a Development Plan and Coastal Development Permit.

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

Criteria for approval of a Development Plan are as follows:

a. The proposed development is in conformance with the provisions of the applicable zoning district, coastal plan and implementation programs, general plan, and specific plan(s) if required;

b. The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives;

c. The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

d. The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval;

e. The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection;

f. The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.

The criteria for approval of a CDP is that the proposed development is in conformity with the City's certified Local Coastal Program.

The City's certified Local Coastal Program includes coastal resource preservation policies as required by the Coastal Act. While these policies may impact locations within the City where housing may be developed, the City also has policies that allow and encourage clustering of development on project sites to avoid impacts to resources. In addition, allowed density is determined based on gross rather than net density and constrained portions of a site may be counted toward open space requirements. In combination, these policies allow for housing development on sites even when a portion of the site may contain sensitive coastal resources. The City also has procedures for addressing sites subject to coastal hazards such as increased vulnerability to sea level rise and/or coastal flooding. By including adaptation strategies such as raising the finished floor of habitable space, residential development on sites that may be subject to these conditions can still be achieved. The underutilized sites and candidate sites identified in Appendix B (Table B-5 and B-6, respectively) were selected because they do not contain a substantial amount of known sensitive coastal resources or hazards that would preclude development at maximum allowable densities.

While City requirements and procedures for Coastal Development Permits and Development Plans are considered reasonable and do not adversely affect the cost and supply of housing, some of the criteria for Development Plan approval are subjective and could contribute to uncertainty in the permit process. To

address this issue, Program 1 in the Housing Plan includes a commitment to review and amend Development Plan criteria to improve development certainty and objectivity consistent with the Coastal Act.

c. Permit and Approval Time for Residential Projects

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

Since adoption of the 2014 Housing Element, the City has continually implemented the following Housing Element policy:

> *Facilitating Affordable Housing Development Review*: Affordable housing developments shall receive the highest priority and efforts by staff, the Planning Commission, and City Council to: (a) provide technical assistance to affordable housing developers, including community involvement; (b) take into account project funding and timing needs in the processing and review of the applications; and (c) provide the fastest turnaround possible in determining application completeness.

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

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

The City's new Accessory Dwelling Unit (ADU) program recently certified by the Coastal Commission includes two architect-designed ADU building plans specific for Carpinteria, one 400 square feet and the other 480 square feet. These plans are pre-approved by the City's Plans Examiner and available to residents at no cost in order to facilitate the construction of ADUs throughout the City.

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

<u>Number of Meetings Required</u>

Some projects require evaluation by the Architectural Review Board at a public hearing. Typically, these projects can expect one to three public hearings to receive feedback from the Architectural Review Board. The levels of review include conceptual, preliminary, final and in-progress review. Conceptual review is optional for many projects. Preliminary and final review meetings are required for all qualifying projects; however, they can be combined for some projects depending on the scope of work. In-progress review is requested by the Board, Director, staff and/or the applicant on a case by case basis to obtain feedback from the Board prior to the next hearing. If a project does not receive a favorable recommendation at either their preliminary or final review hearings, they would have to return for another hearing.

The Architectural Review Board provides only recommendations to the decisionmaker(s). For projects requiring Planning Commission approval, these recommendations are forwarded to the Planning Commission for consideration at a public hearing in conjunction with consideration of permit (e.g., Development Plan/Coastal Development Permit) approval.

Length of Time from Approval to Building Permit Application

The time it takes for a project to get from Planning approval to submittal of a building permit application depends on the applicant and the complexity of the project. The applicant would have to update the project plans to address any applicable conditions of approval or with building code requirements prior to submittal of the application for plan check. Other factors outside of governmental control, such as development financing can also impact the time from planning approval to building permit application. Typical time from project approval to application for a building permit is three to four months.

Requests for Lower than the Maximum Allowed Density

An analysis of recent residential development trends indicates that approximately one-third of projects on residentially zoned sites and two-thirds of projects on non-residentially zoned sites allowing residential development were developed at less than the maximum allowed density (see Appendix B, Tables B-2 and B-3.) Developers of residential projects have requested lower densities than the maximum allowed for a variety of reasons including, in some cases, a desire to produce a certain type of unit based on market considerations (e.g., larger, family-sized units in the case of Casa de las Flores, a 43-unit low income apartment project at 4096 Via Real). In some cases, particularly for mixed use projects, parking requirements or height limitations may have been a constraint to accommodating more units on a site. In one case (4819 Carpinteria Avenue), the site has a VC Overlay which restricts residential uses to the second floor and requires visitor-serving commercial uses on the ground floor in the downtown area. Another project involved the conversion of individual units in an existing commercial condominium unit to residential (1135 Eugenia Place). While the residential density of that development is currently low (16% of maximum density), the City anticipates additional units could be converted from commercial to residential use which would increase the residential density of the existing development.

Due to the number of new state laws promoting higher density housing and the current extreme housing need, there has recently been greater interest from property owners in maximizing the number of units through Density Bonus provisions and the proposed Residential Overlay (see Appendix B and Program 1: Adequate Site to Accommodate Regional Housing Needs in the Housing Plan). Program 1 also commits the City to amending development standards including parking and height requirements that can be a constraint to achieving the maximum allowed density on sites.

PUD Review Procedures

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

> Residential units, either attached or detached, including single-family dwellings, rowhouses, townhouses, apartments, condominiums, modular homes and mobile homes on a permanent

foundation; provided that the units are clustered to the maximum extent feasible for modular/mobile home PUDs.

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

- Parking per the parking regulations for each land use
- Building coverage – maximum of 30%
- Building height – maximum of 30 feet
- Common open space – minimum of 20% of lot area
- Landscaping – in accordance with approved development plan
- Density – determined at time of designation unless already established by the General Plan/Coastal Plan

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

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

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

The process of approving a PUD involves the preparation of a Development Plan by the applicant. The contents of a Development Plan have been described previously in the analysis of potential governmental constraints.

Prior to approving a Development Plan in the PUD zone, the City Council or Planning Commission shall determine that the following additional requirements have been met:

1. That the density and type of proposed development is in conformance with the Coastal Land Use Plan;
2. That adequate provisions have been made within the proposed conditions, covenants and restrictions to establish permanent care and maintenance of public and common open spaces, recreational areas and facilities;
3. That the existing and proposed circulation is suitable and adequate to serve the proposed uses;
4. That setbacks and distances between buildings meet all of the provisions of Section 14.16.070;

5. That the development includes a mixture of housing types and that buildings and structures are clustered to the maximum extent feasible to provide the maximum amount of contiguous open space.

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

Design Review Process

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

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

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

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

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

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

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

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

Subarea 3 – includes the majority of the City's residential neighborhoods and is bounded by Highway 101 on the south and by agricultural lands outside the City limits on the west, north and east. The area is composed primarily of single-family neighborhoods laid out in a suburban pattern typical of new development in the1950s through the 1980s. The guidelines are primarily applicable to R-1 zoned properties in the Santa Monica, Canalino and El Carro

neighborhoods, but may also be used as a tool to assist in evaluating single-family dwellings in other residential zone districts.

Subarea 5 - Concha Loma Neighborhood is bounded by Carpinteria Creek on the west, Carpinteria Avenue on the north, the Carpinteria Oil and Gas Plant on the east and the railroad tracks, Tar Pits Park and Carpinteria State Beach on the south. This subarea includes unique and distinctive residential streets. The streets are generally curving and undulate vertically with the natural coastal terrain. In cross section, they range from traditional tree-lined streets to narrow roads with unpaved edges and no sidewalks.

The design guidelines for these areas provide more specific guidance than the Zoning Code. While the Zoning Code sets standards for building height, lot coverage, floor area ratio and setbacks, these are established as maximums or minimums, and therefore, the guidelines are intended to be more specific about the appropriate size of a building given its neighborhood context. The guidelines also identify desired characteristics regarding architectural details, color and materials, privacy, solar access, landscaping, fencing, lighting and utilities.

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

d. Environmental Review

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

3. Development Fees and Improvement Requirements

a. Development Fees

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications. Community Development Department permit processing fees are shown in Table III-6, and Development Impact Fees (DIFs) for providing services and facilities such as schools, parks and infrastructure are shown in Table III-7. Almost all of these DIFs are assessed through a pro-rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. Development impact fees for ADUs are reduced and in many cases eliminated pursuant to state law and the City’s ADU Ordinance.

To evaluate the impact of fees on overall housing cost, two recent housing development projects were reviewed—a single-family house and a 4-unit condominium project. Planning and development impact fees totaled $38,296 for the single-family house while fees for the condo development totaled $12,753 per unit. These fees represent approximately 5 percent and 2 percent of total development cost, respectively.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to statewide limitations on property taxes and other revenue

sources needed to fund public improvements. Given these factors, development fees are not considered to be a significant constraint on housing production in the City. Nevertheless, the City has recently undertaken a new cost study and will be soon undertaking a new nexus study to ensure compliance with current state law requirements regarding fees.

The City Council also adopted Resolution No. 5238 on April 12, 2010, which provides for a 50% reduction in DIFs for affordable housing projects providing 100% of their units in the low and very-low income category range for a period of no less than 55 years. This reduction in DIFs for 100% affordable projects supports the construction of low and very-low income housing which is often constructed in partnership with local nonprofit housing organizations.

Table III-5
Permit Processing Fees

Fee Category	Amount*
Development Plan Review	$5,700
Architectural Review	$1,100
Coastal Development Permit Review (Administrative)	$1,200
Coastal Development Permit Review (Appealable)	$1,700
Coastal Plan Amendment Review, Map/Text	$10,830
Conceptual Plan Review	$6,100
Conditional Use Permit	$4,900
Development Plan Review	$5,700
Tentative Parcel Map Review	$6,700
Tentative Tract Map Review	$8,100
Final Parcel Map Review	$9,600
Final Tract Map Review	$10,300
General Plan Amendment Review, Map/Text	$8,700
Lot Line Adjustment Review	$2,500
Specific Plan Review	$9,700
Variance Review	$5,200

*Deposit amount with charges based on time required.

Table III-6
Development Impact Fees

CITY OF CARPINTERIA
DEVELOPMENT IMPACT MITIGATION FEE SCHEDULE [1]
2022-2023
(Exclusive of Parks and Recreation Fees)

Last Updated 07/14/22

Land Use	Streets and Thoroughfares *	Highway and Bridges*	Traffic Control Facilities*	General Government Facilities*	Storm Drain Facilities*
Residential			**$ / dwelling unit**		
Single Family	1,419.94	7,249.93	583.85	1,305.63	4,294.78
Multiple Family	874.83	4,466.73	359.00	976.86	1,073.22
Congregate Care	240.91	1,230.05	99.20	725.56	1,073.22
Accessory Dwelling Unit[2]	393.01	2,007.57	161.55	483.71	1,932.94
Commercial/Industrial			**$ / gross sq. ft.**		
Commercial	1.94	9.91	0.80	0.36	0.90
Industrial	1.57	8.03	0.65	0.17	0.64
Resort/Hotel[3]			**$ / room**		
	811.53	4,143.62	333.49	29.29	-

Land Use	Parking Facilities *
Downtown "T"	**$ / parking space**
Residential	23,554.23
Commercial	23,554.23

Residential
fee by category x # of new units = total fee

Commercial/Industrial
fee by category x gross sq. ft. = total fee

(1) Resolution No. 5750, establishing a Development Impact Mitigation Fee schedule for development within the City of Carpinteria, adopted and approved by the City Council on September 25, 2017.

(2) Accessory dwelling units should be charged storm drain fee when construction of unit increases impervious surface. No storm drain fee charged if unit created within existing building footprint.

(3) All fees except for the storm drain fee are charged per room. Storm drain fee charged at the commercial rate per 1,000 square feet.

*Annually adjusted persuant to Municpal Code § 15.80.050(B)

CITY OF CARPINTERIA
DEVELOPMENT IMPACT MITIGATION FEE SCHEDULE (1)
2022-2023
(Parks and Recreation Fees)

Last Updated 07/14/22

Land Use	Quimby Fee**	Park and Recreation Facilities Fee*	Aquatic Facilities Fee*	Open Space Fee**
Residential	$ / dwelling unit			
Single Family	21,020.52	5,203.62	325.93	-
Multiple Family	15,726.84	3,893.27	243.74	-
Congregate Care	-	-	-	-
Accessory Dwelling Unit	7,785.44	1,927.27	120.93	-
Commercial/Industrial	$ / sq. ft.			
Commercial	-	-	-	5.77
Industrial	-	-	-	2.80
Resort/Hotel	$ / room			
	-	-	-	459.10

(1) Resolution No. 5750, establishing a Development Impact Mitigation Fee schedule for development within the City of Carpinteria, adopted and approved by the City Council on September 25, 2017.

* Annually adjusted persuant to Municipal Code §15.80.050(B) ** Annually adjusted persuant to Municipal Code § 15.80.050(A)

b. Improvement Requirements

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

There is no single set of standards pertaining to onsite and offsite improvements. The City's neighborhoods differ and so do standards of development that occurred many years ago. Also, most of the development in the City is on infill sites with infrastructure already in place such as streets, curbs, gutters, sidewalks and street lights. Site improvements will occur in conjunction with the development of individual parcels and tracts. Through the processing of a development application, various City departments, special districts and utility companies review the residential development for conformity with development standards. The City's Capital Improvement Program (CIP) contains a schedule of public improvements, including street improvements and other public works projects, to facilitate the City's continued development according to the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Streets and Circulation Improvements

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

streets to secondary arterial streets. Several residential neighborhoods may be accessed by a collector street. A residential collector has a 60' ROW.

With regard to vacant land or underutilized sites, the City's on/offsite circulation improvement requirements are established pursuant to an approved development plan for residential projects. These development plans establish standards in regard to the off-site circulation pattern including right-of-way dedication, street improvements, traffic control measures and acceleration and deceleration lanes. The minimum acceptable Level of Service at intersections is "LOS C". Level of Service C is defined as, "Stable flow but speed and maneuverability restricted to higher traffic volumes, satisfactory operating speeds for urban conditions."

Curb, Gutter and Sidewalk Requirements

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

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains or sensitive biological habitat. Coastal cities like Carpinteria are also affected by future sea level rise, which could constrain new housing development and also make some existing neighborhoods subject to increased flooding. In many cases, development is constrained by state and federal laws (e.g., FEMA flood hazard regulations, the Clean Water Act, Endangered Species Act, Coastal Act, State Fish and Game Code and Alquist-Priolo Act). The City's General Plan/Local Coastal Program has been designed to protect sensitive areas from development, and to protect public safety. Although many portions of the city are affected by such environmental conditions, the estimated capacity of potential housing development sites identified in the land inventory reflects these constraints and sites were selected based on consideration of these constraints. While portions of sites may not accommodate development due to environmental constraints, e.g., required watercourse setbacks, City policy encourages clustering development elsewhere on the site which would allow the estimated densities to be achieved. Projects may also utilize tools such as a Variance or Modification to allow exceptions from other development standards in order to facilitate the planned type and intensity of development while complying with applicable resource protection requirements.

2. Infrastructure Constraints

a. Water Supply

The Carpinteria Valley Water District (CVWD) provides the domestic water supply for the City. Water is distributed throughout the City by a distribution pipe system. The CVWD currently has a contractual supply of 2,813 acre-feet of water per year from the Cachuma Project. The District also operates three wells that draw from the Carpinteria groundwater basin, which has an estimated operational yield of 4,000 acre-feet per year. In addition, 2,200 acre-feet per year have been allocated to the CVWD from the State Water Project. Each of these supplies is subject to reduced deliveries during times of drought and water supply shortages. Each supply serves both City planning area and unincorporated Santa Barbara County areas within the CVWD boundary. According to CVWD, this water supply is expected to be

adequate to serve projected development during the 2023-2031 planning period for both the city and unincorporated areas.[8]

b. Wastewater Disposal

The Carpinteria Sanitary District (CSD) manages wastewater collection and treatment services in the City. In this capacity, the CSD is responsible for maintenance of the collection system and treatment plant, as well as disposal of treated wastewater. Sewage generated in the City is conveyed through district lines to the treatment facility located at 5351 Sixth Street. The treatment plant has a current permitted capacity of 2.5 million gallons per day (mgd). The plant currently treats about 1.1 mgd of wastewater; therefore, available treatment plant capacity exists to accommodate the level of development anticipated during the 2023-2031 planning period. Available hydraulic capacity of existing sewer lines in the CSD service area varies. Individual development projects may be required to evaluate or model downstream system capacity, and potentially upsize sewer infrastructure, based on their location and projected demand.

c. Dry Utilities

"Dry utilities" such as electricity, internet, cable, and telephone service are provided by private companies and are expanded to serve new development as it occurs. There are no known constraints related to dry utilities that would preclude development as anticipated during the planning period.

3. Land Costs

Land represents one of the most significant components of the cost of new housing, particularly in high-cost areas along the coast. Land values fluctuate with market conditions, and appear to have increased significantly since 2020. Per-unit land cost is generally affected by density – higher density allows the cost to be spread across more units, reducing the total price. Because Carpinteria is nearly built-out there are very few sales of vacant residential parcels each year. When sales do occur, prices can vary widely depending on location and other site factors and are typically more than $1 million per acre. The City's land use plan and zoning regulations identify appropriate areas for higher-density housing in order to help mitigate the constraint of high land cost in coastal areas.

4. Construction Costs

Residential construction costs vary widely depending on the type of construction, building size and amenities. Construction cost is affected by the price of materials, labor, development standards and general market conditions. Residential building cost can range from $250/square foot for basic construction to $1,000/square foot or more for custom homes. The City has no influence over materials and labor costs, and the building codes and development standards in Carpinteria are similar to those in other cities in the area.

5. Cost and Availability of Financing

Carpinteria is similar to other communities in California with regard to private sector home financing programs. The crisis in the mortgage industry that followed the 2008 financial crisis affected the availability of real estate loans when lenders tightened underwriting standards. For buyers with excellent credit

[8] https://cvwd.net/doc/4371/

histories, mortgages have remained available while stricter lending standards have resulted in more difficulties for other borrowers.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (“redlining”). The City is not aware of any indications that redlining is currently practiced in any area of Carpinteria.

Appendix A
Evaluation of the Previous Housing Element

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period. The findings from this evaluation have been instrumental in determining the City's 2023-2031 Housing Plan.

Table A-1 summarizes the programs contained in the previous Housing Element along with the City's accomplishments and actual results compared to the objectives projected or planned. The evaluation of any differences between what was planned versus achieved has been instrumental in preparing updated objectives and programs in the 2023 Housing Element.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element. The City's objectives for new construction was 163 total units, of which 65 were lower-income units consistent with the 5th cycle RHNA allocation. The City exceeded its total objective by 13% (184 actual units), and the 45 lower-income units approved represents over 69% of the objective, a significant achievement given that available housing subsidies fall far short of the need. Nevertheless, programs have been updated and revised based on the experience gained during the 5th cycle. For example, Program 1 has been added to ensure adequate sites are available to meet the 6th cycle RHNA allocation and development standards do not act as impediments to achieving allowable densities. Program 2 has been updated to expand the ADU program and include monitoring throughout the planning period so that adjustments can be made as necessary if anticipated production levels are not being met. Program 11 has been updated to ensure compliance with state law for special needs housing and Program 17 identifies specific meaningful actions the City will take, in addition to combatting discrimination, to overcome patterns of segregation and foster inclusive communities during the planning period.

Effectiveness in meeting low-income housing needs

The City has made significant progress during the previous planning period addressing the housing needs of lower-income households. Recent accomplishments include the following:

- Approval of new affordable housing. The City facilitated the approval and development of Casas de las Flores, which included 43 lower-income apartments, developed and managed by People's Self-Help Housing Corporation. The City continues to work with non-profit affordable housing developers to facilitate the construction and long-term affordability of lower-income housing in the City.
- ADU ordinance. The city adopted new regulations in 2022 to encourage development of ADUs. The Coastal Commission certified these amendments to the local coastal plan in late 2022 and the ordinance became effective February 22, 2023. Additional actions the City will take to encourage and facilitate ADU production and ensure objectives are met during the current planning period are described in Program 2 (Accessory Dwelling Units) of the Housing Plan.

- Mobile home preservation. Mobile homes represent approximately 14% of the City's housing stock. The City's Mobile Home Park Closure Ordinance, Mobile Home Rent Stabilization Program, and Mobile Home Rent Stabilization Disclosure Ordinance have ensured that many of these units remain affordable to lower-income households. The City will continue to implement these regulations through Program 12 (Conservation of Mobile Home Parks and Rent Stabilization).

Effectiveness in meeting special housing needs

Special housing needs populations include the elderly, persons with disabilities or chronic illnesses, farmworkers, and people experiencing homelessness. Some of the ways the housing needs of special needs populations were addressed during the prior planning period include:

- Safe Parking Program. On October 24, 2022, the Carpinteria City Council contracted with New Beginnings Counseling Center to provide the Safe Parking Program in the City of Carpinteria for persons experiencing homelessness. The program is currently in the development stage.
- Homeless Navigation Services. A weekly lunch program managed by Home for Good is offered in the City as a means to gather local homeless persons to one area on a specific day and time where services are offered. As of 2022, the lunch program offers services from a County Drug and Alcohol Specialist, County Behavior Wellness, CityNet (the regional homeless services entity), New Beginnings, local business and entities, and community volunteers provide weekly lunches and provisions.
- Permanent Housing for Homeless Individuals. During 2021-2022 approximately 45 people experiencing homelessness in Carpinteria received assistance, including six people who were placed in permanent housing.
- Accessible and Family Units. The Casas de las Flores development includes three units with accessibility features that are available to lower-income households. In addition, seven one-bedroom, 14 two-bedroom, 12 three-bedroom flats and 10 three-bedroom townhomes are included in the development, along with a playground, walking paths, and laundry facilities to serve larger families.
- Housing for the Elderly. The Steadfast GranVida project approved in 2015 is a licensed Residential Care Facility for the Elderly (RCFE). The facility is licensed by the California Department of Social Services and includes 70 units with 76 beds. Phase 2 of this successful development is approved for an additional 50 residential units on a 1.8-acre commercial parcel at 5464 Carpinteria Avenue.
- Services for the Elderly. The City Council in 2022 established an Ad Hoc Senior Services Planning Committee which conducted a Community Needs Assessment to derive data-driven recommendations for the creation of a senior services program. Among other things, the committee will assess senior housing needs. The committee is currently exploring potential interim and long-term service models and partnerships.

Table A-1
Housing Element Program Evaluation 2015-2022

Program	Objective	Timeframe	Status of Program Implementation
1. Second Units	14 second units	Ongoing	Major changes to State ADU law were adopted by the Legislature in recent years and in 2022 the City amended the Zoning Ordinance to incorporate current State law. A total of 3 second units were permitted during the planning period under the prior Zoning Code. The new ADU Ordinance and staff continues to promote ADUs consistent with State law. This program is successful and should be continued through implementation of the City's ADU Ordinance and programs to encourage ADU construction.
2. Energy Conservation	Reduce residential energy use throughout the planning period	Ongoing	The Building Division and Community Development Department continued to promote energy efficient and energy saving opportunities on new and redevelopment projects. This program is successful and should be continued.
3. No Net Loss	Ensure compliance with no net loss requirements throughout the planning period	Ongoing	The Community Development Department continued to ensure compliance with no net loss of residential units through the review of development permits. This program is successful and should be continued.
4. Section 8 Rental Assistance	169 Units for Lower Income Households	Ongoing	The City continues to work with the County of Santa Barbara Housing Authority which administers the Section 8 Program. Currently there are 177 Section 8 vouchers issued by the Housing Authority of Santa Barbara County and the City of Santa Barbara Housing Authority within the City of Carpinteria. This program is successful and should be continued.
5. Affordable Rental Housing	43 lower income rental units during the planning period	2015-2023	During the planning period the City assisted in the development of Casas de las Flores, which includes 42 affordable rental apartments in the low- and very-low-income range and one manager's unit. This program is successful and should be continued with additional actions to support the construction of lower income rental units.
6. Inclusionary Housing	10 Inclusionary Housing Units during the planning period	2015-2023	Staff continued to identify opportunities for additional inclusionary housing and work with developers on multi-family housing. Two projects, Green Heron Spring and Faith Lutheran Church Subdivision/The Cottages Residences, provided a total of five inclusionary units within this Housing Element cycle. Although the City successfully implemented the Inclusionary Housing ordinance, the City had limited interest in private for-sale developments with five or more units during the planning period. This program is successful and should be continued with additional incentives necessary to promote more affordable inclusionary units.
7. Density Bonus	Continue to offer density bonus incentives throughout the planning period	2015-2023	The Casas de las Flores project included 43 lower-income apartment units and relied on Density Bonus incentives to facilitate development. The City continues to provide density bonus incentive information to qualifying developments through the planning and development review process. This program is successful and should be continued.
8. Facilitate Lot Consolidation	Continue to facilitate consolidation of small lots during the planning period	2015-2023	The City continues to discuss lot consolidation with developers on a project-by-project basis. Lot consolidation is encouraged to allow higher densities and where appropriate offer incentives, flexibility and expedited permit processing. Development during the planning period, however, generally did not require small lot consolidation for construction. This program is successful and should be continued.

Program	Objective	Timeframe	Status of Program Implementation
9. Regulatory Concessions and Incentives	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	2015-2023	The Community Development Department continued to provide information to developers regarding concessions and incentives available for affordable rental -ownership projects. The City achieved more than its objective of affordable units during the planning period. This program is successful and should be continued.
10. Fee Mitigation	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	2015-2023	The Community Development Department held discussions regarding both affordable rental units and affordable ownership condominiums. In 2017, the city lowered Development Impact Fees for Secondary Dwelling Units to facilitate the permitting of such units. The new 2022 ADU Ordinance adopts state law to reduce or eliminate Development Impact Fees altogether. This program is successful and should be continued with additional fee deferral programs.
11. Special Needs Housing	Continue to implement zoning regulations that facilitate construction of housing for persons with special needs through the planning period	2015-2023	Three of the units in the Casas de las Flores development for lower-income households included accessibility features. The City provides services to people experiencing homelessness via collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations. During 2021-2022 approximately 45 people experiencing homelessness in Carpinteria received assistance, including six people who were placed in permanent housing. The City also facilitated approval of a 50-unit assisted living development at 138% of maximum density. One building permit for a Secondary Dwelling Unit was issued in 2021 with a reasonable accommodation request. This program is successful and should be continued with additional programs to support special needs populations.
12. Conservation of Mobile Home Parks	Facilitate preservation of 7 mobile home parks and moderate rental rates throughout the planning period	2015-2023	The City has continued to monitor rental rates in mobile home parks through the Mobile Home Rent Stabilization Program and has had no conversion of the 7 mobile home parks in Carpinteria. This program is successful and should be continued.
13. Condominium Conversion Ordinance	Facilitate preservation of existing units throughout the planning period	2015-2023	No residential rental units were converted to condominiums due to provisions of the Condominium Conversion Ordinance related to rental vacancy rates. This program is successful and should be continued.
14. Inspection on Sale	Facilitate preservation of existing housing units throughout the planning period	2015-2023	This program has been discontinued. This program was discontinued after a lawsuit was filed challenging a similar program in the City of Santa Barbara and other successful lawsuits challenging similar requirements nationwide. The City also found no evidence that the program encouraged additional housing production or preserved existing housing units.
15. Rental Housing Inspection	Facilitate preservation of existing single-family rental housing units throughout the planning period	2015-2023	This program has been discontinued. This program was discontinued after a lawsuit was filed challenging a similar program in the City of Santa Barbara and other successful lawsuits challenging similar requirements nationwide. The City also found no evidence that the program encouraged additional housing production or preserved existing single-family rental housing units.
16. Housing Code Compliance	Facilitate preservation of existing single-family rental housing units throughout the planning period	2015-2023	The Community Development Department's Building and Code Compliance divisions conducted site inspections and enforced the housing and building and safety codes through compliance orders and administrative citations. This program is successful and should be continued.

Program	Objective	Timeframe	Status of Program Implementation
17. Single Family Housing Rehabilitation	Rehabilitation of 2 units occupied by extremely-low income owner households and 3 units occupied by very-low income owner households during the planning period	2015-2023	The City continued to encourage eligible very-low income homeowners to contact the USDA Rural Housing Repair and Rehabilitation Program for loans to help modernize and improve their homes to remove health and safety hazards. Although the City does not have information regarding successful rehabilitation of units during the planning period, this program has the potential to be successful and should be continued with additional outreach efforts to USDA and interested homeowners.
18. Multi-family Rehabilitation	Rehabilitation of 2 extremely-low income units, 1 very-low income unit, and 6 low income units during the planning period	2015-2023	The City continued to seek grant funds and assist in the rehabilitation of multifamily housing in need of repair. Lack of funding and public information about the program likely hindered its success. This program has the potential to be successful and should be continued with additional outreach efforts to grant providers and interested parties.
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 Program	2015-2023	The City continued to partner with the City of Santa Barbara's Rental Housing Mediation Program to provide tenants, landlords, and interested parties with information and mediation services related to housing and rental disputes. The City also referred 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. This program is successful and should be continued.
20. Workforce Homebuyer Down Payment Loans	Continue to facilitate home ownership for local workforce throughout the planning period	2015-2023	The City continued to provide down payment loans, in collaboration with the Housing Trust Fund of Santa Barbara County. 10 loans were funded during the planning period. This program is successful and should be continued.

Table A-2
Progress in Achieving Quantified Objectives 2015-2022

Income Category	New Construction		Rehabilitation		Conservation			
	Objective	Actual	Objective	Actual	Objective		Actual	
Extremely-Low	20		2	na	169[1]	860[2]	177	860
Very-Low	19	33	1					
Low	26	12	6		-			
Moderate	34	2	-	-	-		-	
Above-Moderate	64	137	-	-	-		-	
Total	163	184	9	na	-		-	

1. Section 8 units
2. Mobile homes

Appendix B
Residential Land Inventory

State law requires the Housing Element to include an inventory of vacant or underutilized sites with the potential for residential development during the planning period. The assumptions and methodology for estimating potential residential development capacity are discussed below. The 6th cycle RHNA projection period began June 30, 2022, and housing units completed after that date are credited toward the City's RHNA allocation for the 2023-2031 Housing Element period.

Affordability Assumptions

Completed and approved housing developments are assigned to affordability categories based on the actual price or rent (see Table I-12 in Chapter I), while sites with future potential for residential development may be assigned to income categories based on allowable density. Under state law,[1] the lower-income "default density" for Carpinteria is 20 units/acre, which means that sites allowing a density at or above that level are assumed to be appropriate for lower-income housing unless the site is smaller than one-half acre. Sites allowing multi-family housing at a density of at least 10 units/acre and sites smaller than one-half acre are considered suitable for moderate- or above-moderate-income units, while sites with allowed densities below 10 units/acre are assigned to the above-moderate category. As discussed below, in some cases the City used more conservative assumptions for the income category assigned to sites than those allowed under state law.

Residential Sites Inventory

The City's inventory of residential sites is summarized in Table B-1. Methodology and assumptions used in developing the inventory are discussed below for various categories of sites. Parcel specific inventories are provided in Table B-3 (Completed, Approved, and Pending Projects), Table B-4 (Vacant Sites), Table B-5 (Underutilized Sites with R Overlay), and Table B-6 (Candidate Opportunity Sites). The analysis reflects realistic housing capacity based on existing land use regulations, market trends, and any known constraints such as environmental conditions. The analysis below shows that the current sites inventory is not adequate to fully accommodate the lower-income RHNA allocation for the 2023-2031 planning period; therefore, zoning amendments are described in Program 1 of the Housing Plan to provide additional opportunities for lower-income housing development. Candidate sites for zoning amendments are listed in Table B-6 and discussed below.

Sites Identified in a Prior Planning Period

Government Code § 65583.2(c) provides that vacant sites identified in two prior consecutive elements and underutilized sites identified in one prior element shall not be deemed adequate to accommodate lower-income housing unless the zoning allows development by-right for projects in which at least 20 percent of the units will be affordable to lower-income households. One of the vacant parcels listed in Table B-5 (APN 003-210-005, part of Underutilized Site 7) was identified as potential lower-income housing sites in two prior housing elements. It is being counted as moderate-income housing site in the current site inventory analysis. In addition, Candidate Site 21 in Table B-6 was identified as a lower-income housing site in the last housing element. The site is partially developed with an industrial building. The current site inventory assumes Candidate Site 21 could be redeveloped as a mixed use site under the current M-RP zoning with 50% of units moderate-income and 50% above-moderate. No vacant or underutilized sites identified to

[1] Government Code § 65583.2(c)(3)(B)

accommodate lower-income housing in the current site analysis were identified for lower-income housing in a prior planning period; therefore, this requirement is not applicable.

Table B-1
Land Inventory Summary

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2023-2031	286	132	135	348	901
Completed, Approved & Pending Projects (Table B-3)	-	3	-	259	262
Net Remaining RHNA	415		135	89	639
Vacant Sites (Table B-4)	-		10	5	15
Underutilized R Overlay Sites (Table B-5)	56		47	-	103
Other Underutilized Sites (Table B-6)	-		153	153	306
ADUs	67		7	38	112
Surplus (Shortfall)	(292)		82	107	(103)

Source: City of Carpinteria, 2023

a. Completed, Approved, and Pending Projects

Table B-3 shows: (1) residential units completed after June 30, 2022, (2) projects that have received building permits and are under construction, (3) projects that have received all planning approvals but have not yet received final building permits, and (4) pending project currently under planning review. With the exception of three lower income units proposed as part of a pending density bonus project at 4745 Carpinteria Avenue, these units are all assigned to the above-moderate income category based on anticipated sales price or rent. Ten of the 17 projects were/are being developed at 100% or more of the maximum allowed density. Overall, these sites were/are being developed at an average of 91% of their maximum allowed densities. Table B-3 sites with PRD zoning, which allows 100% multi-family residential were/are being developed at an average of 78% of their maximum allowed densities.

Of the 17 projects listed in Table B-3, three have been completed, three are under construction or have building permits issued, one is currently in building permit review, and five have all planning approvals and are pending building permit submittal. With the exception of the senior living facility at 5464 Carpinteria Avenue, these pending projects are 1 to 3 net units in size. Given the small size of the majority of the pending projects, phasing would likely not occur and the current entitlements do not contemplate phasing. Given these five projects' stages in the entitlement process, all having received any required planning approvals, and the lack of any known barriers to development, the City does not anticipate any drop out of these projects and build out horizons are expected to be well within the planning period. While market conditions can be a barrier to completion of projects even after they have received City planning and/or building permits, none of the applicants for projects listed in Table B-3 have informed the City they intend to delay or abandon their projects.

Five projects identified in Table B-3, totaling 192 units are currently pending planning review. Three of the projects are residential projects on residentially zoned sites with 1 to 3 net new units each. The two other pending projects are mixed use projects on commercially zoned sites. The project at 6380 Via Real is a revision to a previously approved project for which environmental review was previously conducted. The project at 4745 Carpinteria Avenue is redevelopment of an

equipment yard site with a mixed use density bonus project. There are no known barriers to these projects being approved and constructed within the planning period.

b. Vacant Sites

Table B-4 lists vacant parcels without significant environmental constraints where residential development is allowed. There is a limited amount of vacant residentially zoned land in the city. Ten sites totaling 7.65 acres were identified for the site inventory. All of these sites allow 100% residential use. Sites allowing multi-family development at a density of 10 to 20 units/acre, all of which are zoned PRD, are assigned to the moderate-income category while single-family zoned sites are assigned to the above-moderate category. As indicated in the analysis of Completed, Approved and Pending Projects (Table B-3), sites allowing 100% multi-family residential uses (i.e., those sites in with PRD zoning) are being developed on average at 78% of the maximum allowed density. The PRD zoned sites in Tables B-3 and B-4 are of similar size, with an average size of 0.21 and 0.24 acres, respectively. For the purposes of calculating realistic development potential of vacant multi-family residential sites, the City conservatively assumed they would be developed at 75% of allowed density. For single-family zoned sites, the analysis assumes one unit per lot. While there are potential constraints on portions of the vacant sites (e.g., possible environmentally sensitive habitat, easements or flood overlays over portions of the sites), the City calculates allowed density based on gross rather than net acreage and counts areas containing sensitive habitat toward a project's open space requirements. This allows development to avoid constraints while maximizing density. Given the low number of potential units on each of these sites, constraints are not anticipated to reduce the realistic development of the sites below the 75% of allowed density assumed in the analysis.

c. Non-Vacant Underutilized Sites

Residentially Zoned Sites

Excluding sites that could accommodate ADUs which are discussed below, the City conservatively has not relied on underutilized residentially zoned sites to accommodate additional housing during the planning period. While not included in the land inventory, there are numerous small residential sites that are zoned to accommodate an additional one to three units. The City anticipates that units developed on these sites would generally be affordable to moderate and above-moderate income households.

Non-Residentially Zoned Sites

Non-residential zone districts allowing residential or mixed uses include the following:

- CPD – Commercial Planned Development. Primary uses in the CPD district include offices, retail stores, service establishments, and wholesale businesses. Dwelling units are also permitted at a density up to 20 units/acre when integrated as part of the overall commercial development.
- CB – Central Business. Primary uses in the CB district include offices, retail stores, service establishments, and wholesale businesses. Dwelling units are also permitted at a density up to 20 units/acre when integrated as part of the overall commercial development.

- M-RP – Industrial/Research Park. Primary uses in the M-RP district include light industry, technical research, and business offices and mixed residential/industrial uses. Housing at up to 20 units/acre is also permitted when integrated as part of the overall development.
- M – General Industrial. Primary uses in the M district include light industrial and mixed residential/industrial uses. Dwelling units at up to 20 units/acre are permitted when integrated as part of the overall development.

In each of these zones, stand-alone residential development at 20 units/acre is permitted with the application of the R Overlay.

The City identified two categories of non-vacant sites, including:

- R Overlay Sites – Non-residentially zoned sites with an R Overlay that allows stand-alone residential development as well as mixed use and non-residential development.
- Other Non-Vacant Sites – Non-residentially zoned sites that allow residential as part of mixed use development as well as non-residential development.

Recent changes to state law require cities to evaluate the extent to which existing uses on non-vacant properties constitute an impediment to residential development during the planning period when a city is relying on non-vacant sites to accommodate 50 percent or more of its lower-income housing need. To identify potentially developable sites that fit either of the above categories of non-vacant sites, the City reviewed development trends on non-residentially zoned properties from 2015 to March 2023 to identify the common characteristics of these sites. (See discussion of development trends below.) Based on the common characteristics, the City developed the following list of site identification criteria to identify potentially developable non-vacant sites:

1. Existing uses include older buildings that show signs of deferred maintenance or functional obsolescence, vacant space, or lower-value uses such as self-storage that could be replaced with higher-value residential development, or vacant sites;
2. Close proximity to transit, specifically sites are within ¼ mile of a public transportation stop;
3. Close proximity to amenities, specifically sites are within ½ mile of at least two of the following: grocery stores, health care services, schools, recreation, public transportation stop, and/or employment.
4. Lack of known environmental constraints on or adjacent to the site including creeks or other environmentally sensitive habitat, flood or coastal hazards, steep slopes, and fault zones;
5. Property under single ownership and lack of known existing leases or other encumbrances that would prevent development during the planning period; and
6. Property owner expression of interest in residential development.

Each of the sites identified in Tables B-5 (Underutilized Sites) and B-6 (Candidate Opportunity Sites) meet at least three of the criteria listed above. Table B-5 includes properties with the R Overlay designation allowing stand-alone residential use while sites with non-residential zoning allowing mixed uses are shown in Table B-6. Sites listed in Table B-6 are also candidates for rezoning to apply the R Overlay as discussed below and in Program 1 of the Housing Plan. The similarities between recently developed sites and the non-vacant sites included in Tables B-5 and B-6 provides substantial evidence that the existing uses on these non-vacant sites are likely to be discontinued and do not constitute an impediment to residential development. Detailed

information on how each of the sites meet the identified criteria is included in Figures B-3 and B-4.

All identified sites are located in areas designated Moderate Resource on the TCAC/HCD Composite Opportunity Map. The only areas designated High Resources in the City contain Carpinteria High School and Sandpiper Mobile Home Park, and do not include land available for additional residential development. There are no designated Highest Resources areas in the City. See additional discussion of the Site Inventory Analysis relative to fair housing objectives in Appendix D.

Recent Development Trends

To estimate anticipated residential development on sites where 100 percent non-residential uses are permitted, the City examined development trends on all properties with non-residential zoning designations where residential is an allowed use during the prior housing element cycle to present (2015 to March 2023). As shown in Table B-2, residential and mixed-use development on sites allowing 100 percent non-residential use is a common occurrence in Carpinteria, including stand-alone residential development on non-residentially zoned commercial sites with the R Overlay. A summary of the trends depicted in Table B-2 is provided in Table B-2a.

Between 2015 and March 2023, 67% of development on non-residentially zoned sites allowing residential included residential as stand-alone development or as part of a mixed use development. Stand-alone residential projects were developed at an average of 96% of the maximum allowed density while mixed use projects were developed at 61% of the maximum density on average. On sites with the R Overlay, 80% of projects have included residential development.

The land use controls and site improvement requirements that applied to the projects in the development trends analysis also apply to the sites identified in the site inventory. Therefore, applying development trend rates (i.e., percentage of non-residential sites developed with residential and average percent of maximum density) to the sites in the site inventory to determine the number of units that could reasonably be constructed on the sites inherently incorporates land use controls and site improvements into the build out assumptions.

Conversations with local commercial property owners and real estate professionals indicate development trends over the past eight years are expected to continue and increase during the planning period due to changing market conditions that favor residential development as compared to office and commercial development. The City has seen an increase in applications for residential development since the start of the current planning period, including nearly 200 pending residential units. One example of this market trend is illustrated by the Lagunitas project (6380 Via Real (Phase 2), see Table B-3) where the property owner has submitted an application to significantly reduce previously entitled commercial square footage on the property in favor of more multi-family residential units. As discussed in the Candidate Sites for Rezoning section below, property owners have expressed interest in having the R Overlay applied to their non-residentially zoned sites. Letters from some of these property owners are included in Appendix C.

Trends in the city of Santa Barbara also offer insight into development and redevelopment potential. Similar to Carpinteria, the city of Santa Barbara is largely built out and most new

development occurs on nonvacant sites.[2] Santa Barbara's adoption draft Housing Element, dated October 2023 lists examples of recent redevelopment on nonvacant sites similar to many of the sites included in Carpinteria's site inventory:

1. Redevelopment of a multi-tenant retail and appliance store into mixed use with 78 units;
2. 89 new units constructed on the site of a former 12 unit motel and office building;
3. Four units constructed behind an existing single-family dwelling;
4. Seven new units with a lot merger and relocation of a potentially historic duplex;
5. Change of use from an existing 1950s mixed-use building to all residential with 22 net new units; and
6. Commercial building being retrofitted with a mixed-use project including 14 units.

Many of the non-vacant sites included in the City's site inventory (see Tables B-5 and B-6) are similar to the above described recently redeveloped sites in the city of Santa Barbara as well as sites on the City's development trends list (see Table B-2). Specifically, examples 1 and 2 in the city of Santa Barbara and development along Carpinteria Avenue in the City, including at 4675, 4819, 4285, and 4209 Carpinteria Avenue (see details in Table B-2) are examples of redevelopment of existing underutilized commercial, motel, or office sites with residential or mixed use development. These sites are similar to Underutilized Sites 1, 3, 4, 5, and 6, and Candidate Sites 3, 4, 6, 7, 10, 15, 19, 20, and 21. Examples 3 and 4 in the city of Santa Barbara involve redevelopment or intensification of development on underutilized sites with existing residential development. These are similar to Underutilized Sites 7, 8, 9, 10, and 11 and Candidate Sites 11, 16, and 18. Examples 5 and 6 above involve reuse of existing commercial structures for mixed use or residential development. These are similar to Candidate Sites 12, 13, and 14. An application for conversion of two existing commercial condominium units to residential units on a portion of Candidate Site 13 is currently pending.

[2] Due to limited availability of water rights in the past, the city of Goleta has not experienced significant recent redevelopment activities.

Table B-2
Projects on Sites with Non-Residential Zoning, 2015 – 2023

Project/Address	Parcel Size (acres)	Prior Use	Zoning/ Max Density (units/acre)	Project Type	Status	Project Density (units/ac)	Residential Units	% of Allowed Density	Site Identification Criteria Met
4285 Carpinteria Ave	0.31	Private tennis court	CPD/R Overlay (20)	Residential only	Completed	12.9	4	67%	1, 2, 3, 5, 6
4096 Via Real	2.68	Camper Park	CPD/R Overlay (20)	Residential only	Completed	16	43	80%	1, 2, 3, 4, 5, 6
5585 Carpinteria Ave	0.97	Motel	CPD (20)	Motel addition	Completed	n/a	0	n/a	n/a
5464 Carpinteria Ave	3.76	Office	CPD (20)	Senior assisted living	Completed	20.2	70	100%	1, 2, 3, 5, 6
6380 Via Real (Phase 1)	13.0	Vacant	M-RP (20)	Mixed use	Completed	5.6	73	28%	1, 2, 3, 5, 6
4819 Carpinteria Ave	0.22	Gas station	CB/VC Overlay (20)	Mixed use	Building Permit Issued	9.1	2	50%	1, 2, 3, 5, 6
1222 Cravens Ln (Underutilized Site 1)	1.87	Storage	CPD/R Overlay (20)	Commercial addition	Planning Permit Approved	n/a	0	n/a	n/a
5464 Carpinteria Ave	1.81	Parking Lot	CPD (20)	Senior assisted living	Planning Permit Approved	27.6	50	138%	1, 2, 3, 5, 6
4675 Carpinteria Ave	0.11	Vacant	CPD (20)	Mixed use	Planning Permit Approved	18.2	2	100%	1, 2, 3, 4, 5, 6
700 Linden Ave	0.69	Commercial	CB (20)	Commercial adaptive reuse/addition	Planning Permit Approved	n/a	0	n/a	n/a
6250 Via Real (Candidate Site 4)	8.47	Storage	M-RP (20)	Commercial addition	Planning Permit Approved	n/a	0	n/a	n/a
4253 Carpinteria Ave	0.26	2 SFDs	CPD/R Overlay (20)	Residential only	Planning Review Pending	19.2	5 (3 net)	96%	1, 2, 3, 5, 6
4209 Carpinteria Ave	0.26	Outdoor Storage/Yard	CPD/R Overlay (20)	Mixed use	Planning Review Pending	15.4	2	77%	1, 2, 3, 5, 6
6380 Via Real (Phase 2)	8.46	Vacant	M-RP (20)	Mixed use	Planning Review Pending	18.4	159	92%	1, 2, 3, 5, 6
1135 Eugenia Pl (Ptn of Candidate Site 13)	0.80	Commercial condos	CPD (20)	Mixed use (convert condos to residential)	Planning Review Pending	2.5	2	16%	2, 3, 4, 6

Project/Address	Parcel Size (acres)	Prior Use	Zoning/ Max Density (units/acre)	Project Type	Status	Project Density (units/ac)	Residential Units	% of Allowed Density	Site Identification Criteria Met
4110 Via Real	2.62	Church	CPD/R Overlay (20)	Hotel	Planning Review Pending	n/a	0	n/a	n/a
499 Linden Ave	1.15	Parking Lot	CPD (20)	Hotel	Planning Review Pending	n/a	0	n/a	n/a

Source: City of Carpinteria, 2023

Table B-2a
Development Trends on Sites with Non-Residential Zoning, 2015 – 2023

Project Type	Number of Projects	% of Total Projects	Average % of Maximum Density
All Projects on Non-Residential Zoned Sites			
Residential Only	5	30%	96%
Mixed Use	6	35%	61%
Non-Residential	6	35%	n/a
Total Projects	**17**		
Projects on Sites with R Overlay			
Residential & Mixed Use	4	67%	80%
Non-Residential Only	2	33%	n/a
Total Project on R Overlay Sites	**6**		

R Overlay Sites (Table B-5)

Sites listed in Table B-5 have zoning designations that allow either stand-alone residential or mixed uses.

With the exception of Site 12, the zoning designation for all of these properties is CPD (Commercial Planned Development) with the R (Residential Only) Overlay, which allows stand-alone residential development at a density of up to 20 units/acre. Site 12 is zoned PUD which allows residential as well as non-residential uses. No density is specified for the PUD zone. The owner of Site 12 recently submitted an application for a resort development including a 41-unit lower-income affordable housing development to be leased to, and operated by People's Self Help Housing. For the purposes of the site inventory, these recently proposed units have not been included.

Several of the smaller sites listed in Table B-5 have existing older residential units that could be removed and replaced with an increased number of units based on the R Overlay zoning designation. Table B-5 identifies potential net new units for sites with existing residential units. As noted in Program 1 of the Housing Plan, any development that would demolish existing housing units shall be subject to the affordable housing replacement requirements of Government Code § 65583.2(g)(3). Some of the underutilized sites have Flood Hazard and/or Coastal Appeals Overlays over all or a portion of the site as indicated in detail for each site in Figure B-3. However, neither of these overlay designations would preclude infill development or redevelopment at the maximum allowed density because the City has established practices for ensuring that properties located in areas subject to coastal hazards such as flooding and sea level rise can be developed consistent with coastal and flood protection policies while achieving maximum allowed densities. (See further analysis in Environmental Constraints section below.) The City also has policies that allow and encourage clustering of development on project sites to avoid impacts to resources or other site constraints. For example, the City calculates allowed density based on gross rather than net acreage and counts areas containing sensitive habitat toward a project's open space requirements. This allows development to avoid constraints while maximizing density.

The realistic density assumed for these parcels with the R Overlay is based upon development trends for similar sites. As shown in Table B-2a, there have been six projects on sites with the R Overlay between 2015 and March 2023. Four of those projects include residential or mixed use development at an average of 80% of the maximum allowed density of 20 units per acre. The sites with R Overlay zoning developed with residential or mixed uses between 2015 and March 2023

(Table B-2) and those included in the current site inventory (Table B-5), are of similar size, an average of 1.28 acres for the former and 1.21 acres for the latter. Further, all of the R Overlay sites in the development trends analysis had existing uses and were redeveloped with new residential units. Therefore, based on the development trends for sites with similar characteristics, the site inventory for sites with the R Overlay assumes development of the identified sites will occur at a density of 80% of the maximum density, 16 units per acre. Further, to account for sites that may not be developed with residential uses, the estimated number of units was reduced to 67% of the total possible, consistent with development trends.

Per Government Code § 65583.2(c)(3)(B), sites allowing multi-family housing at a density of at least 20 units/acre and at least one-half acre in size are considered suitable for lower-income units. All of the sites listed in Table B-5 are larger than one-half acre with allowed densities of 20 units per acre. Some sites include multiple adjacent parcels that individually are less than one-half acre. Government Code § 65583.2(c)(2)(A) does not define "site" for purposes of the half acre threshold, nor limit the definition of site to one parcel. The City has conservatively assigned all sites smaller than one acre and all individual parcels smaller than one-half acre to the moderate-income category for purposes of the sites inventory analysis. Details on the number of units and affordability levels assumed for each parcel are included in Figure 3.

Other Underutilized Sites (Table B-6)

Underutilized parcels allowing residential in combination with other uses and having potential for additional residential development are shown in Table B-6. Details for these sites are provided in Figure B-4. Because the current zoning designations do not allow stand-alone residential use, these parcels are also identified as candidate sites for rezoning to create additional incentives for residential development by applying the R Overlay, which would allow stand-alone residential use as an alternative to the uses allowed by the existing base zoning designation (see discussion of Candidate Sites for Rezoning below).

Sites in Table B-6 were selected from approximately 150 parcels with non-residential zoning that allow residential use based on the site identification criteria discussed above.

With the exception of two sites with agricultural zoning, all of the sites listed in Table B-6 currently allow multi-family residential use at a density of 20 units/acre mixed with non-residential uses. For the purposes of determining the number of units likely to be developed on these sites, the City assumed the sites would be redeveloped at 61% of the maximum allowed density based on recent development trends for mixed use development sites with non-residential zoning as shown in Tables B-2 and B-2a. The "Current Mixed Use Potential" column in Table B-6 lists the potential net new units for each site under existing zoning. As indicated by recent development trends, only 35% of sites that allow mixed uses including residential have been developed with residential units between 2015 and 2023. Therefore, the total Current Mixed Use Potential for the sites in Table B-6 was reduced to 35% of the total potential units for purposes of the RHNA analysis.

All of the sites listed in Table B-6 are cumulatively larger than one-half acre and allow 20 units per acre. While they may be considered suitable for lower-income housing based on the default density provisions of State law, the City has conservatively assigned 50% of the predicted units to the moderate-income category and the remaining 50% to the above-moderate category for purposes of the RHNA sites inventory analysis.

Private real estate development decisions are based on a variety of financial and personal considerations including general economic and market conditions, expectations for future market conditions, current and projected costs (development cost, loan servicing, property taxes, assessments, insurance, maintenance, utilities, etc.), current and projected income (rent,

appreciation), private lending institution policies, alternate investment options, perceived financial risk vs. expected return, and personal objectives, as well as the policies and actions of other governmental agencies over which the City has little or no control (e.g., the California Coastal Commission). The City's evaluation of residential development potential is based on available data, staff observations and reasonable assumptions regarding development trends, property characteristics, and input from property owners and knowledgeable real estate professionals. Inclusion of any property in this sites inventory should not be interpreted as the City's prediction regarding private development decisions or a City requirement for amortization of any existing uses. Actual development will depend on the individual decisions of private property owners.

Actions the City will take to encourage and facilitate development of these and other sites are described in detail in the Housing Plan, especially Program 1 (Adequate Site to Accommodate Regional Housing Needs), Program 5 (Affordable Rental Housing Development Assistance), Program 6 (Inclusionary Housing), Program 7 (Density Bonus), Program 8 (Facilitate Lot Consolidation or Subdivision), Program 9 (Regulatory Concessions and Incentives for Affordable Housing), Program 10 (Fee Mitigation), and Program 18 (Workforce Homebuyer Down Payment Loans).

d. Accessory Dwelling Units

ADUs are included in the sites inventory, without specific parcels identified for future ADU development. Rather, a citywide estimate was used based on expectations for future ADU permits.

The City's current ADU Ordinance was reviewed and approved by the California Coastal Commission in December 2022 and became effective in February 2023. As compared to the prior ADU Ordinance, the City's new ADU Ordinance incentivizes construction of ADUs by broadly expanding the number of parcels eligible for an ADU, easing applicable development standards for ADU construction, streamlining the ADU permit review process, and eliminating Development Impact Fees (DIFs) for ADUs smaller than 750 sq. ft. In the six months since the current ADU Ordinance became effective, the City has received 20 ADU building permit applications, of which seven have received building permits to date.

Based on methodology described in HCD's Site Inventory Guidebook, the City conducted an analysis of regional production of ADUs to estimate the number of ADUs that would be produced in Carpinteria in the current planning period. Given the lack of historic ADU production in the City, the City used estimated ADU production in the city of Santa Barbara to estimate a "base" ADU production rate.

Regional ADU Trends Analysis

	City of Santa Barbara
Estimated ADUs in planning period	629
ADUs per capita	.007
ADUs per housing unit	.016
Trend applied on per capita and per housing unit basis to Carpinteria for planning period	Approx. 90-100 total or 12 annually

Based on Census 2020 ACS data for population and housing units.

Based on trends in the nearby city of Santa Barbara, the City estimates a "base" ADU production of 12 units per year or 96 units for the planning period. In addition, there is deferred demand for ADU development in Carpinteria as compared to the city of Santa Barbara where State law changes that expanded ADU production went into effect in January 2017. This deferred demand is evidenced by the fact that in the first six months the City's current ADU regulations have been

in place, the City has received 20 permit applications and has issued seven building permits. Given the current trend of pending and approved ADUs over the past six months, the City conservatively estimates that in addition to the base ADU production, the annual rate of production in 2023 and 2024 will include an additional 8 units per year. Therefore, estimated ADU projection during the planning period is as follows:

96 base units + 16 deferred demand units = 112 ADUs

ADU regulations are discussed in detail in Section III Constraints and Program 2 in the Housing Plan describes actions the City will take to encourage ADU production. The program includes a commitment to monitor ADU production and affordability annually and implement additional actions or incentives if production is not meeting anticipated levels. Through the ADU program, the City has also provided two architect-designed ADU building plans specific for Carpinteria: (1) 400 square feet, one-bedroom / one bathroom; and (2) 480 square feet, one bedroom / one bathroom. These plans are pre-approved by the City's Plans Examiner and available to residents at no cost in order to facilitate additional ADU construction.

To estimate the income levels of future ADUs, the City reviewed a December 2020 analysis of ADU affordability prepared by the Southern California Association of Governments.[3] That study concluded that a significant portion of ADUs built recently have been affordable to low- and moderate-income households. For the higher-cost areas of Los Angeles County ("LA County I") which included the coastal subregions, SCAG determined that the following affordability assumptions are appropriate:

Very Low	Low	Moderate	Above Moderate
17%	43%	6%	34%

Source: SCAG 2020

Based on this analysis, future ADU production has been estimated as shown in Table B-1.

e. Candidate Sites for Rezoning

As noted above, the sites inventory analysis concluded that based on current land use regulations there is insufficient realistic potential capacity to fully accommodate the City's RHNA allocations in the lower income categories. Therefore, State law requires the City to take proactive steps to create additional opportunities for affordable housing development commensurate with the RHNA. Based on staff analysis and extensive public outreach including a public workshop for property owners, a strategy was developed to revise the existing "R Overlay" zoning designation and apply the updated R Overlay to additional properties that may be suitable for residential-only development during the planning period.

Candidate sites for potential rezoning to add the R Overlay to provide additional opportunities for affordable housing are identified in Table B-6. The candidate sites were identified based on the site identification criteria discussed above. Only sites that met at least three of the six criteria are included in the list. These sites are currently zoned Commercial, Industrial/Research Park, Industrial, and Agriculture and a zoning amendment is proposed to add the R Overlay designation to sufficient sites to allow new stand-alone housing development to accommodate the shortfall of potential lower-income sites compared to the RHNA allocation (see Program 1 in the Housing

[3] https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

Plan). As noted in Table B-6, multi-family residential use is currently allowed on most of these parcels in combination with a non-residential use; however, the proposed R Overlay would expand the permitted uses to also allow stand-alone residential use to provide additional incentives for residential development. The City intends to implement Program 1 consistent with the *Martinez v. City of Clovis*, other applicable case law and HCD regulations interpreting the requirements of Government Code § 65583.2(h) and (i) to ensure that the City has adequate sites to accommodate the City's lower-income RHNA allocation. Program 1 includes a commitment to ensure sites rezoned with the R Overlay to accommodate the city's RHNA shortfall will not retain underlying residential densities lower than 20 units per acre.

Cumulatively, the candidate sites have the potential capacity for over 2,000 new housing units, including 1,932 lower income units; therefore, not all of the candidate sites are needed to fully accommodate the lower-income RHNA shortfall. It is expected that more detailed site analysis and California Environmental Quality Act (CEQA) review during implementation of the rezoning program may identify new opportunity sites while other sites may be deemed unsuitable or densities may be modified based on new information. In addition, the City will continue to work with the Coastal Commission to ensure the rezoning program is implemented consistent with the Coastal Act. Because the City is entirely within the Coastal Zone, pursuant to the Coastal Act, the Coastal Commission must approve the amendments to the City's local coastal program before rezones and other zoning code amendments become effective. The City may implement modified zoning strategies provided the total unmet RHNA need by income category is accommodated consistent with State-defined criteria.

As part of the rezoning program, the City will also review residential development standards in consultation with local architects and developers and amend standards as necessary to ensure that allowable densities can be achieved, including 3-story development in multi-family zones, establish appropriate affordability requirements, and ensure that standards do not pose unreasonable constraints on the cost and supply of housing.

Candidate site characteristics are summarized in Table B-6 and site locations are shown in Figures B-2a and B-2b. Details and photos for each candidate site are provided in Figure B-4.

f. Infrastructure Capacity

As discussed previously in Section III.B.2, infrastructure capacity, including water, sewer and dry utilities, is expected to be adequate to serve the level of expected housing development during the planning period.

The Carpinteria Valley Water District (CVWD) provides the domestic water supply for the City. The CVWD currently has a contractual supply of 2,813 acre-feet of water per year from the Cachuma Project. The District also operates three wells that draw from the Carpinteria groundwater basin, which has an estimated operational yield of 4,000 acre-feet per year. In addition, 2,200 acre-feet per year have been allocated to the CVWD from the State Water Project. Each of these supplies is subject to reduced deliveries during times of drought and water supply shortages. Each supply serves both City planning area and unincorporated Santa Barbara County areas within the CVWD boundary. According to CVWD, this water supply is expected to be adequate to serve projected development during the 2023-2031 planning period for both the city and unincorporated areas.[4]

[4] https://cvwd.net/doc/4371/

The Carpinteria Sanitary District (CSD) manages wastewater collection and treatment services in the City. The CSD treatment plant has a current permitted capacity of 2.5 million gallons per day (mgd). The plant currently treats about 1.1 mgd of wastewater; therefore, available treatment plant capacity exists to accommodate the level of development anticipated during the 2023-2031 planning period.

g. Environmental Constraints

As discussed previously in Section III.B.1, there are no known environmental conditions that would preclude the level of housing development anticipated during the planning period. While portions of sites in the site inventory may not accommodate development due to environmental constraints, e.g., required watercourse or sensitive habitat setbacks, City policy encourages clustering development elsewhere on the site which would allow the estimated densities to be achieved. For example, the City calculates allowed density based on gross rather than net acreage and counts areas containing sensitive habitat toward a project's open space requirements. This allows development to avoid constraints while maximizing density. The City also has established practices for ensuring that properties located in areas subject to coastal hazards such as flooding and sea level rise can be developed consistent with coastal and flood protection policies while achieving maximum allowed densities. Recent examples of this include the permitted residences at 4285 Carpinteria Avenue, 4716 Seventh Street, 4675 Carpinteria Avenue, 4818 Dorrance Way and 4610 Fourth Street where projects were designed to ensure finished floors were raised above the base flood elevation. These sites are similar to Underutilized Sites 8 through 11, which are subject to coastal and flood hazards. The recently completed development at 4285 Carpinteria Avenue is immediately adjacent to Underutilized Site 8.

Table B-3
Completed, Approved and Pending Projects

Project/Address	APN	Parcel Size (acres)	Zoning	Project Type	Project Density (units/ac)	# of Units*	% of Max Density	Status	Anticipated Completion Date	Site Identification Criteria Met
4285 Carpinteria Ave	003-212-030	0.31	CPD/ R Overlay	Residential only	12.9	4	67%	Completed	n/a	1, 2, 3, 5, 6
1335 Vallecito Place	003-142-032	1.26	7- R-1	Residential only	4.0	5	100%	Completed	n/a	1, 3, 4, 5, 6
1112 Linden Avenue	004-041-001	0.25	PRD-20	Residential only	16.0	4 (2 net)	80%	Completed	n/a	1, 2, 3, 4, 5, 6
650 Concha Loma Dr	003-340-008	0.43	6-R-1	Residential only	2.3	1	100%	Under Construction	2023	1, 3, 5, 6
5567 Calle Arena	003-382-014	0.17	6-R-1	Residential only	5.9	1	100%	Under Construction	2023	1, 3, 5, 6
4819 Carpinteria Ave	003-253-008	0.22	CB	Mixed use	9.1	2	50%	Building Permits Issued**	2026	1, 2, 3, 5,6
4716 Seventh Street	003-301-020	0.25	PRD-15	Residential only	12.0	3 (2 net)	100%	In Building Permit Review	2025	1, 3, 5, 6
4675 Carpinteria Ave	003-242-007	0.11	CPD	Mixed use	18.2	2	100%	Planning Permit Approved	2025	1, 2, 3, 5, 6
4905 Eighth Street	003-311-001	0.19	PRD-20	Residential only	15.8	3 (2 net)	100%	Planning Permit Approved	2025	1, 3, 4, 5, 6
5464 Carpinteria Ave	001-070-065 & 066	1.81	CPD	Senior assisted living	27.6	50	138%	Planning Permit Approved	2028	1, 2, 3, 5, 6
4818 Dorrance Way	003-440-013	0.13	PRD-20	Residential only	7.7	1	50%	Planning Permit Approved	2024	1, 3, 5, 6

Project/Address	APN	Parcel Size (acres)	Zoning	Project Type	Project Density (units/ac)	# of Units*	% of Max Density	Status	Anticipated Completion Date	Site Identification Criteria Met
4610 Fourth Street	003-431-005	0.27	PRD-20	Residential only	7.4	2 (1 net)	40%	Planning Permit Approved	2024	1, 3, 5, 6
4775 Seventh Street	003-303-018	0.17	PRD-20	Residential only	17.6	3 (2 net)	100%	Planning Review Pending	2025	1, 3, 4, 5, 6
4253 Carpinteria Ave***	003-212-029	0.26	CPD/ R Overlay	Residential only	19.2	5 (3 net)	96%	Planning Review Pending	2026	1, 2, 3, 5, 6
5559 Calle Arena	003-382-012	0.17	6-R-1	Residential only	5.9	1	100%	Planning Review Pending	2025	1, 3, 5, 6
6380 Via Real (Phase 2)	001-190-097	8.46	M-RP	Mixed use	18.4	159	92%	Planning Review Pending	2028	1, 2, 3, 5, 6
4745 Carpinteria Ave	003-251-021	0.93	CPD	Mixed use	25.8	24	129%	Planning Review Pending	2027	1, 2, 3, 5, 6
Totals						**259 net units**	**91%****			

Source: City of Carpinteria, 2023
*All units assumed to be above-moderate income category except at 4745 Carpinteria Ave 3 lower income units are pending as part of a density bonus project.
**Project revisions anticipated to replace 2nd floor office with additional residential units.
***4253 Carpinteria Ave is part of Underutilized Site 8 (see Table B-5). For the purposes of the site inventory analysis, the 5 (3 net) units proposed by the pending project are counted as above-moderate units. No lower-income units are assumed for this parcel in the site inventory.
****Sites zoned to allow multi-family residential and 100% residential development (i.e., PRD zoning) are being developed at 78% of maximum allowed density.

Table B-4
Vacant Sites

Address	APN	Site Size (ac)	GP/ Zoning	Max. Density (units/acre)	Realistic Density*	Potential Units*	Constraints/Notes
Moderate-Income Sites							
Palm Avenue (no address)	004-047-043	0.16	MDR/ PRD-20	20	15	2	No constraints, Identified as lower-income site in two prior housing element cycles
Olive Avenue (no address)	003-360-017	0.21	MDR/ PRD-10	10	7.5	1	Possible ESHA onsite
Olive Avenue (no address)	003-360-015	0.41	MDR/ PRD-10	10	7.5	3	Possible ESHA onsite
190 Holly Avenue	003-481-014	0.23	MDR/ PRD-20	20	15	3	Flood control channel on portion of site, Identified as lower-income site in 5th housing element cycle
Eighth Street (no address)	003-252-021	0.17	MDR/ PRD-15	15	11	1	Vacant – no constraints, Identified as moderate-income site in 5th housing element cycle
Total – Moderate						**10**	
Above-Moderate-Income Sites							
745 Oak Avenue	003-332-002	0.20	MDR 6-R-1	7	1	1	No constraints
Sixth Street (no address)	003-325-007	0.49	MDR/ 6-R-1	7	1	1	Possible ESHA onsite
447 Concha Loma Drive	003-370-005	4.89	LDR/ 20-R-1	2	1	1	Possible ESHA onsite Flood Hazard Overlay
Concha Loma Drive (no address)	003-370-010	0.78	LDR/ 20-R-1	2	1	1	Access easement onsite
4634 Ninth Street	003-242-018	0.11	LDR/ 4-R-1	10	1	1	No constraints
Total – Above Moderate						**5**	

Source: City of Carpinteria, 2023

*Per Government Code §65583.2(c)(3)(B), sites allowing multi-family housing at a density of at least 10 units/acre and sites smaller than one-half acre are considered suitable for moderate- or above-moderate-income units. Sites allowing a density of less than 10 units/acre are considered suitable for above-moderate units. Potential capacity is based conservatively on 75% of allowable density for multi-family parcels and 1 unit per lot for single-family parcels.

Table B-5
Underutilized Sites

Site #	APN	Site Size (ac)	GP/ Zoning	Existing Use	Max Density (units/acre)	Potential Units*	Notes	Site Identification Criteria Met
Site 1	004-013-027	1.90	GC/ CPD/R	Self storage; adjacent to MF	20	30 (29 net) lower	Lower value use Adjacent to MF Near transit	1, 2, 4, 5
Site 3	004-013-017	0.80	GC/ CPD/R	Older motel; adjacent to Site 4	20	12 moderate	Older budget motel Lot consolidation potential Near transit	1, 2, 3, 4, 5
Site 4	004-013-015	1.48	VC/ CPD/R	Older multi-tenant commercial; adjacent to Sites 3 & 5	20	23 lower	Older buildings Lower-value use Lot consolidation potential Near transit	1, 2, 3, 4, 5
Site 5	004-013-016	1.98	VC/ CPD/R	Older 124-room motel w/large parking lot; adjacent to Site 4	20	31 lower	Older budget motel Large parking lot Property owner interest in residential conversion and has reached out to an affordable housing provider	1, 2, 3, 4, 5, 6
Site 6	004-031-018 004-031-019	0.97	GC/ CPD/R	Older tilt-up multi-tenant commercial/light industrial; adjacent to MF	20	15 moderate	Lower-value use Older buildings Partially vacant	1, 2, 3, 4, 5
Site 7	003-210-001 003-210-002 003-210-003 003-210-005 003-210-006	0.91	GC/ CPD/R/	Older SFR units w/deferred maintenance	20	14 (6 net) moderate	Older buildings Deferred maintenance Adjacent to MF Near services	1, 3, 4
Site 8	003-212-025 003-212-026 003-212-028 003-212-029 003-212-CA1 003-212-032 003-212-033 003-212-034 003-212-035 003-212-036	1.27	GC/ CPD/R	Older mixed residential & light industrial w/ deferred maintenance	20	16 (13 net) moderate**	Older buildings Deferred maintenance 1 unimproved parcel Adjacent to MF Near services	1, 3, 6

Site #	APN	Site Size (ac)	GP/ Zoning	Existing Use	Max Density (units/acre)	Potential Units*	Notes	Site Identification Criteria Met
Site 9	003-212-038 003-212-039 003-212-017 003-212-018 003-212-019	1.13	GC/ CPD/R	Mixed older residential & light industrial	20	18 (11 net) moderate	Older buildings Deferred maintenance Adjacent to MF Near services	1, 2, 3
Site 10	003-212-011 003-212-012 003-212-013 003-212-021 003-212-022 003-212-023	0.69	GC/ CPD/R	Older residential	20	11 (3 net) moderate	Older buildings Adjacent to MF Near services	1, 2, 3
Site 11	003-213-005 003-213-006 003-213-007 003-213-008 003-213-009 003-213-010 003-213-011	0.93	GC/ CPD/R	Older mixed commercial & residential w/deferred maintenance	20	14 (10 net) moderate	Older buildings Deferred maintenance Adjacent to MF Near services	1, 2, 3
Site 12	001-170-010 001-170-130	27.53	PUD	Agriculture & Driving range	n/a	41 lower***	Pending application for resort development. Includes 41-unit lower-income affordable housing development to be leased to, and operated by People's Self Help Housing.	1, 2, 3, 5, 6
Totals		***39.59***				**124 net lower, 70 net moderate**		

Source: City of Carpinteria, 2023
*Per Government Code §65583.2(c)(3)(B), sites allowing multi-family housing at a density of at least 20 units/acre and at least one-half acre are considered suitable for lower-income units. However, the City has conservatively assigned sites smaller than one acre and individual parcels included in sites that are smaller than one-half acre to the moderate-income category. Based on development trends during the prior planning period, the City also assumed the realistic development potential for sites with the R Overlay would be 80% of the maximum allowed density of 20 units/acre.
**Pending project for 5 (3 net) above-moderate units on APN 003-212-029 (see Table B-3); 16 (13 net) potential moderate-income units assumed on remainder of site for purposes of the site inventory analysis.
***Based on project description for submitted Development Plan application. These units are not included in the site inventory.

Table B-6
Candidate Opportunity Sites Summary

Site #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min-Max Density	Total Potential Units with R Overlay	Potential Lower-Income Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes &Site Identification Criteria Met
Site 1												
No Address	001-080-040	4.54	AG, OSR	A-10	AG, OSR	R Overlay	20-25	90	90	Agriculture		No buildings Lot consolidation potential Near transit & services Property owner interest Previously-approved by City for MFR (Criteria 1, 3, 5, 6)
	001-080-002	8.24	AG	A-10	AG	R Overlay	20-25	164	164	Agriculture		
	001-080-030	3.11	AG	A-10	AG	R Overlay	20-25	62	62	Agriculture		
Subtotal		**15.81**						**316**	**316**		**0**	
Site 2												
5800 Via Real	001-080-041	14.09***	AG	A-10	AG	R Overlay	20-25	200	200	Agriculture		Low value buildings Lot consolidation potential Near transit & services Previously-approved by City for MFR (Criteria 1, 3, 5, 6)
	001-080-035	2.11	AG	A-10	AG	R Overlay	20-25	42	42	Agriculture		
Subtotal		**16.74**						**242**	**242**		**0**	
Site 3												
1000 Bega Way	001-180-006	4.46	RDI	M-RP	RDI	R Overlay	20-25	89	89	Industrial Research		Lot consolidation potential Near transit & MF (Criteria 2, 4, 5)
1010 Bega Way	001-180-041	4.47	RDI	M-RP	RDI	R Overlay	20-25	89	89	Industrial Research		
Subtotal		**9.68**						**178 (175 net)**	**178 (175 net)**		**118 (115 net)**	
Site 4												
6250 Via Real	001-180-064	2.05	RDI	M-RP	RDI	R Overlay	20-25	41	41	Storage		Older, lower-value buildings Lot consolidation potential Near transit & MF (Criteria 1, 2, 4, 5)
6250 Via Real	001-180-065	2.14	RDI	M-RP	RDI	R Overlay	20-25	42	42	Storage		
6250 Via Real	001-180-066	2.14	RDI	M-RP	RDI	R Overlay	20-25	42	42	Storage		
6250 Via Real	001-180-067	2.14	RDI	M-RP	RDI	R Overlay	20-25	42	42	Storage		
Subtotal		**8.47**						**167 (166 net)**	**167 (166 net)**		**103 (102 net)**	
Site 6												
6385 Cindy Lane	001-190-025	4	RDI	M-RP	RDI	R Overlay	20-25	80	80	Industrial Research		Vacant buildings Older, lower-value buildings Near transit
1005 Mark Avenue	001-190-068	1.69	RDI	M-RP	RDI	R Overlay	20-25	33	33	Industrial Research		

Site #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min-Max Density	Total Potential Units with R Overlay	Potential Lower-Income Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes &Site Identification Criteria Met
6388 Rose Lane	001-190-073	1.01	RDI	M-RP	RDI	R Overlay	20-25	20	20	Industrial Research		Lot consolidation potential (Criteria 1, 2, 4)
1013 Mark Avenue	001-190-084	1.24	RDI	M-RP	RDI	R Overlay	20-25	24	24	Industrial Research		
6382 Rose Lane	001-190-086	2.67	RDI	M-RP	RDI	R Overlay	20-25	53	53	Industrial Research		
Subtotal		**10.58**						**210**	**210**		**129**	
Site 7												
6390 Cindy Lane	001-190-023	2.25	RDI	M-RP	RDI	R Overlay	20-25	45	45	Industrial Research		Vacant buildings Older, lower-value buildings Near transit Lot consolidation potential (Criteria 1, 2, 4)
6392 Via Real	001-190-091	1.25	RDI	M-RP	RDI	R Overlay	20-25	25	25	Industrial Research		
	001-190-092	1	RDI	M-RP	RDI	R Overlay	20-25	20	20	Industrial Research		
	001-190-093	1	RDI	M-RP	RDI	R Overlay	20-25	20	20	Industrial Research		
Subtotal		**5.51**						**110**	**110**		**67**	
Site 8												
1000 Mark Ave	001-190-099	1.28	RDI	M-RP	RDI	R Overlay	20-25	25	25	Industrial Research		Older buildings Near transit Under-utilized parking lot Lot consolidation potential (Criteria 1, 2, 4, 5)
	001-190-100	1	RDI	M-RP	RDI	R Overlay	20-25	20	20	Industrial Research		
6402 Cindy Lane	001-190-101	1.23	RDI	M-RP	RDI	R Overlay	20-25	24	24	Industrial Research		
	001-430-011	6.51	RDI	M-RP	RDI	R Overlay	20-25	130	130	Industrial Research		
Subtotal		**10.02**						**199**	**199**		**122**	
Site 9												
	001-430-008	4.49	RDI	M-RP	RDI	R Overlay	20-25	89	89	Vacant		No buildings Near transit (Criteria 1, 2, 5)
Subtotal		**4.49**						**89**	**89**		**55**	
Site 10												
5320 Carpinteria Ave	001-070-058	1.08	GC	CPD	GC	R Overlay	20-25	21	21	Commercial		Older buildings Vacant space Near transit & services Adjacent to MF (Criteria 1, 2, 3, 4, 5)
Subtotal		**1.08**						**21**	**21**		**13**	

Site #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min-Max Density	Total Potential Units with R Overlay	Potential Lower-Income Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes &Site Identification Criteria Met
Site 11												
	003-280-005	0.03	GC	CPD	GC	R Overlay	20-25	0	0	Vacant		Older buildings Vacant parcel Lot consolidation potential Near transit & services Adjacent to MF Development interest (Criteria 1, 2, 3, 5)
5437 Carpinteria Ave	003-280-017	1.95	GC	CPD	GC	R Overlay	20-25	39	39	Residential Apartments		
Subtotal		**1.98**						**39 (25 net)**	**39 (25 net)**		**24 (10 net)**	
Site 12												
1160 Eugenia Pl	003-162-009	1.93	GC	CPD	GC	R Overlay	20-25	38	38	Commercial		Older buildings Vacant buildings Lot consolidation potential Near transit & services Adjacent to residential Development interest (Criteria 1, 2, 3)
1145 Eugenia Pl	003-162-011	1.59	GC	CPD	GC	R Overlay	20-25	31	31	Commercial		
1155 Eugenia Pl	003-162-012	1.15	GC	CPD	GC	R Overlay	20-25	23	23	Commercial		
Subtotal		**4.66**						**92**	**92**		**57**	
Site 13												
1101 & 1135 Eugenia Pl	003-870-CA1	0.80	GC	CPD	GC	R Overlay	20-25	16	16	Commercial condos		Older buildings Near transit & services Interest in residential use (Criteria 1, 2, 3, 4)
Subtotal		**0.80**						**16**	**16**		**10**	
Site 14												
	003-860-CA1	1	GC	CPD	GC	R Overlay	20-25	20	20	Commercial condos		Older buildings with vacancies Near transit & services (Criteria 1, 2, 3, 4)
1065 Eugenia Pl	004-041-011	0.16	GC	CPD	GC	R Overlay	20-25	3	0	Commercial		
1056 Eugenia Pl	004-041-012	0.25	GC	CPD	GC	R Overlay	20-25	5	0	Commercial		
1090 Eugenia Pl	004-041-015	0.47	GC	CPD	GC	R Overlay	20-25	9	0	Commercial		
Subtotal		**1.88**						**37 (35 net)**	**20 (19 net)**		**23 (21 net)**	
Site 15												
4602 Carpinteria Ave	004-039-002	0.40	GC	CPD	GC	R Overlay	20-25	8	0	Commercial		Lower-value buildings Parcels for sale Lot consolidation potential Development interest Near transit & services (Criteria 1, 2, 3, 6)
4610 Carpinteria Ave	004-039-009	1.14	GC	CPD	GC	R Overlay	20-25	22	22	Commercial		
4620 Carpinteria Ave	004-039-010	0.91	GC	CPD	GC	R Overlay	20-25	18	18	Commercial		

Site #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min-Max Density	Total Potential Units with R Overlay	Potential Lower-Income Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes &Site Identification Criteria Met
Subtotal		**2.45**						**48**	40		**30**	
Site 16												
4621 Carpinteria Ave	003-242-002	0.22	GC	CPD	GC	R Overlay	20-25	4	0	Commercial & Manufacturing		Older low-value buildings Near transit & services Parcel for sale (Criteria 1, 2, 3)
4631 Carpinteria Ave	003-242-003	0.33	GC	CPD	GC	R Overlay	20-25	6	0	Commercial & Residential		
4643 Carpinteria Ave	003-242-026	0.11	GC	CPD	GC	R Overlay	20-25	2	0	Residential-SFD		
Subtotal		**0.67**						**12 (9 net)**	**0 (0 net)**		**8 (5 net)**	
Site 18												
	003-151-017	0.16	GC	CPD	GC	R Overlay	20-25	3	0	Vacant & Residential		Lot consolidation potential Older low-value buildings Near transit & services Development interest (Criteria 1, 2, 3, 5, 6)
1095 Holly Avenue	003-151-018	0.20	GC	CPD	GC	R Overlay	20-25	4	0	Residential-SFD		
4760 Carpinteria Ave	004-039-007	1.10	GC	CPD	GC	R Overlay	20-25	22	22	Commercial		
Subtotal		**1.47**						**29 (28 net)**	**22 (22 net)**		**18 (17 net)**	
Site 19												
5201 Sixth Street	004-105-010	2.35	GI	M	GI	R Overlay	20-25	47	47	Industrial		Lot consolidation potential Older low-value buildings Pending vacancy Near transit & services (Criteria 1, 2, 3, 4, 5)
546 Walnut Street	004-105-006	0.94	GC	CPD	GC	R Overlay	20-25	18	18	Commercial		
Subtotal		**3.29**						**65**	**65**		**40**	
Site 20												
592 Palm Avenue	003-360-012	0.19	GC	CPD	GC	R Overlay	20-25	3	0	Commercial		Lot consolidation potential Older low-value buildings Near transit & services Adjacent to MF (Criteria 1, 2, 3)
586 Palm Avenue	003-360-013	0.23	GC	CPD	GC	R Overlay	20-25	4	0	Commercial		
510 Palm Avenue	003-360-016	0.35	GC	CPD	GC	R Overlay	20-25	7	0	Commercial		
Subtotal		**0.77**						**14 (11 net)**	0 (0 net)		**9 (6 net)**	
Site 21												
6155 Carpinteria Ave	001-180-040	2.94	RDI	M-RP	RDI	R Overlay	20-25	58	58	Industrial		Older low value building Vacant parcel

Site #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min-Max Density	Total Potential Units with R Overlay	Potential Lower-Income Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes &Site Identification Criteria Met
6175 Carpinteria Ave	001-180-032	3.37	RDI	M-RP	RDI	R Overlay	20-25	67	67	Vacant		Pending vacant building Near transit Development interest (Criteria 1, 2, 5, 6)
Subtotal		**6.31**						**125**	**125**		**78**	
TOTALS		**116.04**						**2,090 (2,063net)**	**1,951 (1,932 net)**		**903 (876 net)**	

Source: City of Carpinteria, 2023

*All parcels over one-half acre are assumed suitable for lower-income housing based on default density provisions of State law.

**Current mixed use potential based on assumption sites would be developed at 61% of maximum allowed density based on recent trends for development on sites with non-residential zoning. See Table B-2a and discussion in Section c. Non-Vacant Underutilized Sites.

***For the purposes of the site inventory analysis, pursuant to the definition of "site" in Government Code Section 65583.2(c)(1)(B), a 10 acre portion of the 14.09 acre parcel is a candidate for rezoning with the R Overlay to accommodate lower income housing. The 10 acre site can be assumed to accommodate 200 lower income units based on minimum density of 20 units/acre with R overlay.

Figure B-1a
Underutilized Sites Map

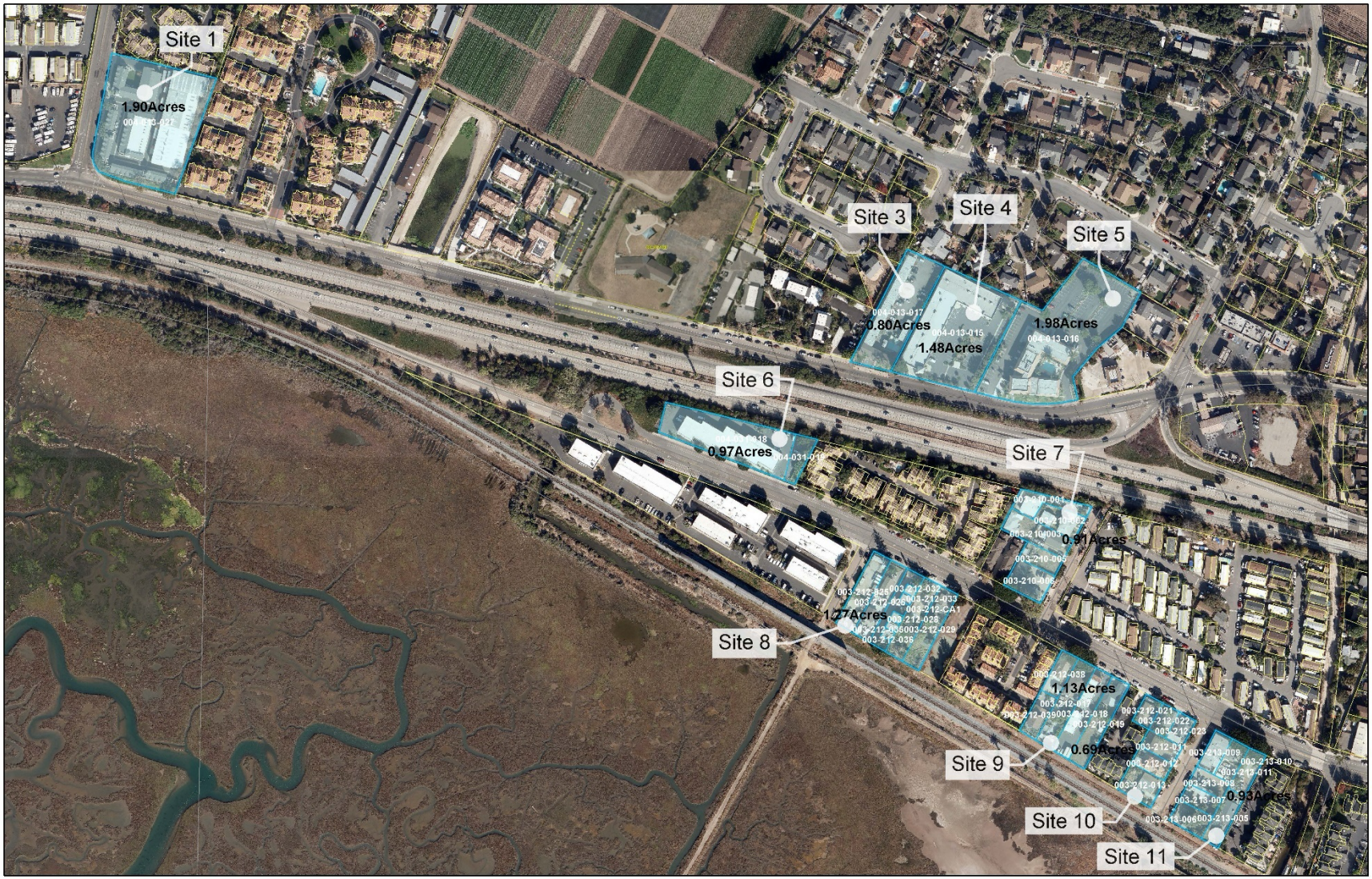


Figure B-1b
Underutilized Sites Map



Figure B-2a
Candidate Opportunity Sites Map



Figure B-2b
Candidate Opportunity Sites Map



Figure B-3
Underutilized Sites Details

Underutilized Site 1 – 1222 Cravens Lane



Source: Google Earth

Site Suitability

Site Details:

- 1.90 acre parcel
- Direct access to Via Real (major arterial) and Cravens Lane (secondary arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Multi-family Residential
  - East: Multi-family Residential
  - South: Via Real / U.S. Highway 101
  - West: Cravens Lane
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Site Overview	
Size:	1.90 ac
Potential Units:	30 (29 net)
Income Target:	Lower Income
Existing Use:	Self-storage
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Personal self-storage business. Operates under CUP.
- Comprised of six 2-story buildings & metal-framed warehouses (with mezzanines) totaling approx. 68,500 sq. ft. Includes 1 caretaker unit / manager's office.
- Built in 1980s with multiple additions built in 1990s
- Received approval in 2022 for 13,000 sq. ft. of mezzanine to be added within warehouse buildings. Not yet constructed.
- Improvement to Land Value (I/L) Ratio: 4.24

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
    - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 30 units @ 80% of max density (29 net)

Site Constraints:

- Adjacency to U.S. Highway 101[1]

Owner Interest:

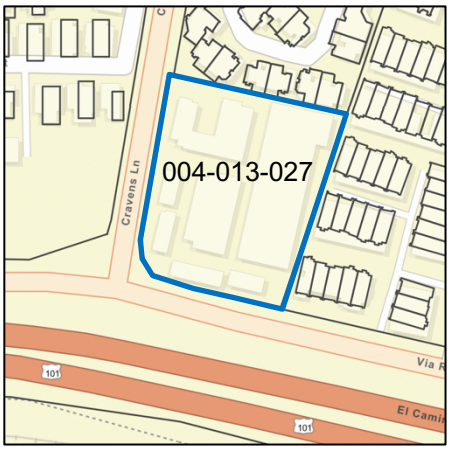
- Unknown at this time

[1] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	1222 Cravens Lane
APN	004-013-027
Site Size (ac)	1.90
Existing Use	Self-storage
Current General Plan	GC
Current Zoning	CPD/R
Allowed Density	20 du/ac
Potential Units	30 (29 net)



Looking northeast from Via Real & Cravens Lane Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northwest from Vial Real Source: Google Earth

Underutilized Site 2 – Intentionally omitted

Underutilized Site 3 – 4160 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 0.80 acre parcel
- Direct access to Via Real (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Single Family Residential
  - East: Commercial Office (see Underutilized Site 4)
  - South: Via Real / U.S. Highway 101
  - West: Single- and Multi-family Residential
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.50 miles to public park facility

Existing Use:

- Motel
- 2-story 52-room building built in 1960s
- Improvement to Land Value (I/L) Ratio: 2.7

Site Overview	
Size:	0.80 ac
Potential Units:	12
Income Target:	Moderate Income
Existing Use:	Motel
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 12 units @ 80% of max density

Site Constraints:

- Adjacency to U.S. Highway 101[2]

Owner Interest:

- Unknown at this time

[2] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	4160 Via Real
APN	004-013-017
Site Size (ac)	0.80
Existing Use	Motel
Current General Plan	GC
Current Zoning	CPD/R
Allowed Density	20 du/ac
Potential Units	12



Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth

Underutilized Site 4 – 4180 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 1.48 acre parcel
- Direct access to Via Real (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Single Family Residential
  - East: Motel (See Underutilized Site 5)
  - South: Via Real / U.S. Highway 101
  - West: Motel (See Underutilized Site 3)
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.50 miles to public park facility

Existing Use:

- Multi-tenant office building
- 1-story, approx. 22,000 sq. ft. built in 1989
- Current vacancies; listed for lease
- Improvement to Land Value (I/L) Ratio: 1.29

Site Overview	
Size:	1.48 ac
Potential Units:	23
Income Target:	Lower Income
Existing Use:	Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
    - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 23 units @ 80% of max density

Site Constraints:

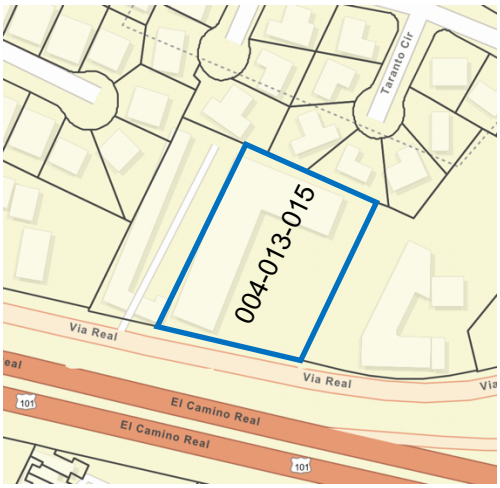
- Adjacency to U.S. Highway 101[3]

Owner Interest:

- Unknown at this time
- Partially vacant / listed for lease

[3] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	4180 Via Real
APN	004-013-015
Site Size (ac)	1.48
Existing Use	Multi-tenant commercial
Current General Plan	VC
Current Zoning	CPD/R
Allowed Density	20 du/ac
Potential Units	23



Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth

Underutilized Site 5 – 4200 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 1.98 acre parcel
- Direct access to Via Real (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Single Family Residential
  - East: Service Station
  - South: Via Real / U.S. Highway 101
  - West: Multi-tenant Office (See Underutilized Site 4)
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.50 miles to public park facility

Existing Use:

- 124-room motel
- 3-story, approx. 33,000 sq. ft. built in 1981
- Approx. ½ of site is devoted to parking lot
- Improvement to Land Value (I/L) Ratio: 1.23

Site Overview	
Size:	1.98 ac
Potential Units:	31
Income Target:	Lower Income
Existing Use:	Motel
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 63 units based on property owner interest and outreach to affordable housing provider; however, for the purposes of the site inventory analysis, build out of approx. 31 units at 80% of max density was assumed

Site Constraints:

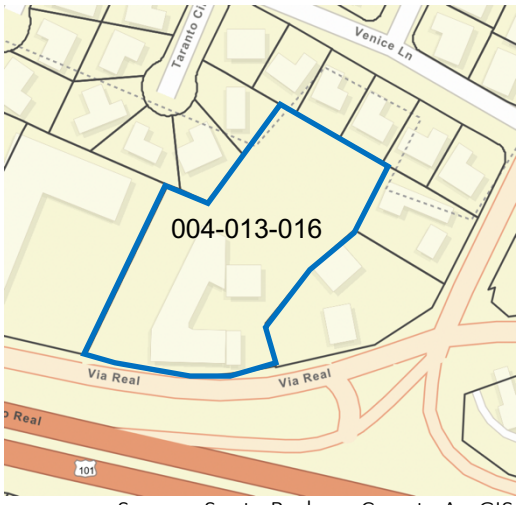
- Adjacency to U.S. Highway 101[4]

Owner Interest:

- Owner has expressed interest in redevelopment or conversion for affordable housing
- Owner has contacted affordable housing provider

[4] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	4200 Via Real
APN	004-013-016
Site Size (ac)	1.98
Existing Use	124-room motel
Current General Plan	VC
Current Zoning	CPD/R
Allowed Density	20 du/ac
Potential Units	63



Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth

Underutilized Site 6 – 4188 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 0.97 acres
- 2 parcels under common ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: U.S. Highway 101
  - East: Multi-family Residential
  - South: Carpinteria Avenue
  - West: U.S. Highway 101
- Approx. 0.5 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 1 mile to public park facility

Existing Use:

- Multi-tenant commercial building
- 1-story, approx. 14,000 sq. ft., concrete tilt-up warehouse built in 1986
- Regular vacancies; listed for lease
- Improvement to Land Value (I/L) Ratio:
  - 004-031-018: 1.28
  - 004-031-019: 0.24

Site Overview	
Size:	0.97 ac
Potential Units:	15
Income Target:	Moderate Income
Existing Use:	Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
    - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 15 units @ 80% of max density

Site Constraints:

- Adjacency to U.S. Highway 101[5]

Owner Interest:

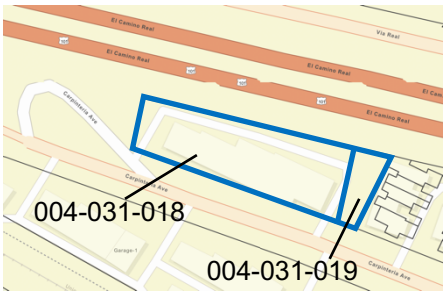
- Unknown at this time
- Partially vacant / listed for lease

[5] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details		
Address	4188 Carpinteria Avenue	No address
APN	004-031-018	004-031-019
Site Size (ac)	0.84	0.13
Existing Use	Multi-tenant commercial	Parking lot
Current General Plan	GC	GC
Current Zoning	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac
Potential Units	13	2



Looking west from Carpinteria Avenue from east side of site Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking east from Carpinteria Avenue from west side of site Source: Google Earth

Underutilized Site 7 – 1023, 1035, 1041 & 1043 Plum Street



Source: Google Earth

Site Suitability

Site Details:

- 0.91 acres
- 5 parcels under separate ownership
  - Parcels 003-210-003 & -005 are under common ownership
- Direct access to Carpinteria Avenue (major arterial) & Plum Street
- Served by all public utilities
- Adjacent land uses:
  - North: U.S. Highway 101
  - East: Plum Street
  - South: Carpinteria Avenue
  - West: Multi-family Residential
- Approx. 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Site Overview	
Size:	0.91 ac
Potential Units:	14 (6 net)
Income Target:	Moderate Income
Existing Use:	Single-family residential & vacant
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Single & Multi-family Residential
    - 003-210-001: 1-story SFD approx. 1,300 sq. ft. built in 1950s
    - 003-210-002:
        - Partial 2-story SFD approx. 1,800 sq. ft. built pre-1060
        - 1-story SFD approx. 800 sq. ft. built pre-1960
    - 003-210-003:
        - 1-story SFD approx. 1,200 sq. ft. built pre-1960
        - 1-story SFD approx. 1,100 sq. ft. built pre-1960
    - 003-210-005: Vacant / undeveloped
    - 003-210-006: Three detached 1-story SFDs approx. 750 sq. ft. ea. built pre-1950 & 1965
- Improvement to Land Value (I/L) Ratio:
    - 003-210-001: 0.26
    - 003-210-002: 5.37
    - 003-210-003: 3.00
    - 003-210-005: 0
    - 003-210-006: 0.42

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
    - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 14 units (6 net) @ 80% of max density

Site Constraints:

- Adjacency to U.S. Highway 101[6]

Owner Interest:

- Unknown at this time

[6] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

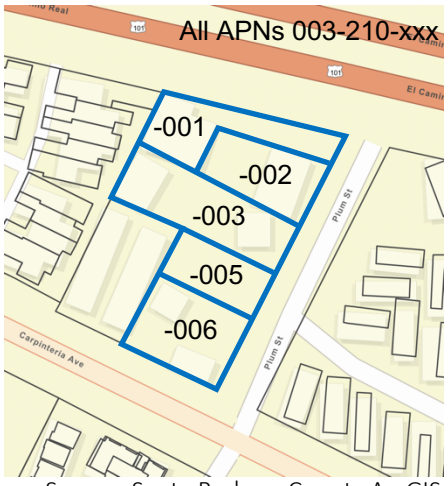
Site Details					
Address	1043 Plum Street	1041 Plum Street	1035 Plum Street	No address	1023 Plum Street
APN	003-210-001	003-210-002	003-210-003	003-210-005	003-210-006
Site Size (ac)	0.17	0.17	0.24	0.13	0.20
Existing Use	SFD	2 SFDs	2 SFDs	Vacant	3 SFDs
Current General Plan	GC	GC	GC	GC	GC
Current Zoning	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	3 (2 net)	2 (0 net)	4 (2 net)	2 (2 net)	3 (0 net)



Looking southwest from north end of Plum Street Source: Google Earth



Looking northwest from Carpinteria Avenue & Plum Street Source: Google Earth



Source: Santa Barbara County ArcGIS

Underutilized Site 8 – 4209, 4213, 4237, 4241 & 4253 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 1.27 acres
- 5 parcels under separate ownership
  - Parcels 003-212-025, -026, -029 & CA1 are under common ownership
- Direct access to Carpinteria Avenue (major arterial) & Estero Way
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Multi-family Residential
  - South: UPRR Railroad / Carpinteria Salt Marsh
  - West: Estero Way
- Approx. 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Site Overview	
Size:	1.27 ac
Potential Units:	21 (16 net)
Income Target:	13 net Moderate & 3 net Above-Moderate Income
Existing Use:	Residential & Light industrial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Single & Multi-family Residential, & Industrial / Commercial
    - 003-212-025: Industrial / Outdoor storage; no permanent structures
        - Pending application for 4 units and commercial space
    - 003-212-026: Single Family Residence, 1-story, approx. 800 sq. ft. built in 1920
    - 003-212-028: 1-story 2-unit apartment built in 1964
    - 003-212-029:
        - 1-story SFD approx. 1,100 sq. ft. built early 1900s
        - 1-story SFD approx. 800 sq. ft. built pre-1960
    - Pending project to replace 2 existing SFDs with 5 new residential units, assumed to be above-moderate units in site inventory analysis003-212-CA1: 5 commercial / industrial condominium units; 1-story concrete tilt-up warehouses, 720 sq. ft. ea. built in 1988.
- Improvement to Land Value (I/L) Ratio:
    - 003-212-025: 0
    - 003-212-026: 0.28
    - 003-212-028: 0.11
    - 003-212-029: 0.33
    - 003-212-CA1: 0.83

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
    - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 20 units (15 net) @ 80% of max density

Site Constraints:

- 20’ sewer easement along rear of property
- Subject to coastal hazards per City‘s Sea Level Rise Vulnerability Assessment and Adaptation Project

Owner Interest:

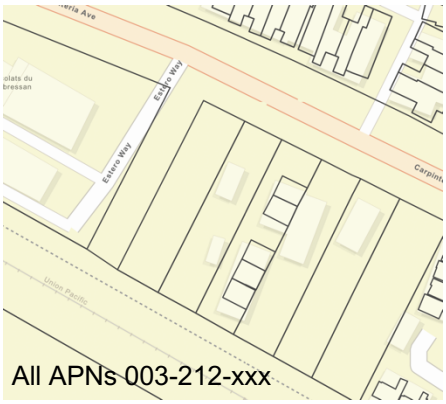
- Owner support for residential infill
- Pending multi-family residential and mixed-use commercial / residential applications on multiple lots

Site Details					
Address	4209 Carpinteria Ave	4213 Carpinteria Ave	4241 Carpinteria Ave	4253 Carpinteria Ave	4237 Carpinteria Ave
APN	003-212-025	003-212-026	003-212-028	003-212-029	003-212-CA1
Site Size (ac)	0.26	0.24	0.26	0.26	0.25
Existing Use	Industrial/ Outdoor storage	SFD	2-Unit Apartment	2 SFDs	Commercial condos & warehouse
Current General Plan	GC	GC	GC	GC	GC
Current Zoning	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	4	4 (3 net)	4 (2 net)	5 (3 net)*	4

*Pending project for 5 above-moderate units at 4253 Carpinteria Avenue (see Table B-3).



Looking northeast from Estero Way Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southwest from Carpinteria Avenue Source: Google Earth

Underutilized Site 9 – 4311, 4315, 4327, 4337 & 4351 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 1.13 acres
- 5 parcels under separate ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Multi-family Residential
  - South: UPRR Railroad / Carpinteria Salt Marsh
  - West: Multi-family Residential
- Approx. 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Site Overview	
Size:	1.13 ac
Potential Units:	18 (11 net)
Income Target:	Moderate Income
Existing Use:	Residential & Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Single & Multi-family Residential, & Industrial / Commercial
    - 003-212-017: 2 detached 1-story SFDs built pre-1950s
    - 003-212-018: Mixed-Use Commercial / Residential; partial 2-story w/ approx. 1,050 sq. ft. apartment & 3,800 sq. ft. commercial, built in 1981
    - 003-212-019: 1-story SFD approx. 1,100 sq. ft. built in 1964
    - 003-212-038: 1-story SFD approx. 1,200 sq. ft. built in 1920
    - 003-212-039: 2-story 2-unit apartment, approx. 1,800 sq. ft. built in 1998
- Improvement to Land Value (I/L) Ratio:
    - 003-212-017: 3.05
    - 003-212-018: 2.79
    - 003-212-019: 2.50
    - 003-212-038: 0.22
    - 003-212-039: 23.17

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
    - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 18 units (11 net) @ 8% of max density

Site Constraints:

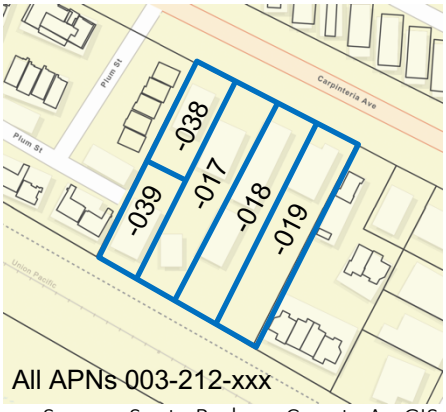
- 20’ sewer easement along rear of property
- Subject to coastal hazards per City‘s Sea Level Rise Vulnerability Assessment and Adaptation Project

Owner Interest: Unknown at this time

Site Details					
Address	4311 Carpinteria Ave	4315 Carpinteria Ave	4327 Carpinteria Ave	4337 Carpinteria Ave	4351 Carpinteria Ave
APN	003-212-038	003-212-039	003-212-017	003-212-018	003-212-019
Site Size (ac)	0.14	0.14	0.29	0.29	0.29
Existing Use	SFD	Residential Apartment (2 units)	2 SFDs	Commercial, Residential Apartment (1 unit)	SFD
Current General Plan	GC	GC	GC	GC	GC
Current Zoning	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	2 (1 net)	2 (0 net)	5 (3 net)	5 (4 net)	4 (3 net)



Looking southwest from Carpinteria Avenue Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southeast from Carpinteria Avenue Source: Google Earth

Underutilized Site 10 – 4371, 4383 & 4399 Carpinteria Avenue & 917, 935 & 945 Pear Street



Source: Google Earth

Site Suitability

Site Details:

- 0.69 acres
- 6 parcels under separate ownership
- Direct access to Carpinteria Avenue (major arterial) & Pear Street
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Pear Street
  - South: UPRR Railroad / Carpinteria Salt Marsh
  - West: Multi-family Residential
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Site Overview	
Size:	0.69 ac
Potential Units:	11 (3 net)
Income Target:	Moderate Income
Existing Use:	Residential
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Single & Multi-family Residential
    - 003-212-011: 2-story 2-unit apartment approx. 3,180 sq. ft. built in 1993
    - 003-212-012: 2-story 2-unit apartment approx. 3,000 sq. ft. built in 1994
    - 003-212-013: 1-story SFD approx. 1,300 sq. ft. built in 1935
    - 003-212-021: 1-story SFD approx. 1,100 sq. ft. built in 1984
    - 003-212-022: 1-story SFD, approx. 1,200 sq. ft. built in 1967
    - 003-212-023: 1-story SFD, approx. 1,500 sq. ft. built in 1930
- Improvement to Land Value (I/L) Ratio:
    - 003-212-011: 18.13
    - 003-212-012: 1.43
    - 003-212-013: 2.20
    - 003-212-021: 0.48
    - 003-212-022: 0.55
    - 003-212-023: 2.02

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
    - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 11 units (3 net) @ 80% of max density

Site Constraints:

- 20’ sewer easement along rear of property
- Subject to coastal hazards per City‘s Sea Level Rise Vulnerability Assessment and Adaptation Project

Owner Interest: Unknown at this time

Site Details						
Address	945 Pear St	935 Pear St	917 Pear St	4371 Carpinteria Ave	4383 Carpinteria Ave	4399 Carpinteria Ave
APN	003-212-011	003-212-012	003-212-013	003-212-021	003-212-022	003-212-023
Site Size (ac)	0.11	0.12	0.19	0.09	0.09	0.09
Existing Use	2-Unit Apartments	2-Units Apartment	SFD	SFD	SFD	SFD
Current General Plan	GC	GC	GC	GC	GC	GC
Current Zoning	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	2 (0 net)	2 (0 net)	3 (2 net)	2 (1 net)	1 (0 net)	1 (0 net)



Looking northwest from south end of Pear Street Source: Google Earth

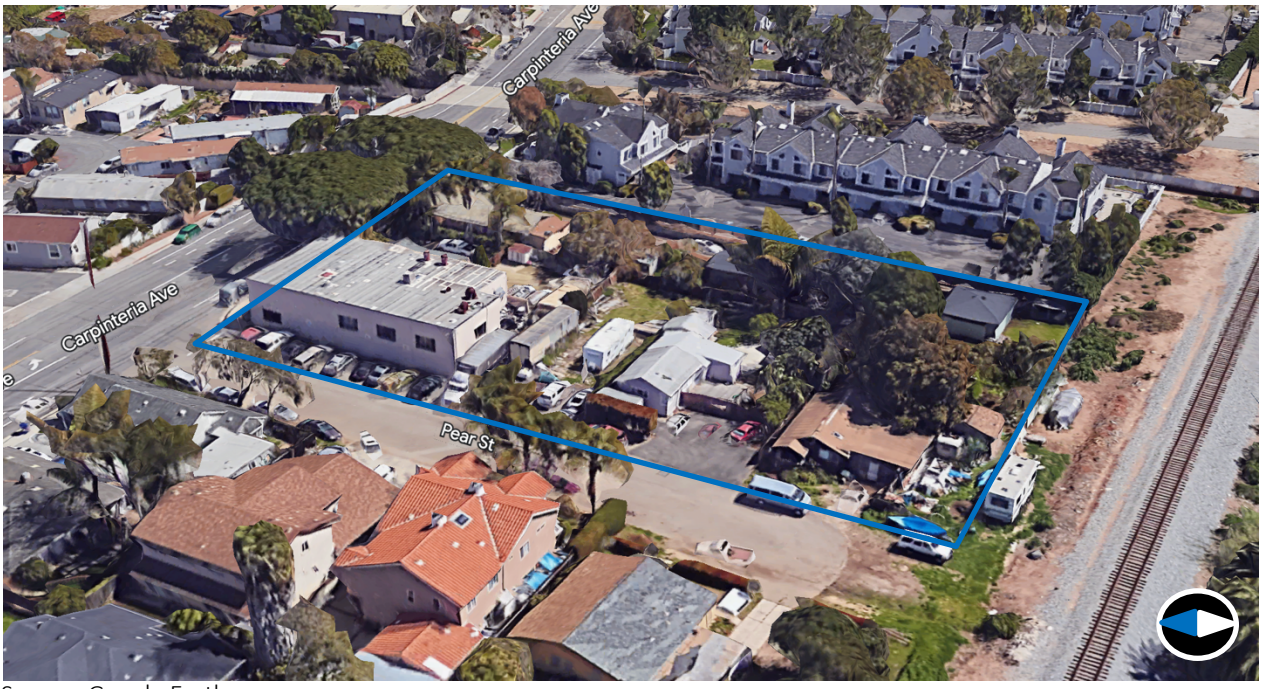


Source: Santa Barbara County ArcGIS



Looking southwest from Carpinteria Avenue & Pear Street Source: Google Earth

Underutilized Site 11 – 4401, 4415, 4425 & 4427 Carpinteria Avenue & 910, 934 & 948 Pear Street



Source: Google Earth

Site Suitability

Site Details:

- 0.93 acres
- 7 parcels under separate ownership
  - Parcels 003-213-008 & -009 under common ownership
- Direct access to Carpinteria Avenue (major arterial) & Pear Street
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Multi-family Residential
  - South: UPRR Railroad / Carpinteria Salt Marsh
  - West: Pear Street
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Existing Use:

- Single Family Residential & Commercial
  - 003-213-005: 1-story SFD approx. 1,800 sq. ft. built in 1965
  - 003-213-006: 1-story SFD approx. 640 sq. ft. built in 1935

Site Overview	
Size:	0.93 ac
Potential Units:	14 (10 net)
Income Target:	Moderate Income
Existing Use:	Residential & commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

  - 003-213-007: 1-story SFD approx. 800 sq. ft. built in 1940
  - 003-213-008: no permanent structures
  - 003-213-009: 1-story commercial building approx. 5,000 sq. ft. built in 1965
  - 003-213-010: 1-story commercial office, approx. 1,000 sq. ft. built in 1941
  - 003-213-011: 1-story SFD approx. 1,000 sq. ft. built in 1930
- Improvement to Land Value (I/L) Ratio:
  - 003-213-005: 5.25
  - 003-213-006: 0.14
  - 003-213-007: 0.23
  - 003-213-008: 1.33
  - 003-213-009: 8.01
  - 003-213-010: 0.09
  - 003-213-011: 0.60

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 14 units (10 net) @ 80% of max density

Site Constraints:

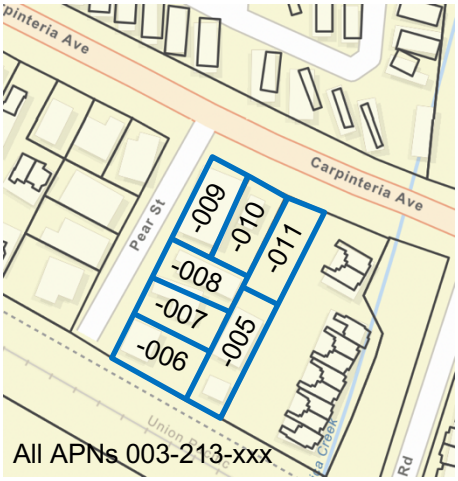
- 20’ sewer easement along rear of property
- Subject to coastal hazards per City‘s Sea Level Rise Vulnerability Assessment and Adaptation Project

Owner Interest: Unknown at this time

Site Details							
Address	4427 Carpinteria Ave	910 Pear St	934 Pear St	948 Pear St	4401 Carpinteria Ave	4415 Carpinteria Ave	4425 Carpinteria Ave
APN	003-213-005	003-213-006	003-213-007	003-213-008	003-213-009	003-213-010	003-213-011
Site Size (ac)	0.17	0.14	0.11	0.12	0.12	0.12	0.14
Existing Use	SFD	SFD	SFD	Vacant	Restaurant	Commercial office	SFD
Current General Plan	GC	GC	GC	GC	GC	GC	GC
Current Zoning	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	3 (2 net)	2 (1 net)	2 (1 net)	2	2	1	2 (1 net)



Looking southwest from Carpinteria Avenue Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southeast from Carpinteria Avenue & Pear Street Source: Google Earth

Underutilized Site 12 – 5885 & 5669 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 27.53 acres
- 2 parcels under common ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
  - Parcel 001-170-013 requires annexation into Carpinteria Sanitary District
- Adjacent land uses:
  - North: Carpinteria Avenue / U.S. Highway 101
  - East: Public Park / Open Space Preserve
  - South: UPRR Railroad / Pacific Ocean
  - West: Public Facility (City Hall) & (former) Oil & Gas Onshore Processing Facility
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 0.5 miles to shopping, dining & services
- < 0.25 miles to public park facility

Site Overview	
Size:	27.53 ac
Potential Units:	41
Income Target:	Lower Income
Existing Use:	Golf range, agricultural fields
Owner Interest:	Yes, application filed
Included in Prior Housing Element Cycle:	No

Existing Use:

- Parcel 001-170-013: Golf Driving Range (operates under CUP) & Agriculture
- Parcel 001-170-010: vacant / undeveloped
- No permanent improvements / buildings onsite
- Improvement to Land Value (I/L) Ratio:
    - 001-170-013: 0
    - 001-170-010: 0

Existing Zoning & Potential Buildout:

- Planned Unit Development (PUD)
    - Allows for Residential, Recreation, Commercial & Open Space
- Mixed-use permissible (up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Maintain PUD zoning designation
- Proposed Project: 41 units

Site Constraints:

- Adjacency to U.S. Highway 101 & UPRR Railroad
- ESHA onsite (primarily Parcel 001-170-010)
- Portion of site subject to coastal hazards per City's Sea Level Rise Vulnerability Assessment and Adaptation Project

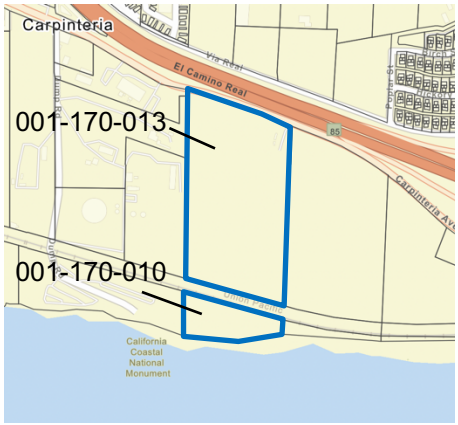
Owner Interest:

- Owner written support for hospitality / residential mixed-use project
- Project application submitted (02/03/23) for hospitality / residential mixed-use project
    - Residential portion to be leased to and operated by People's Self Help Housing
    - 40 units (+1 manager's unit); mix of 1, 2, & 3-bedroom units
    - Rentals restricted to households making 30% to 60% of AMI

Site Details		
Address	5885 Carpinteria Avenue	5669 Carpinteria Avenue
APN	001-170-013	001-170-010
Site Size (ac)	23.40 ac	4.13 ac
Existing Use	Golf range, Agricultural fields	Coastal bluff, public trail
Current General Plan	PUD	PUD
Current Zoning	PUD	PUD
Allowed Density	None specified	None specified
Potential Units	41	0



Looking southeast from Carpinteria Avenue Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southwest from Carpinteria Avenue Source: Google Earth

Figure B-4
Candidate Sites Details

Candidate Site 1 – Via Real



Source: Google Earth

Site Suitability

Site Details:

- 15.81 acres
- 3 parcels under common ownership
- Direct access to Via Real (major arterial)
- Access to all public utilities
    - Requires annexation into Carpinteria Sanitary District
- Adjacent land uses:
    - North: Carpinteria Creek (ESHA)
    - East: Agriculture (See Candidate Site No. 2)
    - South: Via Real / U.S. Highway 101
    - West: Mobile Home Park
- Approx. 0.5 miles to transit (MTD Line 20)
- Approx. 0.5 miles to shopping, dining & services
- Approx. 0.25 miles to public park facility

Existing Use:

- Avocado farm
- No structures on site
- Improvement to Land Value (I/L) Ratio:
    - 001-080-040: 0.08

Site Overview	
Size:	15.81 ac
Potential Units:	316
Income Target:	Lower Income
Existing Use:	Agriculture
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

  - 001-080-002: 0.11
  - 001-080-030: 0.11

Existing Zoning & Potential Buildout:

- Agriculture (AG-10)
- 1 residence per legal lot + limited employee (farmworker) housing

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 316 units

Site Constraints:

- Carpinteria Creek ESHA
  - Required min. 50-foot setback from edge of riparian corridor
- 100 year Floodplain (Zone AE)
  - Limited to northern edge of site, within creek corridor and protected buffer
- Coastal Act & LCP resource protection policies (agriculture / prime soils)
- Adjacent to U.S. Highway 101[7]
- Parcels combined are greater than 10 acres
  - Housing Plan Program 8 is implemented which facilitates lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres are suitable for lower income housing development

Owner Interest:

- Letter of support from current owner for residential development
- Previously approved by City on 2 occasions for medium density multi-family residential development (with Candidate Site No. 2), but not certified by the California Coastal Commission

[7] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details			
Address	No address	No address	No address
APN	001-080-040	001-080-002	001-080-030
Site Size (ac)	4.54	8.24	3.11
Existing Use	Agriculture	Agriculture	Agriculture
Current General Plan	AG, OSR	AG	AG
Current Zoning	A-10	A-10	A-10
Proposed Zoning	AG-10/R	AG-10/R	AG-10/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	90	164	62



Site 1 looking west from Via Real Source: Google Earth



Source: Santa Barbara County ArcGIS

Candidate Site 2 – 5800 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 16.74 acres
- 2 parcels under common ownership
- Direct access to Via Real (major arterial)
- Access to all public utilities
    - Requires annexation into Carpinteria Sanitary District
- Adjacent land uses:
    - North: Carpinteria Creek (ESHA)
    - East: Agriculture (Unincorporated)
    - South: Via Real / U.S. Highway 101
    - West: Agriculture (see Candidate Site No. 1)
- Approx. 0.5 miles to transit (MTD Line 20)
- Approx. 0.5 miles to shopping, dining & services
- Approx. 0.25 miles to public park facility

Existing Use:

- Container plant nursery
- 4,000 square foot packing house (age unknown) & misc. temporary hoop houses
- Improvement to Land Value (I/L) Ratio:
    - 001-080-041: 0.18
    - 001-080-035: 0

Existing Zoning & Potential Buildout:

- Agriculture (AG-10)

Site Overview	
Size:	16.74 ac
Potential Units:	242
Income Target:	Lower Income
Existing Use:	Agriculture
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

- 1 residence per legal lot + limited employee (farmworker) housing

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre) to 10 acres of 14.09 acre parcel and all of 2.11 acre parcel
- Accommodate approx. 242 units

Site Constraints:

- Carpinteria Creek ESHA
  - Required min. 50-foot setback from edge of riparian corridor
- 100 year Floodplain (Zone AE)
  - Limited to northern edge of site, within creek corridor and protected buffer
- Coastal Act & LCP resource protection policies (agriculture / prime soils)
- Adjacency to U.S. Highway 101[8]
- Site is larger than 10 acres
  - Housing Plan Program 8 is implemented which facilitates lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres are suitable for lower income housing development; however, for purposes of estimating potential lower income units, it is assumed only a 10 acre portion of the 14.09 acre parcel would be rezoned

Owner Interest:

- Yes, owner's representative submitted letter of inquiry to Carpinteria Water District on August 9, 2023 re availability of water to serve 400 units
- Previously approved by City on 2 occasions for medium density multi-family residential development (with Candidate Site No. 1), but not certified by the California Coastal Commission

[8] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details		
Address	5800 Via Real	No address
APN	001-080-041	001-080-035
Site Size (ac)	14.09*	2.11
Existing Use	Agriculture	Agriculture
Current General Plan	AG	AG
Current Zoning	A-10	A-10
Proposed Zoning	AG-10/R	AG-10/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	281	42

*Pursuant to Government Code § 65583.2(c)(2)(B), for purposes of estimating potential lower income units, it is assumed only a 10 acre portion of this parcel would be rezoned.



Site 2 looking east from Via Real Source: Google Earth



Source: Santa Barbara County ArcGIS

Candidate Site 3 – 1000 & 1010 Bega Way



Source: Google Earth

Site Suitability

Site Details:

- 9.68 acres
- 2 parcels under common ownership
- Access to Via Real (major arterial) via easement (~600 ft.)
- Served by all public utilities
- Adjacent land uses:
  - North: Rural Residential (Unincorporated)
  - East: Multi-family Residential
  - South: Self-Storage (Candidate Site No. 4)
  - West: Mobile Home Park
- < 0.25 miles to transit (~600 ft to MTD Line 20 route)
- Approx. 1.5 miles to shopping, dining & services
- Approx. 0.25 miles to public park facility

Existing Use:

- Office, warehousing & assembly facilities
- 2 buildings totaling 117,000 square feet, constructed over two phases in 1998 & 2009
- 2-story / mezzanine
- 3 employee apartment units (to provide temporary housing to visiting employees)
- Improvement to Land Value (I/L) Ratio:

Site Overview	
Size:	9.68 ac
Potential Units:	178 (175 net)
Income Target:	Lower Income
Existing Use:	Industrial Research; Temporary Employee Housing
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

  - 001-180-006: 5.62
  - 001-180-041: 3.61

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
  - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 178 units (175 net)

Site Constraints:

- Includes temporary housing units
  - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).

Owner Interest:

- Unknown at this time

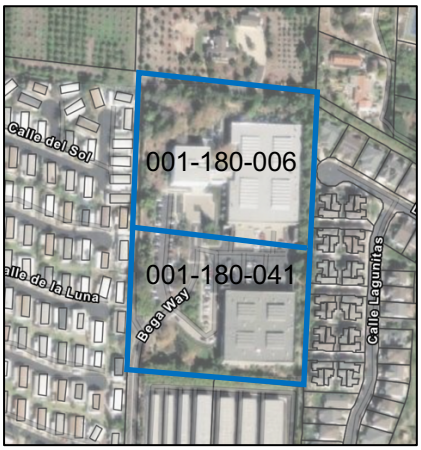
Site Details		
Address	1000 Bega Way	1010 Bega Way
APN	001-180-006	001-180-041
Site Size (ac)	4.46	4.47
Existing Use	Industrial Research	Industrial Research
Current General Plan	RDI	RDI
Current Zoning	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	89 (86 net)	89



Looking southeast at 1000 Bega Way Source: Bing Maps



Looking north at 1010 Bega Way Source: Bing Maps



Source: Santa Barbara County ArcGIS

Candidate Site 4 – 6250 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 8.47 acres
- 4 parcels under common ownership
- Direct access to Via Real (major arterial)
- Served by all public utilities
    - Parcels 001-180-064, -065 & -066 require annexation into Carpinteria Sanitary District
- Adjacent land uses:
    - North: Industrial / Research Park Facility (see Candidate Site No. 3)
    - East: Multi-family Residential
    - South: Via Real / U.S. Highway 101
    - West: Mobile Home Park
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.4 miles to shopping, dining & services
- < 0.25 miles to public park facility

Site Overview	
Size:	8.47 ac
Potential Units:	167 (166 net)
Income Target:	Lower Income
Existing Use:	Storage
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Personal self-storage business (operates under CUP)
- 16 buildings totaling 118,000 square feet, constructed over multiple phases from 1970s to 1990s
- 1- & 2-story construction
- 1 caretaker unit / manager's office onsite
- Approved for 3,000 square feet of temporary modular storage in 2022. Applicant has indicated project may not proceed due to improvement costs associated with project.
    - No building permits issued at this time
- Improvement to Land Value (I/L) Ratio:
    - 001-180-064: 8.42
    - 001-180-065: 19.80
    - 001-180-066: 6.79
    - 001-180-067: 5.69

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
    - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 167 units (166 net)

Site Constraints:

- Adjacent to U.S. Highway 101[9]
- Access easement along western boundary (for Candidate Site No. 3)

Owner Interest:

- Unknown at this time

[9] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

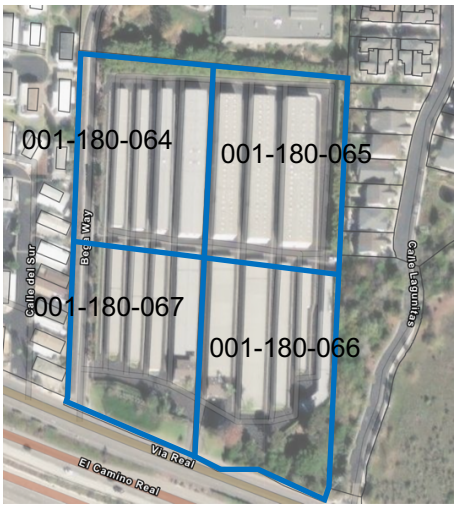
Site Details				
Address	6250 Via Real	6250 Via Real	6250 Via Real	6250 Via Real
APN	001-180-064	001-180-065	001-180-066	001-080-067
Site Size (ac)	2.05	2.14	2.14	2.14
Existing Use	Storage	Storage	Storage	Storage
Current General Plan	RDI	RDI	RDI	RDI
Current Zoning	M-RP	M-RP	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R	M-RP/R	M-RP/R
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	41	42	42 (41 net)	42



Looking east from Bega Way & Via Real Source: Google Earth



Looking north from Via Real Source: Google Earth



Source: Santa Barbara County ArcGIS

Candidate Site 5 – Intentionally omitted

Candidate Site 6 – 6385 Cindy Lane, 1005 & 1013 Mark Ave, 6388 & 6382 Rose Lane



Source: Google Earth

Site Suitability

Site Details:

- 10.58 acres
- 5 parcels under separate ownership
- Direct access to Mark Avenue (secondary arterial), Cindy Lane and Rose Lane (local commercial / industrial streets)
- Served by all public utilities
- Adjacent land uses:
  - North: Industrial / Research Park Facilities
  - East: Industrial / Research Park Facilities
  - South: Industrial / Research Park Facilities (See Candidate Site No. 7)
  - West: Vacant (see Candidate Site No. 5)
- < 0.25 miles to transit (~500 ft. to MTD Line 20 route)
- Approx. 1.85 miles to shopping, dining & services
- Approx. 0.85 miles to public park facility

Existing Use:

- Warehouse, office, assembly & research facilities
  - 1 building presently vacant
- 1-story concrete tilt-up warehouse construction

Site Overview	
Size:	10.58 ac
Potential Units:	210
Income Target:	Lower Income
Existing Use:	Industrial Research
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- Buildings range from approx. 18,000 sq. ft. to 40,000 sq. ft. Buildings constructed in 1970s.
- Improvement to Land Value (I/L) Ratio:
    - 001-190-025: 5.89
    - 001-190-068: 1.00
    - 001-190-073: 1.24
    - 001-190-084: 1.82
    - 001-190-086: 0.76

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
    - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 210 units
- Potential for redevelopment of individual parcels

Site Constraints:

- Site is larger than 10 acres
    - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

- Unknown at this time

Site Details					
Address	6385 Cindy Ln	1005 Mark Ave	6388 Rose Ln	1013 Mark Ave	6382 Rose Ln
APN	001-190-025	001-190-068	001-190-073	001-190-084	001-190-086
Site Size (ac)	4.00	1.69	1.01	1.24	2.67
Existing Use	Industrial Research	Industrial Research	Industrial Research	Industrial Research	Industrial Research
Current General Plan	RDI	RDI	RDI	RDI	RDI
Current Zoning	M-RP	M-RP	M-RP	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R	M-RP/R	M-RP/R	M-RP/R
Minimum Density	20	20	20	20	20
Maximum Density	25	25	25	25	25
Potential Units	80	33	20	24	53



Looking northwest from Cindy Ln & Mark Ave Source: Bing Maps



Looking west from Mark Avenue Source: Bing Maps

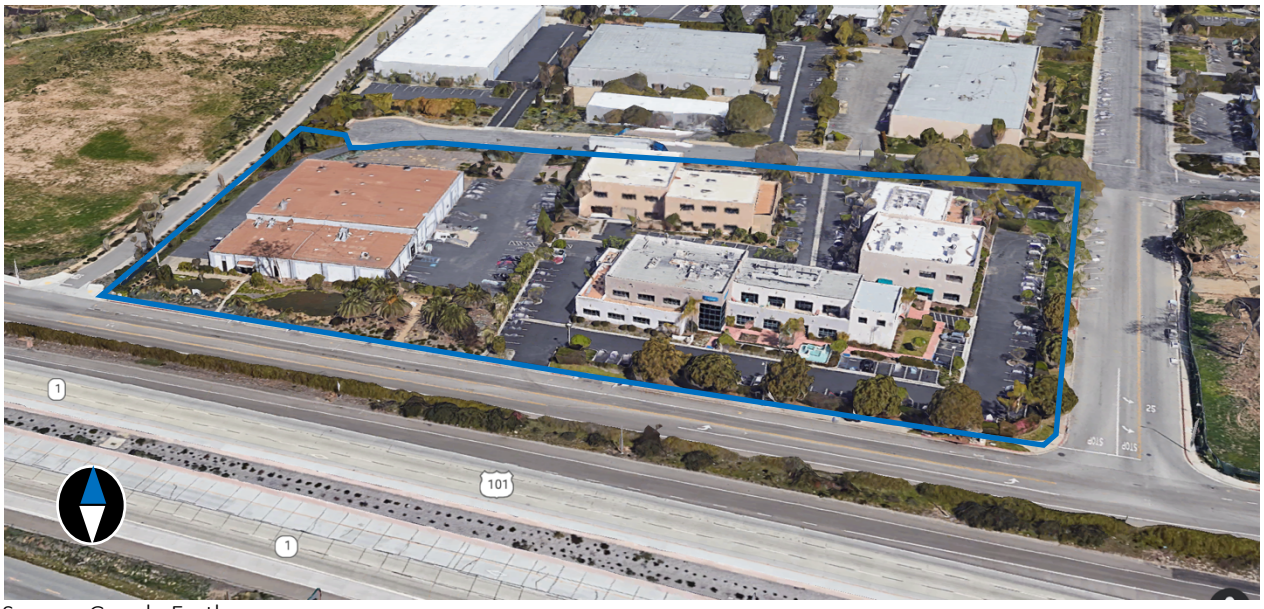


Looking south from Rose Lane Source: Bing Maps



Source: Santa Barbara County ArcGIS

Candidate Site 7 – 6390 & 6398 Cindy Ln, 1001 Mark Ave, 6392 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 5.51 acres
- 4 parcels under separate ownership
- Direct access to Via Real (major arterial), Mark Avenue (secondary arterial), and Cindy Lane (local commercial/industrial street)
- Served by all public utilities
- Adjacent land uses:
  - North: Industrial / Research Park Facilities
  - East: Industrial / Research Park Facilities
  - South: Industrial / Research Park Facilities (See Candidate Site No. 7)
  - West: Vacant (see Candidate Site No. 5)
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.75 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Existing Use:

- Warehouse, office, assembly & research facilities
  - 1 warehouse building presently vacant & listed for lease / sale
- 1-story concrete tilt-up warehouse construction & 2-story office buildings

Site Overview	
Size:	5.51 ac
Potential Units:	110
Income Target:	Lower Income
Existing Use:	Industrial Research
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- Buildings range from approx. 20,000 sq. ft. to 25,000 sq. ft. Warehouse constructed in 1970s; offices constructed in 1980s.
- Improvement to Land Value (I/L) Ratio:
    - 001-190-023: 0.83
    - 001-190-091: 2.00
    - 001-190-092: 0.58
    - 001-190-093: 2.92

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
    - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 110 units
- Potential for redevelopment of individual parcels

Site Constraints:

- Adjacent to U.S. Highway 101[10]

Owner Interest:

- Unknown at this time
- Parcel 001-190-023 presently listed for lease / sale. City received inquiries from prospective buyers re: residential redevelopment potential

[10] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details				
Address	6390 Cindy Ln	6398 Cindy Ln	1001 Mark Ave	6392 Via Real
APN	001-190-023	001-190-092	001-190-093	001-190-091
Site Size (ac)	2.25	1.00	1.00	1.25
Existing Use	Industrial Research	Industrial Research	Industrial Research	Industrial Research
Current General Plan	RDI	RDI	RDI	RDI
Current Zoning	M-RP	M-RP	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R	M-RP/R	M-RP/R
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	45	20	20	25



Looking northeast from Via Real & Lomita Ln Source: Bing Maps



Source: Santa Barbara County ArcGIS



Looking southwest from Mark Ave & Cindy Ln Source: Bing Maps



Looking east from west end of Cindy Ln Source: Bing Maps

Candidate Site 8 – 1000 Mark Ave & 6402 Cindy Lane, 6410-6460 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 10.02 acres
- 4 parcels under common ownership
- Direct access to Via Real (major arterial), Mark Avenue (secondary arterial), and Cindy Lane (local commercial / industrial street)
- Served by all public utilities
- Adjacent land uses:
  - North: Industrial / Research Park Facilities & vacant land (see Candidate Site No. 9)
  - East: Agriculture (Unincorporated)
  - South: Via Real / U.S. Highway 101
  - West: Industrial / Research Park Facilities (see Candidate Site No. 7)
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.85 miles to shopping, dining & services
- Approx. 0.65 miles to public park facility

Existing Use:

- Office / warehouse & surface parking lot
- Used as corporate satellite campus for large multinational tech firm
- Mix of 1-story warehouse & 1- and 2-story office buildings
  - 001-190-099: 1-story concrete tilt-up warehouse, approx. 26,000 sq. ft. & constructed in 1970s

Site Overview	
Size:	10.02 ac
Potential Units:	199
Income Target:	Lower Income
Existing Use:	Industrial Research
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

    - 001-190-100: surface parking lot
    - 001-190-101: 2-story office building, approx. 32,000 sq. ft., built in 1970s
    - 001-430-011: campus setting of six 1- & 2-story buildings, ranging in size from 11,000 sq. ft. to 26,000 sq. ft.; built in 1980s and 90s
- Improvement to Land Value (I/L) Ratio:
    - 001-190-099: 5.12
    - 001-190-100: 0.16
    - 001-190-101: 4.27
    - 001-430-011: 2.94

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
    - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 199 units
- Potential for redevelopment of individual parcels
    - 1 parcel used as surface parking lot

Site Constraints:

- Adjacent to U.S. Highway 101[11]
- Site is larger than 10 acres
    - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

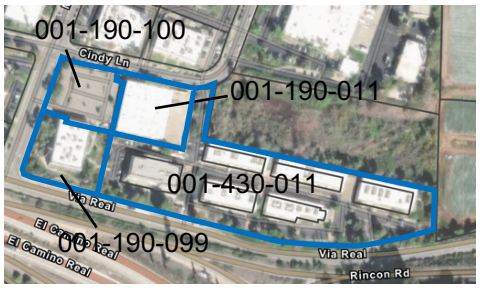
- Unknown at this time

[11] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details				
Address	1000 Mark Ave	No Address	6402 Cindy Ln	6410-6460 Via Real
APN	001-190-099	001-190-100	001-190-101	001-430-011
Site Size (ac)	1.28	1.00	1.23	6.51
Existing Use	Industrial Research	Industrial Research	Industrial Research	Industrial Research
Current General Plan	RDI	RDI	RDI	RDI
Current Zoning	M-RP	M-RP	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R	M-RP/R	M-RP/R
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	25	20	24	130



Looking southeast from Mark Ave & Cindy Ln Source: Bing Maps



Source: Santa Barbara County ArcGIS



Looking northeast from Via Real & Mark Ave Source: Google Earth



Looking northwest from Via Real Source: Google Earth

Candidate Site 9 – Cindy Lane



Source: Google Earth

Site Suitability

Site Details:

- 4.49 acres
- 1 parcel under common ownership with Candidate Site No. 8
- Direct access to Cindy Lane (local commercial / industrial street)
- Direct access to all public utilities
- Adjacent land uses:
  - North: Industrial / Research Park Facilities
  - East: Agriculture (Unincorporated)
  - South: Industrial / Research Park Facilities (see Candidate Site No. 8)
  - West: Industrial / Research Park Facilities
- < 0.25 miles to transit (to MTD Line 20 route)
- Approx. 1.95 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Existing Use:

- Vacant / undeveloped
- Originally constructed as detention basin to serve adjoining development. Santa Barbara County Flood Control District quitclaimed easement over site back to owner in approx. 2015
- Improvement to Land Value (I/L) Ratio: 0

Site Overview	
Size:	4.49 ac
Potential Units:	89
Income Target:	Lower Income
Existing Use:	Vacant
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
    - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 89 units

Site Constraints:

- None known
- Wetland habitat/ESHA may be present

Owner Interest:

- Unknown at this time
- Site has been previously discussed by potential developers for residential development

Site Details	
Address	No address
APN	001-430-008
Site Size (ac)	4.49
Existing Use	Vacant
Current General Plan	RDI
Current Zoning	M-RP
Proposed Zoning	M-RP/R
Minimum Density	20
Maximum Density	25
Potential Units	89



Birdseye view looking west Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southeast from Cindy Lane Source: Google Earth

Candidate Site 10 – 5320 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 1.08 acre parcel
- Direct access to Carpinteria Avenue (major arterial); secondary access to private drive along eastern boundary
- Served by all public utilities
- Adjacent land uses:
  - North: Multi-family Residential (Age-restricted (55+) Apartments)
  - East: Shopping Center
  - South: Carpinteria Avenue
  - West: Multi-family Residential
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- < 0.25 miles to public park facility

Site Overview	
Size:	1.08 ac
Potential Units:	21
Income Target:	Lower Income
Existing Use:	Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

- 1-story office building approx. 11,000 sq. ft. constructed in 1970s
- Partially vacant; space available for lease
- Improvement to Land Value (I/L) Ratio: 1.68

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 21 units

Site Constraints:

- Access easement along eastern boundary

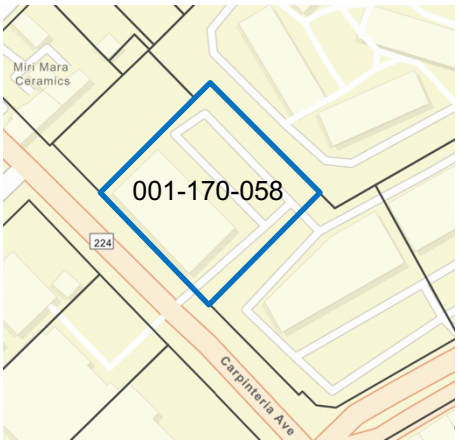
Owner Interest:

- Unknown at this time
- Property managed by entity that owns and operates multiple multi-family residential apartment developments in south coast region

Site Details	
Address	5320 Carpinteria Avenue
APN	001-070-058
Site Size (ac)	1.08
Existing Use	Commercial
Current General Plan	GC
Current Zoning	CPD
Proposed Zoning	CPD/R
Minimum Density	20
Maximum Density	25
Potential Units	21



Northeast corner of Site 10 looking southwest Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northwest from Carpinteria Avenue Source: Google Earth

Candidate Site 11 – 5437 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 1.98 acres
- 2 parcels under common ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Carpinteria Creek (ESHA)
  - South: Multi-family Residential
  - West: Shopping Center
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- < 0.25 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Site Overview	
Size:	1.98 ac
Potential Units:	39 (25 net)
Income Target:	Lower Income
Existing Use:	Residential & Vacant
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Mixed-use commercial / residential
- 1-story approx. 1,100 sq. ft. multi-tenant commercial building & seven 1-story buildings collectively totaling approx. 6,500 sq. ft. containing 14 apartment units
- Structures date to pre-1949 (originally constructed as motel)
- Improvement to Land Value (I/L) Ratio:
    - 003-280-005: 0
    - 003-280-017: 0.45

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
    - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 39 units (25 net)

Site Constraints:

- Carpinteria Creek ESHA
    - Required min. 50-foot setback from edge of riparian corridor
- 100 year Floodplain (Zone AE)
    - Affects easterly 1/3 of property
    - Approximately aligns with required 50-foot creek setback
- Existing residential units
    - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).
- Includes a parcel that is less than 0.5 acres
    - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

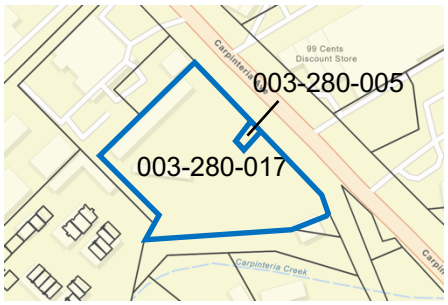
Owner Interest:

- Unknown at this time
- Property previously listed for sale
- Owner and prospective buyers have inquired about residential redevelopment potential

Site Details		
Address	No address	5437 Carpinteria Ave
APN	003-280-005	003-280-017
Site Size (ac)	0.03	1.95
Existing Use	Vacant	Residential Apartments & Vacant
Current General Plan	GC	GC
Current Zoning	CPD	CPD
Proposed Zoning	CPD/R	CPD/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	0	39 (25 net)



Looking east at Site 11 from Carpinteria Avenue Source: Google Earth

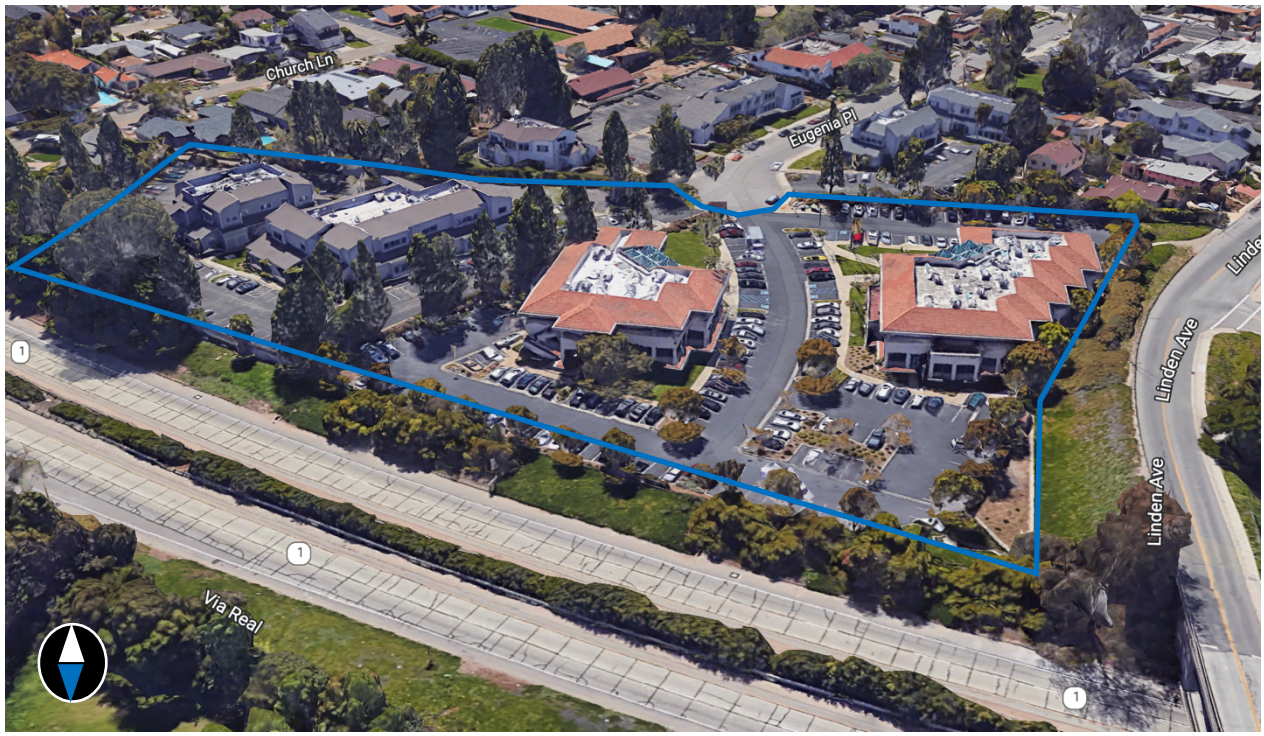


Source: Santa Barbara County ArcGIS



Looking west at Site 11 from Carpinteria Avenue Source: Google Earth

Candidate Site 12 – 1145, 1155, 1160 Eugenia Place



Source: Google Earth

Site Suitability

Site Details:

- 4.66 acres
- 3 parcels under separate ownership
- Direct access to Linden Avenue (major arterial) and Eugenia Place (local commercial street)
- Served by all public utilities
- Adjacent land uses:
  - North: U.S. Highway 101
  - East: Single Family Residential
  - South: Commercial Office Developments (see Candidate Site Nos. 13 and 14)
  - West: Linden Avenue
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Site Overview	
Size:	4.66 ac
Potential Units:	92
Income Target:	Lower Income
Existing Use:	Commercial - Office
Owner Interest:	Yes, for portion
Included in Prior Housing Element Cycle:	No

Existing Use:

- Four 2-story commercial office buildings ranging in size from approx. 11,000 sq. ft. to 25,000 sq. ft. and built in the 1980s
- Partial vacancies in all buildings; spaces available for lease
- Improvement to Land Value (I/L) Ratio:
    - 003-162-011: 0.80
    - 003-162-012: 1.87
    - 003-162-009: 3.11

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
    - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 92 units
- Potential for redevelopment of individual parcels

Site Constraints:

- 100 year Floodplain (Zone AE)
    - Affects northerly edge of site adjacent U.S. Highway 101
- Adjacent to U.S. Highway 101[12]

Owner Interest:

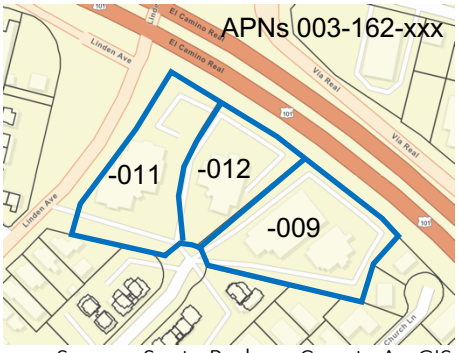
- Partial vacancies / leasable spaces available
- Parcel 003-162-011 recently sold. New owner has inquired about residential redevelopment potential.
- Unknown for other parcels

[12] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details			
Address	1145 Eugenia Place	1155 Eugenia Place	1160 Eugenia Place
APN	003-162-011	003-162-012	003-162-009
Site Size (ac)	1.59	1.15	1.93
Existing Use	Commercial - Office	Commercial - Office	Commercial - Office
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	31	23	38



Looking south from Hwy 101 at 1145 & 1155 Eugenia Place Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northwest from Eugenia Place at 1145 & 1155 Eugenia Place Source: Google Earth



Looking northeast from Eugenia Place at 1160 Eugenia Place Source: Google Earth

Candidate Site 13 – 1101 & 1135 Eugenia Place



Source: Google Earth

Site Suitability

Site Details:

- 0.80 acres
- 1 parcel under shared common ownership as part of 9-unit commercial condominium
- Direct access to Eugenia Place (local commercial street)
- Served by all public utilities
- Adjacent land uses:
  - North: Commercial Office Developments (see Candidate Site No. 12)
  - East: Commercial Office Developments (see Candidate Site No. 14)
  - South: Multi-family Residential
  - West: Multi-family Residential
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility

Site Overview	
Size:	0.80 ac
Potential Units:	16
Income Target:	Lower Income
Existing Use:	Commercial-Office
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

- Two 2-story commercial condominium buildings, totaling approx. 10,000 sq. ft. constructed in the 1980s
- Total of 9 units; current occupancy / vacancies unknown
- Improvement to Land Value (I/L) Ratio: 1.28
- Owner has a pending application to convert 2 of the existing commercial condos to residential condos

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
    - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 16 units
- Potential for redevelopment of individual condominium units

Site Constraints:

- Multiple owners in condominium subdivision

Owner Interest:

- Unknown at this time
- Owner of Parcels 003-870-009 & -010 has previously applied for permits to convert existing commercial condominiums units to residential units, however the application has not been approved and has been inactive since 2019.

Site Details	
Address	1101 & 1135 Eugenia Place
APN	003-870-CA1
Site Size (ac)	0.80
Existing Use	Commercial – Office condos
Current General Plan	GC
Current Zoning	CPD
Proposed Zoning	CPD/R
Minimum Density	20
Maximum Density	25
Potential Units	16



Looking northeast from Eugenia Place Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southwest from Eugenia Place Source: Google Earth

Candidate Site 14 – 1065, 1056, 1090, 1110 & 1140 Eugenia Place



Source: Google Earth

Site Suitability

Site Details:

- 1.88 acres
- 4 parcels under separate ownership, including 1 parcel developed as a 8-unit commercial condominium
- Direct access to Eugenia Place (local commercial street)
- Served by all public utilities
- Adjacent land uses:
  - North: Commercial Office Developments (see Candidate Site No. 12)
  - East: Single Family Residential
  - South: Commercial Development
  - West: Commercial Office Developments (see Candidate Site No. 13)
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Site Overview	
Size:	1.88 ac
Potential Units:	37 (35 net)
Income Target:	19 net Lower Income & 16 net Moderate Income
Existing Use:	Commercial/Office; Residential
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Mix of 1- & 2-story commercial office developments:
    - 044-041-012: 2-story approx. 5,000 sq. ft. building constructed in the 1970s
        - Includes 1 residential unit
    - 004-041-011: 1-story approx. 1,100 sq. ft. building constructed in the 1960s
    - 004-041-015: 2-story approx. 2,750 sq. ft. building constructed in the 1970s
    - 003-860-CA1: Two 2–story commercial condominium buildings containing combined total of 8 units
        - Includes 1 live / work unit
        - Partial vacancies; space available for lease
- Improvement to Land Value (I/L) Ratio:
    - 004-041-012: 2.98
    - 004-041-011: 1.27
    - 004-041-015: 6.29
    - 003-860-CA1: 1.16

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
    - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 37 units (35 net) – 19 net lower income and 16 net moderate income units
- Potential for redevelopment of individual condominium units

Site Constraints:

- Multiple owners in condominium subdivision
- Existing residential units
    - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).
- Contains a parcel less than 0.5 acres in size
    - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

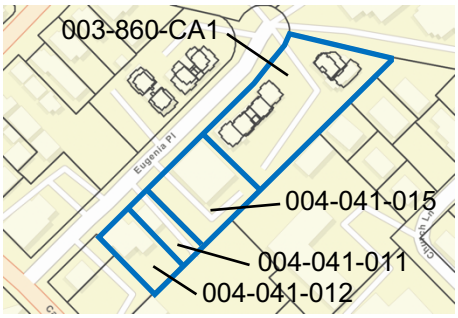
- Unknown at this time

Site Details				
Address	1056 Eugenia Place*	1065 Eugenia Place*	1090 Eugenia Place*	1110, 1140 Eugenia Pl
APN	004-041-012	004-041-011	004-041-015	003-860-CA1
Site Size (ac)	0.25	0.16	0.47	1.00
Existing Use	Commercial-Office	Commercial-Office	Commercial-Office	Office condos
Current General Plan	GC	GC	GC	GC
Current Zoning	CPD	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	5 (4 net)	3	9	20 (19 net)

*For the purpose of estimating affordability level, units on parcels smaller than one-half acre assumed to be moderate income.



Looking east at 1056 & 1065 Eugenia Place Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northeast at 1090, 1110 & 1140 Eugenia Place Source: Google Earth

Candidate Site 15 – 4602, 4610, 4620 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 2.45 acres
- 3 parcels under separate ownership
  - Parcels 004-039-002 & -010 under common ownership
- Direct access to Carpinteria Avenue (major arterial) and Reynolds Avenue / U.S. Highway 101 on-ramp
- Served by all public utilities
- Adjacent land uses:
  - North: U.S. Highway 101
  - East: Mixed-use Development
  - South: Carpinteria Avenue
  - West: U.S. Highway 101 on-ramp
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Site Overview	
Size:	2.45 ac
Potential Units:	48
Income Target:	40 Lower Income & 8 Moderate Income
Existing Use:	Commercial
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

Existing Use:

- Commercial retail & dining:
  - 004-039-002 & -010: Retail nursery, 1-story approx. 2,500 sq. ft. built in 1970s & approx. 7,700 sq. ft. of temporary greenhouse structures
    - Currently listed for sale
  - 004-039-009: Restaurant, 1-story approx. 4,400 sq. ft. built in 2000 & renovated in 2009
    - Previously listed for sale
    - Under-performing tenant / asset
- Improvement to Land Value (I/L) Ratio:
  - 004-039-002: 0.03
  - 004-039-009: 0.18
  - 004-039-010: 0.21

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 48 units
- Potential for redevelopment of individual parcels

Site Constraints:

- 100-year floodplain (Zone AE) (entire site)
- Adjacent to U.S. Highway 101[13]
- Includes a parcel less than 0.5 acres in size
  - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

- Owner of Parcels 0004-039-002 & -010 provided letter of support for residential redevelopment
- All parcels listed for sale currently or recently
- Prospective buyers / developers have expressed interest in residential redevelopment potential

[13] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details			
Address	4602 Carpinteria Avenue	4610 Carpinteria Avenue	4620 Carpinteria Avenue
APN	004-039-002	004-039-009	004-039-010
Site Size (ac)	0.40*	1.14	0.91
Existing Use	Garden Center	Fast Food Restaurant	Garden Center
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	8	22	18

*For the purpose of estimating affordability level, units on parcels smaller than one-half acre assumed to be moderate income.



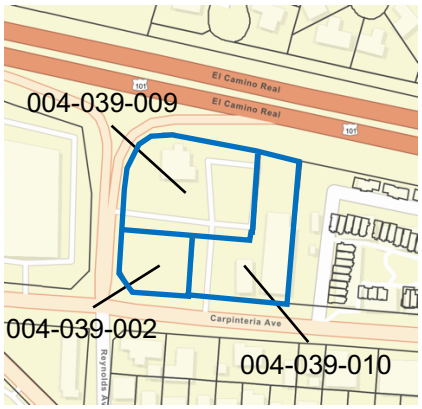
Looking south from Hwy 101 Source: Google Earth



Looking northeast from Carpinteria Ave & Reynolds Ave Source: Google Earth



Looking northwest from Carpinteria Ave & Lavender Ct Source: Google Earth



Source: Santa Barbara County ArcGIS

Candidate Site 16 – 4621, 4631 & 4643 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 0.67 acres
- 3 parcels under separate ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Mixed-use Development
  - South: Single Family Residential
  - West: Mixed-use Development
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

- Commercial service, dining, & residential:
  - 003-242-002: 1-story commercial welding yard / retail built pre-1950s

Site Overview	
Size:	0.67 ac
Potential Units:	12 (9 net)
Income Target:	Moderate Income
Existing Use:	Commercial & Residential
Owner Interest:	Yes, for portion
Included in Prior Housing Element Cycle:	No

    - 003-242-003: 1-story restaurant approx. 1,900 sq. ft. & 1-story approx. 1,200 sq. ft. residential duplex (two 1-bedroom apartments)
        - Presently listed for sale
    - 003-242-026: 1-story 887 sq. ft. single family residence built in 1953
- Improvement to Land Value (I/L) Ratio:
    - 003-242-002: 0.69
    - 003-242-003: 1.21
    - 003-242-026: 0.29

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
    - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 12 units (9 net)
- Potential for redevelopment of individual parcels

Site Constraints:

- 100-year floodplain (Zone AE) (entire site)
- Existing residential units
    - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).
- Includes parcels that are less than 0.5 acres
    - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

- Parcel 003-242-003 currently listed for sale, owner has expressed interest in redevelopment with housing if R Overlay applied to parcel

Site Details			
Address	4621 Carpinteria Avenue	4631 Carpinteria Avenue	4643 Carpinteria Avenue
APN	003-242-002	003-242-003	003-242-026
Site Size (ac)	0.22*	0.33*	0.11*
Existing Use	Commercial & Manufacturing	Restaurant & Residential	Single Family Residential
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	4	6 (4 net)	2 (1 net)

*For the purpose of estimating affordability level, units on parcels smaller than one-half acre assumed to be moderate income.



Looking southeast from Carpinteria Avenue Source: Google Earth



Source: Santa Barbara County ArcGIS



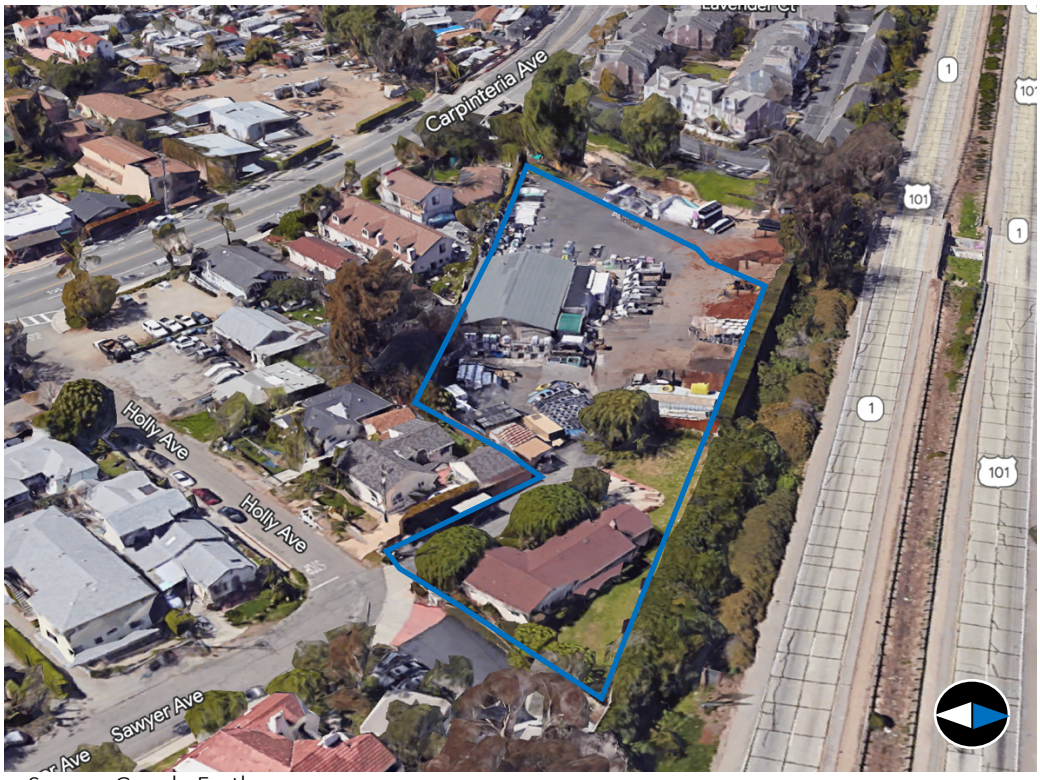
Looking south at 4631 Carpinteria Avenue Source: Google Earth



Looking southwest from Carpinteria Avenue & Lavender Court Source: Google Earth

Candidate Site 17 – Intentionally omitted

Candidate Site 18 – 1095 Holly Avenue & 4760 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 1.47 acres
- 3 parcels under common ownership
- Vehicular access to Carpinteria Avenue (major arterial) via easement & direct access to Holly Avenue
- Served by all public utilities
- Adjacent land uses:
  - North: U.S. Highway 101
  - East: Multi-family Residential
  - South: Multi-family Residential
  - West: Franklin Creek (ESHA)
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Site Overview	
Size:	1.47 ac
Potential Units:	29 (28 net)
Income Target:	22 net Lower Income & 6 net Moderate Income
Existing Use:	Commercial, Vacant & Residential
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

Existing Use:

- Retail commercial & Single Family Residential:
  - 004-039-007: Retail landscape equipment & supply business and yard, 1-story approx. 4,800 sq. ft. building (age unknown) & misc. accessory structures
  - 003-151-017 and -018: 1-story single family residence built in 1955
- Improvement to Land Value (I/L) Ratio:
  - 004-039-007: 0.76
  - 003-151-017: 0
  - 003-151-018: 1.70

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 29 units (28 net)

Site Constraints:

- Franklin Creek ESHA
  - Required min. 50-foot setback from edge of creek channel
- 100-year floodplain (Zone AE) (entire site)
- Adjacent to U.S. Highway 101[14]
- Existing residential units
  - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).
- Includes parcels that are less than 0.5 acres
  - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

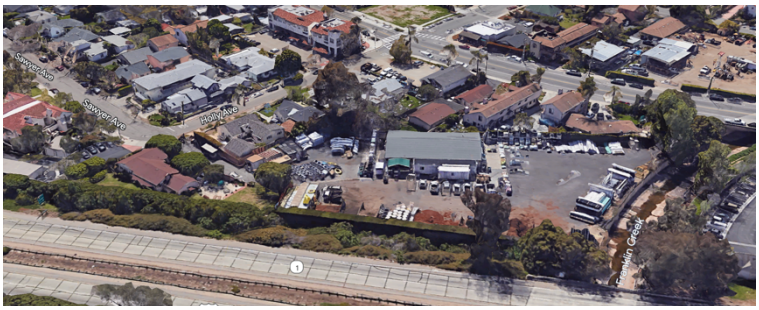
Owner Interest:

- Letter of support from current owner for residential redevelopment

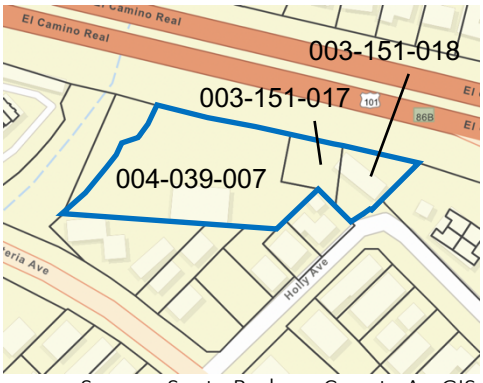
[14] Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details			
Address	4760 Carpinteria Avenue	No address	1095 Holly Avenue
APN	004-039-007	003-151-017	003-151-018
Site Size (ac)	1.10	0.16*	0.20*
Existing Use	Commercial	Vacant & Single Family Residential	Single Family Residential
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	22	3	4 (3 net)

*For the purpose of estimating affordability level, units on parcels smaller than one-half acre assumed to be moderate income.



Birdseye view of Site 18 looking south Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northwest at 1095 Holly Avenue Source: Google Earth

Candidate Site 19 – 5201 6th Street & 546 Walnut Avenue



Source: Google Earth

Site Suitability

Site Details:

- 3.29 acres
- 2 parcels under common ownership
- Direct access to Palm Avenue (secondary arterial), Sixth Street (local commercial street) & Walnut Avenue
- Served by all public utilities
- Adjacent land uses:
  - North: Sixth Street
  - East: Palm Avenue
  - South: Union Pacific Railroad
  - West: Walnut Avenue
- < 0.25 miles to transit (to MTD Line 20 route / train station)
- < 0.25 miles to shopping, dining & services
- < 0.25 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Site Overview	
Size:	3.29 ac
Potential Units:	65
Income Target:	Lower Income
Existing Use:	Industrial & Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Industrial Warehouse & Commercial Office:
    - 004-105-010: 1-story approx. 48,000 sq. ft. concrete tilt-up warehouse built in 1980s
        - Presently used for church & private storage. Church lease expires Q3 2023. Anticipated vacancy to revert to storage / warehousing.
    - 004-105-006: 1-story approx. 1,200 sq. ft. office building (age unknown)
- Improvement to Land Value (I/L) Ratio:
    - 004-105-010: 0.61
    - 004-105-006: 0.19

Existing Zoning & Potential Buildout:

- General Industry (M)
    - Allows for light industrial uses
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 65 units

Site Constraints:

- Adjacent to UPRR tracks

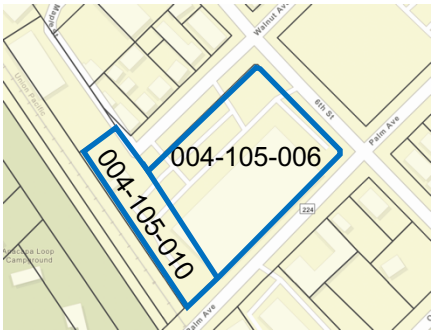
Owner Interest:

- Unknown at this time

Site Details		
Address	5201 6th Street	546 Walnut Avenue
APN	004-105-010	004-105-006
Site Size (ac)	2.35	0.94
Existing Use	Industrial & Church	Commercial office
Current General Plan	GI	GC
Current Zoning	M	CPD
Proposed Zoning	M/R	CPD/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	47	18



Looking east from south end of Walnut Avenue Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southeast from 6th Street & Walnut Ave Source: Google Earth



Looking southwest from 6th Street & Palm Avenue Source: Google Earth

Candidate Site 20 – 510, 586 & 592 Palm Avenue



Source: Google Earth

Site Suitability

Site Details:

- 0.77 acres
- 3 parcels under separate ownership
- Direct access to Palm Avenue (secondary arterial), & Sixth Street (local commercial street)
- Served by all public utilities
- Adjacent land uses:
  - North: Sixth Street
  - East: Multi-family Residential & Public Facility
  - South: Mixed-Use Development
  - West: Palm Avenue
- < 0.25 miles to transit (to MTD Line 20 route / train station)
- < 0.25 miles to shopping, dining & services
- < 0.25 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Site Overview	
Size:	0.77 ac
Potential Units:	14 (11 net)
Income Target:	Moderate Income
Existing Use:	Industrial & Residential
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

Existing Use:

- Industrial Warehouse & Residential:
  - 003-360-012: 1-story approx. 7,800 sq. ft. warehousing building (age unknown)
  - 003-360-013: 1-story single family residence built in early 1900s
    - Appears vacant / distressed
  - 003-360-016: 2-story multi-family residence (2-4 rental units) built in early 1900s
- Improvement to Land Value (I/L) Ratio:
  - 003-360-012: 1.01
  - 003-360-013: 0.41
  - 003-360-016: 2.26

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 14 units (11 net)

Site Constraints:

- Possible historic building(s)[15]
- Includes parcels that are less than 0.5 acres
  - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

- Unknown at this time

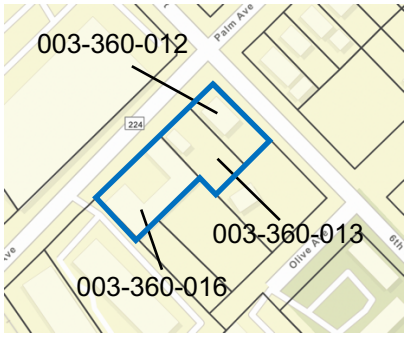
[15] The City has successfully completed a number of residential remodel or renovation projects involving structures found to be eligible for listing as a historical landmark. Recent examples include, but are not limited to, the “Sinclair Residence” located at 607 Walnut Avenue and the “Wells Residence” located at 924 Walnut Avenue, which involved the conversion of a former church building into a single family residence.

Site Details			
Address	592 Palm Avenue	586 Palm Avenue	510 Palm Avenue
APN	003-360-012	003-360-013	003-360-016
Site Size (ac)	0.19*	0.23*	0.35*
Existing Use	Industrial warehouse	SFD	Multi-family residential
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	3	4 (3 net)	7 (5 net)

*For the purpose of estimating affordability level, units on parcels smaller than one-half acre assumed to be moderate income.



Looking northeast from Palm Avenue Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southeast from Palm Avenue & 6th Street Source: Google Earth

Candidate Site 21 – 6155 & 6175 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 6.31 acres
- 2 parcels under common ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
    - Parcel 001-180-032 requires annexation into Carpinteria Sanitary District
- Adjacent land uses:
    - North: Carpinteria Avenue / U.S. Highway 101
    - East: Commercial Office
    - South: UPRR Railroad / Pacific Ocean
    - West: Public Park
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.25 miles to shopping, dining & services
- < 0.25 miles to public park facility

Site Overview	
Size:	6.31 ac
Potential Units:	126
Income Target:	Lower Income
Existing Use:	Industrial
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	Yes

Existing Use:

- Parcel 001-180-032: Vacant / Undeveloped
- Parcel 001-180-040: 1-story concrete tilt-up office / warehouse approx. 43,500 sq. ft. built in 1962
- Improvement to Land Value (I/L) Ratio:
    - 001-180-032: 0
    - 001-180-040: 1.14

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
    - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 126 units

Site Constraints:

- Adjacency to U.S. Highway 101
- ESHA (Lagunitas Creek & Coastal Sage Scrub)
- Bluff Face Retreat / Setback
- Public Trail Easement

Owner Interest:

- Owner written support for residential redevelopment
- Existing office / warehouse lease expires in ~2 years
- Applicant submitted letter to City requesting inclusion of site for consideration of R Overlay
    - Included conceptual site plan to illustrate ~130-unit multi-family residential development potential (mix of 1, 2 & 3-bedroom units + min. 20% of total units to be affordable)

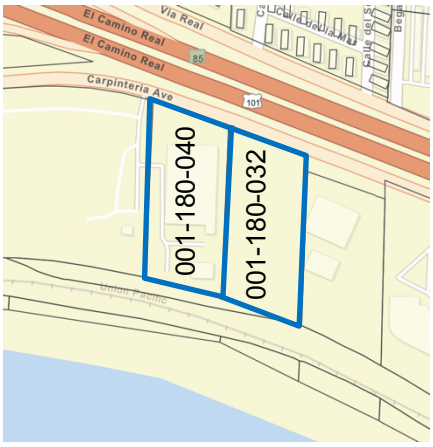
Site Details		
Address	6155 Carpinteria Avenue	6175 Carpinteria Avenue
APN	001-180-040	001-180-032
Site Size (ac)	2.94	3.37
Existing Use	Industrial warehouse	Vacant
Current General Plan	RDI	RDI
Current Zoning	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	59	67



Looking southeast from 6155 Carpinteria Avenue Source: Google Earth



Looking southwest from 6175 Carpinteria Avenue Source: Google Earth



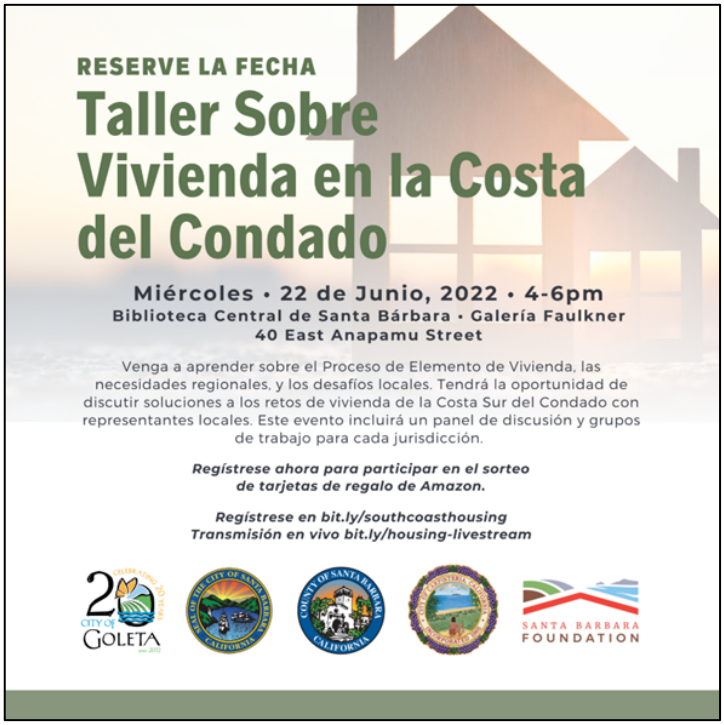
Source: Santa Barbara County ArcGIS

Appendix C

Public Participation Summary

Public participation is an important component of the planning process in Carpinteria, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. The following section describes the City's efforts to ensure broad public engagement, particularly by persons and organizations representing the interests of lower-income households and persons with special needs, and describes how public comments were incorporated into this Housing Element. All materials published by the City were made available in both English and Spanish.





Stakeholder notification list. At the outset a stakeholder list was compiled including persons and organizations representing the interests of lower-income households and persons with disabilities and other special needs (see Table C-1).

Housing Element website and FAQ. A Housing Element web page was created on the City website[1] and a *Housing Element* Frequently *Asked Questions* was prepared (Figure C-1) and posted on the website.

Public meetings. Over the course of the project a total of six public meetings were held to discuss the Housing Element update. Meetings were held both in-person and online to enable those with mobility difficulties to conveniently participate. With the exception of one multi-jurisdictional housing workshop held at the City of Santa Barbara Central Library, the in-person location for public meetings was Carpinteria City Hall, which is located on a bus line and, given the City's small size, is readily accessible to residents throughout the City. Public notices, agendas and materials for all City Housing Element meetings were posted on the website and at City Hall in advance of each meeting and also sent directly by mail or email to the list of stakeholders, which included housing advocates and non-profit organizations representing the interests of lower-income persons and special needs groups. Notices of public hearings were also published in the local newspaper as required by law.

For each public meeting the City offered reasonable accommodation for persons with disabilities to assist them in participating in the meeting, including the availability of transcription of meeting minutes for non-English speakers. Transcribed minutes were made available by the City and may also be easily translated into many other languages via free web applications such as Translate.Google.com. Real-time transcription of the meetings

[1] https://carpinteriaca.gov/city-hall/community-development/planning/housing-element-update/

was available using web applications such as Live Transcribe or Live Caption. Video of each public meeting is also posted on the City website at https://carpinteriaca.gov/city-hall/agendas-meetings/.

The initial public meeting for the Housing Element update was a Planning Commission study session conducted on June 6, 2022. Interested parties had the option of attending in persons or remotely, which allowed those with mobility issues a convenient way to participate. The purpose of the meeting was to introduce the Housing Element update process to the community and City Planning Commission. The presentation included State requirements, an overview of the Housing Element update process, key housing issues to be addressed, current housing needs, the Regional Housing Needs Assessment, potential constraints to housing, and opportunities for public participation. Comments during the study session included the following:

- ADUs are an important source of housing and should be encouraged but they are expensive to build – does the City have any leverage to encourage affordable ADUs?
- The City should confirm the current capacity for housing before amending zoning
- Concern about housing development in the unincorporated area adjacent to the city
- Density higher than 25 units/acre may be appropriate to encourage more housing development
- How would sea level rise affect housing capacity?
- It is important to maintain land for industrial use to preserve jobs and avoid becoming a bedroom community
- Taller buildings may be appropriate in some locations
- Working from home has become much more common – how does that affect housing demand?

On June 22, 2022 a South Coast Housing Workshop was conducted at the Santa Barbara Central Library. The workshop was jointly sponsored by the County of Santa Barbara, the City of Santa Barbara, the City of Carpinteria, the City of Goleta and the Santa Barbara Foundation. The workshop included a presentation, a panel discussion and breakout group discussions for each jurisdiction.

A second Planning Commission public meeting was conducted on August 1, 2022. Interested parties had the option of attending in persons or remotely. The focus of this meeting was identifying potential options and locations for expanding housing development opportunities. Potential strategies included adding a housing overlay zone in areas where zoning does not currently allow housing and increasing allowable densities. A representative from People's Self Help Housing attended the meeting and provided information regarding affordable housing development and options for increasing development opportunities in Carpinteria.

The initial public review draft Housing Element was then prepared and posted for public review on October 10, 2022. Notice of the availability of the draft Housing Element was sent to all parties on the stakeholder list (Table C-1). The draft element was reviewed at a joint public meeting conducted by the City Council and Planning Commission on October 17, 2022. Comments at that meeting are summarized in Table C-2 and included concerns about how future sea level rise will impact housing supply and the importance of ADUs and the Residential Overlay in creating additional housing opportunities to accommodate regional housing needs.

After the required public review period pursuant to Government Code Section 65585 the draft Housing Element was submitted to the Department of Housing and Community Development (HCD) for review on November 23, 2022 pursuant to Government Code Section 65585(b). HCD's comment letter was provided on February 21, 2023.

After receiving HCD's review letter, a revised draft Housing Element was prepared and posted for public review on March 16, 2023. Notice of the availability of the revised Housing Element was sent to all parties on the stakeholder list (Table C-1).

On March 20, 2023 the Planning Commission conducted a public hearing to review the revised Housing Element and receive public comments. At the conclusion of the hearing, the Planning Commission recommended that the City Council approve the revised Housing Element and find the adoption of the Housing Element exempt from the

California Environmental Quality Act (CEQA) Guideline Section 15061(b)(3), and directed staff to supplement, amend and revise the Housing Element further to clarify provisions of the revised Housing Element.

On April 10, 2023 the City Council conducted a public hearing to review the revised Housing Element, Planning Commission recommendations, and receive public comments. At the conclusion of the hearing the City Council voted unanimously to adopt the Housing Element.

HCD provided a review letter on June 12, 2023 stating that while the adopted housing element addresses many statutory requirements, additional revisions were necessary to fully comply with State Housing Element Law. City staff worked with HCD staff to address HCD's comments and prepared revisions to the adopted Housing Element. The City posted the revised draft Housing Element for seven days of public review from November 6-13, 2023. Following this public review, the City submitted the revised draft Housing Element to HCD for review on November 14, 2023. On January 8, 2024, the City received a ltter from HCD stating that the revised Housing Element substantially complies with State law and therefore should be adopted and submitted to HCD for final certification. The City Council reviewed the revised draft Housing Element at a public hearing on January 22, 2024. At the conclusion of the hearing the City Council _____.

In addition to public comments offered at public meetings, the City received written comments from California YIMBY, the Grey Panthers Santa Barbara Network, the Carpinteria Valley Association, People's Self Help Housing, the California Coastal Commission, and several individuals. Copies of those letters are provided below.

Table C-2 provides a summary of public comments received on the draft Housing Element and how those comments have been addressed.

Table C-1
Housing Element Stakeholder List

Carpinteria 6th Housing Element
Stakeholder List
Master Mailing List

Coastal View News
Attn: Debra Herrick
4856 Carpinteria Avenue
Carpinteria, CA 93013

Home Builders Association of the Central Coast
P.O. Box 748
San Luis Obispo, CA 93406

California Rural Legal Assistance
2050 S Broadway, Suite G
Santa Maria, CA 93454

Housing Authority of Santa Barbara County
815 West Ocean Ave.
Lompoc, CA 93436

Santa Barbara County Housing Trust Fund
P.O. Box 60909
Santa Barbara, CA 93160

Santa Barbara Contractors Association
914 A Santa Barbara St.
PO Box 23409
Santa Barbara, CA 93121

Coastal Housing Coalition
P.O. Box 50807
Santa Barbara, CA 93150

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

League of Women Voters
328 E. Carrillo St., Ste. A
Santa Barbara, CA 93101

SB Association of Realtors
1415 Chapala St.
Santa Barbara, CA 93101

New Beginnings Counseling Center
324 E. Carrillo St., Ste. C
Santa Barbara, CA 93101

Transition House
425 E. Cota St.
Santa Barbara, CA 93101

Peoples' Self Help Housing
26 E. Victoria St.
Santa Barbara, CA 93101

Chance Housing
13 E. Haley St.
Santa Barbara, CA 93101

Santa Barbara Community Housing Corp
11 E. Haley St.
Santa Barbara, CA 93101

AIA Santa Barbara Chapter
229 E. Victoria St.
Santa Barbara, CA 93101

The Towbes Group, Inc.
21 E. Victoria St., Ste. 200
Santa Barbara, CA 93101

City of Santa Barbara
Com Development Dept.
P.O. Box 1990
Santa Barbara, CA 93102

Habitat for Humanity of Southern Santa Barbara County
P.O. Box 176
Goleta, CA 93116

S.B. County, Planning and Development
123 East Anapamu St.
Santa Barbara, CA 93101

Tri-Counties Regional Center
520 East Montecito St.
Santa Barbara, CA 93103

Central Coast Collaborative on Homelessness
P.O. Box 1990
Santa Barbara, CA 93102

Environmental Defense Center
906 Garden St.
Santa Barbara, CA 93101

Diana F. Rigby, Superintendent
Carpinteria Unified School District
1400 Linden Avenue
Carpinteria, CA 93013

Rental Housing Mediation Task Force
City of S.B., Community Dev. Dept.
630 Garden St.
Santa Barbara, CA 93101

Housing Authority of the City of Santa Barbara
808 Laguna St.
Santa Barbara, CA 93101

Cottage Health System
400 W. Pueblo St.
Santa Barbara, CA 93105

Price Robert G/Lorraine M Trustees (for)
Price Robert G/Lorraine M Fam Tr
2310 Nw Highland Dr
Corvallis OR 97330

Santa Barbara County Fire Dept.
4410 Cathedral Oaks Blvd.
Santa Barbara, CA 93110

MTD
550 Olive St.
Santa Barbara, CA 93101

First 5 Santa Barbara County
1306 Santa Barbara St.
Santa Barbara, CA 93101

Independent Living Resource Center
423 West Victoria Street
Santa Barbara, CA 93101-3619

Sarah House
P.O. Box 20031
Santa Barbara, CA 93120

Center for Successful Aging
228 E. Anapamu Street, Ste. 203
Santa Barbara, CA 93101

Santa Barbara Alliance for Community Transformation
PO Box 217
Santa Barbara, CA 93102

Victor and Susan Schaff
2000 Cravens Lane
Carpinteria, CA 93013

CA Coastal Commission
Attn: San Fearer
89 S. California Street #200
Ventura, CA 93001-2801

Carpinteria Sanitary District
Attn: Craig Murray
5300 Sixth Street
Carpinteria, CA 93013

Carpinteria-Summerland Fire Protection District
Attn: Todd Jenkins
1140 Eugenia Place, #A
Carpinteria, CA 93013

Carpinteria Valley Water District
Attn: Brian King
1301 Santa Ynez Avenue
Carpinteria, CA 93013

Santa Barbara County Air Pollution Control District
Attn: Land Use & Environmental Review Program
260 N. San Antonio Road, Suite A
Santa Barbara, CA 93110-1315

Southern California Edison
Attn: Rondi Guthrie, Government Relations Mgr.
10060 Telegraph Rd
Ventura, CA 93004

Southern CA Gas Company
Attn: Tim Mahoney
134 E. Victoria Street
Santa Barbara, CA 93101-2047

E.J. Harrison & Sons
Attn: Nan Drake
PO Box 4144
Ventura, CA 93007

Santa Barbara County
Planning and Development
Attn: Daniel Klemann
123 E. Anapamu Street
Santa Barbara, CA 93101

Congressman Salud Carbajal
24th Congressional District
360 S. Hope Ave, Suite C-301
Santa Barbara, CA 93101

Santa Barbara County
Environmental Health Services
Hazardous Mitigation Unit
Attn: James Ray
225 Camino del Remedio
Santa Barbara, CA 93110

Santa Barbara County CEO Office
Attn: Dennis Bozanich
105 E. Anapamu Street, Rm 406
Santa Barbara, CA 93101

Congresswoman Julia Brownley
26th Congressional District
300 E. Esplanade Drive, Suite 470
Oxnard, CA 93036

Santa Barbara County LAFCO
Attn: Paul Hood
105 East Anapamu Street
Santa Barbara, CA 93101

Santa Barbara MTD
Attn: Steve Maas
550 Olive Street
Santa Barbara, CA 93101

Carpinteria Valley Association
PO Box 27
Carpinteria, CA 93014

Santa Barbara Association of Governments
Attn: Marjie Kirn
260 N. San Antonio Road, Suite B
Santa Barbara, CA 93110-1315

Santa Barbara County
Agricultural Commissioner
Attn: Cathy Fisher
263 Camino del Remedio
Santa Barbara, CA 93110-1335

County of Santa Barbara
Housing and Community Development
Attn: Dinah Lockhart
123 E. Anapamu Street
Santa Barbara, CA 93101

Assemblymember Monique Limón
37th District
101 W. Anapamu Street, Suite A
Santa Barbara, CA 93101

Honorable Hannah-Beth Jackson
State Senator 19th District
222 E. Carrillo Street, Suite 309
Santa Barbara, CA 93101

Santa Barbara County
1st District Supervisor Das Williams
105 E Anapamu Street
Santa Barbara, CA 93101

Linkedin Corporation
C/O Legal Department
1000 W Maude Ave
Sunnyvale Ca 94085

Gonzalez, Jose E Trust 2/17/99
Po Box 1136
Carpinteria Ca 93014

6384 Via Real, LLC
12100 Wilshire Blvd 320
Los Angeles Ca 90025

Linkedin Corporation
1000 W Maude Ave
Sunnyvale Ca 94085

Caldwell Child's Trust
C/O Cochrane Property Mgmt Inc
102 W Arrellaga St
Santa Barbara Ca 93101 2916

Logue Family Trust 6/3/08
11322 Idaho Ave
Los Angeles Ca 90025 3179

South Coast Business Park Owners Assoc
Po Box 1275
Carpinteria Ca 93014

Medel, William E
1095 Holly Ave
Carpinteria Ca 93013 1852

Zannon, Tristan Boyd
Po Box 21957
Santa Barbara Ca 93121

Rotz Roland N
4675 Rice Pl
Ventura Ca 93003

Freitas Family Trust 7/12/02
4620 Carpinteria Ave
Carpinteria Ca 93013

Reynolds Carpinteria LLC
1933 Cliff Dr 2
Santa Barbara Ca 93109 1585

Rpg Carpinteria LLC
C/O Steven Leonard
315 South Coast Highway 101 U-12
Encinitas Ca 92024 3543

Crooks Patrick
4643 Carpinteria Ave
Carpinteria Ca 93013 1813

Bega/Us , Inc
1000 Bega Way
Carpinteria Ca 93013

Agilent Technologies Inc
12100 Andrews Dr
Plain City Oh 43064 9148

Times 2, LLC
220 W Montecito St
Santa Barbara Ca 93101

H & R Investments, Lp
1187 Coast Village Rd 10j
Santa Barbara Ca 93108

Norman, Charles R Trust
8665 Duarte Rd
San Gabriel Ca 91775

Broudy Cindy Lane, LLC
Po Box 90111
Santa Barbara Ca 93190

Park Lane Properties LLC
1005 Mark Ave
Carpinteria Ca 93013

Hdngr Grp Dac LLC
1750 Nw Nato Pkwy 106
Portland Or 97209 2532

Bve, LLC
190 Serafin Way
Carpinteria Ca 93013

Gigavac Building, LLC
1332 Anacapa St 200
Santa Barbara Ca 93101

Carpinteria Storage Place, Lp
Po Box 5717
Santa Barbara Ca 93150

Carpinteria Storage Place, Lp
Po Box 5717
Santa Barbara Ca 93150

Scheeff, D & C Family Trust 5/29/18
820 Erhart Rd
Arroyo Grande Ca 93420

Mimaki Properties Lp
2329 Terra Bella Ln
Camarillo Ca 93012

Norman, Charles R Family Trust
8665 Duarte Rd
San Gabriel Ca 91775

Ksa Coastal, LLC C/O Alexander C Deconde
1465 Sycamore Cyn Rd
Santa Barbara Ca 93108

Shepard Place Ltd
Po Box 20130
Santa Barbara Ca 93120

Delwiche Family Trust 6/17/10
7032 Casitas Pass Rd
Carpinteria Ca 93013

Berkenmeier, Robert J & Sugiyama, Janice M Family Living Trust 3/4/05
1065 Eugenia Pl
Carpinteria Ca 93013

Godfrey, James E Trustee
(For) Godfrey Fam Trust
317 Silverado Ave
Santa Maria Ca 93455 1699

Eugenia Associates Co Robert J Godfrey
1090 Eugenia Pl 101
Carpinteria Ca 93013 2011

Gallant, Philip A
1140 Eugenia Pl 8
Carpinteria Ca 93013

Hanrahan Residual Trust 9/28/89
111 Calle Bello
Santa Barbara Ca 93108

003-870-001

Desandre Living Trust 7/9/15
1101 Eugenia Pl A
Carpinteria Ca 93013

Lizarraga, John Peter & Patricia Trust B 8/17/98
412 S K
Lompoc Ca 93436

Svb Properties
165 Olive Mill Ln
Montecito Ca 93108

Eugenia Spaces, LLC
2886 East Valley Rd
Santa Barbara Ca 93108 1612

Mallard Partners, LLC
Po Box 249
Nipomo Ca 93444

Meister, Craig & Sharon Family Trust
3165 Serena Ave
Carpinteria Ca 93013

Brand Assest Management LLC
Po Box 250
Carpinteria Ca 93014 0250

Paderno Holding Co
1101 Eugenia Pl C
Carpinteria Ca 93013

Brand Assest Management LLC
Po Box 250
Carpinteria Ca 93014 0250

Figure C-1
Housing Element FAQ

Frequently Asked Questions

2023-2031 Housing Element Update

1. What is a Housing Element?

State law[1] requires each city to adopt a comprehensive, long-term General Plan for its physical development. General Plans include several "elements" that address various topics. The Carpinteria General Plan[2] is organized into the following elements:

- Land Use
- Community Design
- Circulation
- Open Space, Recreation & Conservation
- Safety
- Noise
- Public Facilities & Services
- Housing

Most portions of city General Plans have a "time horizon" of 20-25 years; however, State law requires that Housing Elements be updated every 8 years. Housing Element planning periods are sometimes referred to as *cycles*. The City's current Housing Element covers the planning period extending from 2015 to 2023, which is referred to as the "5th Housing Element cycle" in reference to the five required updates that have occurred since the comprehensive revision to State Housing Element law in 1980. Every city in the Santa Barbara County Association of Governments (SBCAG) region is required to prepare a Housing Element update for the 6th planning cycle, which spans the 2023-2031 period.

State law[3] establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

> *The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.*

[1] California Government Code Sec. 65300 *et seq.*
[2] https://carpinteriaca.gov/city-hall/community-development/planning/
[3] California Government Code Sec. 65580 *et seq.*

May 2022 Page 1

2. What are the most important issues that must be addressed in the Housing Element?

The major issues that must be addressed in the Housing Element are: 1) how City policies, plans and regulations help to meet the region's housing needs for people at all income levels; and 2) how City land use regulations accommodate the special housing needs of persons with disabilities or other difficulties.

- **Accommodating Regional Housing Needs**. Every community is dependent on a variety of low- and moderate-income workers in jobs such as child and elder care, medical support, business and personal services, retail trade, and maintenance. While governmental programs provide funding assistance for affordable housing, city plans and regulations determine the type of housing that can be built. Therefore, a sufficient supply of affordable housing is dependent on both financial assistance and city development regulations.

  Under State law[4] all cities are required to plan for additional housing to accommodate population growth and existing housing problems such as overcrowding and high housing cost. State law recognizes that most housing is built by private developers, not cities. However, cities are required to adopt policies, plans, and development regulations to encourage a variety of housing types that are affordable for persons at all income levels, including multi-family rental housing and accessory dwelling units (ADUs). The Regional Housing Needs Assessment (RHNA) is the process by which each jurisdiction's share of new housing needs is determined (see #4 below).

- **Housing for Persons with Special Needs**. Under State law[5] cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:

  ✓ Reasonable accommodation for persons with disabilities
  ✓ Transitional and supportive housing
  ✓ Residential care facilities
  ✓ Emergency shelters and "navigation centers"

3. What is "affordable" housing?

By definition, housing is considered "affordable" when total housing cost, including utilities, is no more than 30% of a household's gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

Table 1. Household Income Categories

Income Category	% of County median income
Extremely low	Up to 30%
Very low	30-50%
Low	50-80%
Moderate	80-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)

[4] California Government Code Sec. 65583
[5] California Government Code Sec. 65583(a)(5)

Affordable housing costs for all jurisdictions in Santa Barbara County that correspond to these income categories are shown in Table 2. Affordability figures are adjusted each year and are based on family size.

Table 2. Income Categories and Affordable Housing Costs – Santa Barbara County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely low	$41,900	$1,048	$135,000
Very low	$69,850	$1,746	$255,000
Low	$111,900	$2,798	$415,000
Moderate	$120,100	$3,003	$445,000
Above moderate	>$120,100	>$3,003	>$445,000

Assumptions:
-Based on a family of 4 and 2022 State income limits
-30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
-10% down payment, 5.5% interest, 1.25% taxes & insurance, $350 HOA dues
Source: Cal. HCD; JHD Planning LLC

4. What is the "RHNA" why is it important?

Each California city is required to plan for new housing to accommodate a share of regional needs. RHNA is the process established in State law[6] by which each city's housing needs are determined.

Prior to each Housing Element planning cycle the region's total housing need is determined by the California Department of Housing and Community Development (HCD) based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters. The total housing need for the region is then distributed to cities and counties by SBCAG based upon criteria established in State law.[7]

In January 2021 HCD determined that the total new housing need for the SBCAG region in the 6th Housing Element cycle is 24,856 units. SBCAG then prepared a RHNA plan that allocates a share of the RHNA to each jurisdiction in the region.[8] Table 3 shows the RHNA allocations for Carpinteria and the SBCAG region.

Table 3. 6th Cycle RHNA – Carpinteria and SBCAG Region

	Carpinteria	SBCAG Region
RHNA allocation 2023-2031 (housing units)	901	24,856

Source: SBCAG, 7/15/2021

The RHNA Plan distributes each jurisdiction's total housing need among the income categories shown in Tables 1 and 2 above (the extremely-low and very-low categories are combined for RHNA purposes). The 6th cycle RHNA allocation for Carpinteria by income category is shown in Table 4.

[6] California Government Code Sec. 65584 et seq.
[7] California Government Code Sec. 65584(d)
[8] http://www.sbcag.org/rhna.html

Table 4. 6th RHNA by Income Category – Carpinteria

Very Low	Low	Moderate	Above Moderate	Total
286	132	135	348	901

Source: SBCAG, 7/15/2021

5. Is the RHNA a construction quota or mandate?

The RHNA allocation identifies the amount of additional housing a jurisdiction would require in order to have enough housing at all price levels to fully meet the needs of its existing population plus its expected population growth over the next 8 years while avoiding problems like overcrowding and overpayment. The RHNA is a planning requirement that identifies housing need, *not a construction quota or mandate*. Jurisdictions are not required to build housing or issue permits to achieve their RHNA allocations, but State law establishes specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review of housing development applications that meet specific standards.[9] Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities that do not achieve their RHNA allocations.

6. What must the City do to comply with the RHNA?

The Housing Element must analyze the City's potential capacity for additional housing based on an evaluation of land use patterns, development regulations, development constraints (such as infrastructure availability and environmental conditions) and real estate market factors. The analysis must be prepared at a parcel-specific level of detail and identify properties where additional housing could be built consistent with current regulations. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the City has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA – typically through amendments to land use and zoning regulations that could facilitate additional housing development.

Under State law, areas that are zoned to allow residential or mixed-use development at a density of at least 20 units/acre in the smaller cities of Santa Barbara County, including Carpinteria, are considered appropriate for affordable housing in the very-low and low income categories. Potential accessory dwelling units (ADUs) can also accommodate future housing need in all income categories.

The sites analysis is one of the most important components of the Housing Element update.

[9] California Government Code Sec. 65913.4 (SB 35 of 2017)

7. Housing development is very expensive in Santa Barbara County. What happens if cities don't achieve their assigned housing needs?

Housing development is very expensive, particularly in coastal areas, and housing that is affordable to low- and moderate-income families typically requires large subsidies. While State housing law is based on the premise that every city has an obligation to use its governmental powers to encourage housing development at all income levels, it is recognized that available financial resources are not sufficient to produce all of the affordable housing needed. Therefore, if a city has adopted appropriate plans and regulations to encourage housing development commensurate with its RHNA allocation, it will not be penalized if actual production does not achieve assigned needs. However, under some circumstances State law requires that cities provide streamlined permit processing of housing developments if housing production falls short of RHNA goals.

8. What is "certification" of the Housing Element and why is it important?

The State delegates authority to HCD to review Housing Elements and issue findings regarding the elements' compliance with the law.[10] If HCD issues a finding that the Housing Element is in substantial compliance with State law it is referred to as "certification" of the Housing Element. In 2015, HCD determined that Carpinteria's current Housing Element was in full compliance with State law. The City is now preparing a Housing Element update for the 2023-2031 period.

Housing Element certification is important for two main reasons:

- **Local control.** The General Plan establishes the foundation for the City's land use plans and regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a land use matter and the Housing Element were found by the court to be out of compliance, the court could order changes to City land use plans and assume control over some City land use decisions. In such circumstances, HCD certification would support the City's legal defense. Recent laws also allow for courts to impose fines if a jurisdiction fails to adopt a compliant Housing Element.[11]
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification.

9. What is the process and timeline for the Housing Element update adoption and certification?

State law requires every city in Santa Barbara County to prepare a Housing Element update for the 6th planning cycle, which spans the 2023-2031 period. The due date for adoption of the revised Housing Element is February 15, 2023. Cities are required to submit a draft Housing Element to HCD for review prior to adoption, and the City must consider HCD's comments in its decision to adopt the Housing Element. After adoption by the City Council, the Housing Element must be submitted for a second review by HCD. If HCD finds

[10] California Government Code Sec. 65585
[11] AB 101 of 2019

that the adopted Housing Element fully complies with the requirements of State law it is referred to as "certification" of the Housing Element (see also #8 above).

10. How can I find out more about the 2023 Housing Element update?

The City has created a Housing Element webpage (https://carpinteriaca.gov/city-hall/community-development/housing/) where meeting notices, draft documents, and other materials will be posted throughout the course of the project.

. . .

Table C-2
Housing Element Public Comment Summary

Commenter	Comment	How this comment has been addressed
The comments listed as "General Public Comments" below are a summary of comments received during the city's initial housing element public outreach meetings including Planning Commission meetings on June 6, 2022 and August 1, 2022, and a joint City Council/Planning Commission meeting on October 17, 2022.		
General Public Comments	We have a housing crisis	Yes, the State Legislature has declared there is a housing crisis in California. The programs contained in this Housing Element are intended to address the housing crisis to the extent the City has the ability to do so.
General Public Comments	The housing market is strongly influenced by investors	Yes, many factors contribute to housing problems that are beyond the City's control, such as housing speculators and investors, State environmental regulations, State and Federal tax policy, private business decisions, and the cost of labor and materials. The Housing Element describes these constraints in Section III of the Technical Report and proposes program to address constraints to the extent feasible in Section II of the Housing Element.
General Public Comments	If a site is listed in the inventory, is it required to be developed for affordable housing?	No, the sites inventory only describes where additional housing could be built based on zoning regulations. Property owners will decide if and when development occurs, and for what income categories, subject to any City inclusionary requirements. The City or the State cannot force property owners to develop their property for housing.
General Public Comments	Lower-income sites should be located in high opportunity areas to affirmatively further fair housing.	As noted in Appendix D of the Technical Report, most of the City is designated as a moderate resource area per State TCAC/HCD Composite Opportunity Maps. While there are two small areas at the edge of the city designated high resource areas, these areas are developed with Carpinteria High School and the Sandpiper Mobile Home Park. There is no opportunity for additional residential development in the foreseeable future in these areas.
General Public Comments	Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and	Program 1 in the Housing Plan addresses risk of displacement and includes a commitment to ensure

Commenter	Comment	How this comment has been addressed
	demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.	compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments in accordance with applicable law. The majority of the sites identified in the sites inventory do not include existing residential units.
General Public Comments	The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.	The Housing Element supports home ownership through first-time homebuyer programs (Program 18), Inclusionary Housing requirements (Program 6), as well as through the expansion of housing development opportunities (Program 1).
General Public Comments	Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.	As described in Appendix B (Sites Inventory) the analysis of realistic capacity considers development standards such as height and floor area ratio (FAR) to facilitate development at the assumed densities. In addition, Program 1 stipulates minimum densities for candidate opportunity sites and the development of land use controls to achieve those standards.
General Public Comments	Allow residential to be built in areas that are zoned for commercial use.	The City zoning code presently allows for residential on all sites zoned for commercial and industrial uses as "mixed use" development which includes parcels with present commercial uses. Some sites zoned for commercial have a Residential Overlay applied to them which allows for residential-only development on commercial properties. As described in Program 1 and Appendix B (Sites Inventory) the proposed candidate opportunity sites include areas that are currently zoned for commercial or industrial use that are being considered for application of the Residential Overlay.
General Public Comments	Support for R-Overlay to allow additional housing in the downtown commercial core and commercial/industrial areas	Program 1 in the Housing Plan includes a zoning amendment on sufficient sites to create additional opportunities for new housing commensurate with the RHNA allocation. The Housing Element also describes that the City's zoning allows residential use on all commercial and

Commenter	Comment	How this comment has been addressed
		industrial zoned parcels through mixed use development and/or residential-only development.
YIMBY Law (Feb. 28, 2022)	The Policies and Programs section of the city's Housing Element must respond to data, analysis and findings presented in the Housing Needs section. We repeatedly see findings that housing prices are high, segregation exists, and there is a lack of housing for special populations, but the Policies and Programs don't respond to these findings or try to change outcomes. The overview of the city's housing environment should set the scene, and the policies and programs should explain what the city is going to do to fix it.	The Technical Report contains an analysis of the issue areas identified in the letter. The Technical Report analysis was used to inform and craft the City's Policies and Programs specified in the Housing Policy Plan (Section II of the Housing Element).
	Affirmatively Furthering Fair Housing 1. Prioritize rezoning in high resource, historically exclusionary neighborhoods. Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their Housing Elements. 2. Establish a strong tenant protection ordinance so that new housing benefits everyone. Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents. 3. Support homeownership opportunities for historically excluded groups. Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing	1. As noted in Appendix D of the Technical Report, most of the City is designated as a moderate resource area per State TCAC/HCD Composite Opportunity Maps. While there are two small areas at the edge of the city designated high resource areas, these areas are already developed areas and there is no opportunity for additional residential development in the foreseeable future. The Housing Element identifies Candidate Sites throughout the City in moderate resource areas to provide for the option for property owners to develop affordable housing under existing mixed-use provisions or under the proposed residential overlay throughout the City. All identified sites are located near services, jobs, recreation and transit. 2. Program 1 in the Housing Plan addresses risk of displacement and includes a commitment to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments in accordance with applicable law. The Site Inventory and Candidate Site Inventory generally prioritize owner-occupied housing and commercial uses and parcels with additional capacity for residential development.

Commenter	Comment	How this comment has been addressed
	types and create programs to facilitate property ownership among excluded groups.	3. Program 6 (Inclusionary Housing) and 18 (Workforce Homebuyer Down Payment Loans) promote homeownership opportunities for low and moderate income households and families, including but not limited to historically excluded groups. The Housing Element further supports home ownership through the expansion of housing development opportunities (Program 1).
	Site Capacity 4. Adequately plan for density. Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas. 5. Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%. Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA. 6. Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory. Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.	4. As described in Appendix B (Sites Inventory) the analysis of realistic capacity considers development standards such as height and floor area ratio (FAR) to facilitate development at the assumed densities. In addition, Program 1 stipulates minimum densities for candidate opportunity sites and the development of land use controls to achieve those standards. 5. Program 1 in the Housing Plan addresses Not Net Loss requirements of state law. The Site Inventory analysis and Candidate Site Inventory also include conservative assumptions regarding density of development based on development trends in the city during the last housing element cycle. The Candidate Sites list (Table B-6) identifies potential sites for more than 10 times the number of lower-income housing units required to be accommodated per the City's RHNA allocation. 6. The Housing Element relies on data from development patterns within the City, including data from the 5th Cycle in the Site Inventory and Candidate Site Inventory. Technical Report, Appendix B describes all of the assumptions used in developing the site inventories.
	Accessory Dwelling Units	7. Program 2 describes the City's efforts to support the development of accessory

Commenter	Comment	How this comment has been addressed
	7. Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element. We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production. 8. Incentivize new ADUs, including those that are rent-restricted for moderate or lower-income households or that are prioritized for households with housing choice vouchers. Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.	dwelling units (ADUs) during the 6th Cycle. The City further commits to annual review of ADU regulations and to take additional actions if production is not meeting the Housing Element objectives by the mid-point in the planning period (2027). 8. See response above. Program 2 also includes the development of two standardized pre-approved ADU designs to reduce costs and facilitate the streamlined approval and construction of ADUs anticipated to be affordable to moderate and low income households.
	Zoning 9. Allow residential to be built in areas that are zoned for commercial use. There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant. 10. Allow flexibility in inclusionary zoning. Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be "sprinkled throughout" the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.	9. The City zoning code presently allows for residential on all sites zoned for commercial and industrial uses through mixed use development and/or residential-only development. As described in Program 1 and Appendix B (Sites Inventory) the proposed candidate opportunity sites include areas that are currently zoned for commercial use and that are considered for additional residential-only opportunities. 10. Program 6 promotes the development of inclusionary housing in for-sale developments in the City. Program 1 describes the City's process to develop parameters for its residential overlay to provide sufficient flexibility for developers.
	Better Entitlement Process & Reducing Barriers to Development 11. Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing. A discretionary process for housing development	11. The Housing Element describes the City's permit process for a variety of types of residential development. The City is located entirely within the California Coastal Zone and processes some development (e.g., ADUs) through

Commenter	Comment	How this comment has been addressed
	creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA. 12. Reduce parking standards and eliminate parking minimums. Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of $30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum. 13. Cap fees on all new housing. Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase. 14. Provide local funding. One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three new revenue streams that should be considered: 1) Transfer tax, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) Vacancy tax may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) Commercial linkage fees should be adopted or revisited for increases on new commercial developments.	administrative coastal development permits consistent with applicable law. Program 11 includes a commitment to eliminate the CUP requirement for SRO housing. 12. The Technical Report (Section III.A) evaluates governmental constraints on residential development including parking requirements. Programs 3, 5, 6 and 9 address reducing parking requirements to accommodate residential development consistent with applicable law. 13. Programs 1, 2 5, and 10 contemplate reductions of development fees for residential projects consistent with the City's goals to promote affordable housing and maintain its existing facilities. 14. Programs 4, 5, 15, 16, 18 include commitments to facilitate local funding and secure state and federal funding to support the development of housing.
Gray Panthers Santa Barbara Network (July 31, 2022)	We ask you to prioritize older adults as a specific goal in your Housing Element planning. • Define "senior housing" more clearly to include requirements for accessibility and access to services.	The City evaluates the needs of seniors in Section I.E.2 of the Technical Report and addresses the needs of seniors in a variety of ways, including compliance with building code accessibility requirements (Municipal Code Title 15);

Commenter	Comment	How this comment has been addressed
	• Zone for more senior housing options to meet senior needs as they progress through the senior housing care continuum. • Expand "by right" zones in which senior housing with services is permitted. • In commercial zones, expand permitted uses for licensed residential care, with conditional use permits for independent living as a "by right" use. • Provide regulatory incentives for builders by adding a regulatory "fast track" incentive for builders on senior housing projects. • Assure needed senior housing is located appropriately to transportation options. Older Adults need housing that is accessible and built according to ADA and applicable housing legislation/regulations & specifications. Countywide, 31% aged 60 and over identify as having a disability.	zoning regulations to streamline and encourage senior housing, assisted living and residential care facilities; and provide reasonable accommodation for persons with disabilities (Program 11).
Russell Ruiz (Oct. 14, 2022)	I hope you direct Staff to compromise our parking requirement to the minimum possible. Particularly in Carpinteria the argument that Downtown you can reduce or eliminate parking requirements for high density housing is a myth. People living Downtown in Carpinteria are not going to be walking to work in most cases. They will use cars and they need to have somewhere to park them other than on neighborhood streets where parking is already constrained. I am very concerned about what I heard from our Consultant on the Downtown T planning. High density small units in second stories of commercial properties with not required parking for those units. In my opinion, a very bad idea.	Section III of the Technical Report analyzes parking as a zoning constraint on the development of housing within the City. The Housing Element also includes programs to address parking requirements for residential projects.
Eddie Seigel (Oct. 16, 2022)	My family moved to Carpinteria when I was about 4 years old, and I lived there until I left for college. My childhood home, a perfectly normal 3bd house in Seacoast Village, has doubled in value since my parents sold it in 2014, according to Zillow. Not unrelatedly I, like all of my childhood friends, no longer live in Carp. First, I want to applaud the small but mighty city staff for putting together a thoughtful, detailed, time-intensive document. The Housing Element provides over double the zoned capacity above the RHNA target in its site inventory which is much more than Goleta or Santa Barbara provided in theirs.	The Housing Element includes an analysis of housing costs within the City in Section I.D.3 of the Technical Report and acknowledges that housing costs within the City have risen based on a variety of factors. The Site Inventory conservatively estimates the potential residential units that can be constructed under existing zoning. The Candidate Site Inventory also contains a preliminary list of sites that the City will consider rezoning with a

Commenter	Comment	How this comment has been addressed
	However, I believe the current plan can be improved for both current and future city residents as well as making it more likely to meet HCD guidelines.	residential overlay to promote affordable housing developments within the City and conservative estimates of the potential number of units that could be constructed under the residential overlay. The Housing Element commits to refining Candidate Sites, the parameters of the residential overlay and other zoning changes to create sufficient capacity for residential development with a buffer. (See Program 1.)
	Problems with the R-Overlay The City seeks to reach its RHNA goal of 901 units, up from 184 units built in the last cycle, primarily via new a zoning overlay on the east edges of the city on farming and commercial land. Roughly 70% of the ~2200 units in the site inventory are slotted to be built here. The chosen area is far from downtown and is primarily commercial office space. This is problematic: • Even though Carpinteria is a small city, these new residents won't be able to walk to do most of their errands, whereas they could if it was closer to downtown. Our beautiful city should be seeking to get as much walkable density as it can . • The city might not be Affirmatively Furthering Fair Housing by sequestering nearly all its planned higher density low income housing away from $1 m single families homes and next to a mobile/manufactured home park and other lower-cost housing . On Zillow today, all of the housing options near the main R-Overlay area are ~$550k, compared to $1 m+ in the rest of the city • Tearing down in-use commercial for an out-of-the way development next to a freeway is a risky proposition. • Even with a 2x buffer on RHNA numbers, the city should provide explicit likelihood of development in its Site Inventory to show it feels confident that some of these units are going to get development.	The Housing Element proposes to consider rezoning of the Candidate Sites with a residential overlay based on the analysis in the Technical Report. The analysis suggests that the Candidate Sites are the most likely to have a realistic possibility of redevelopment based on, among other factors, the site conditions, existing uses, and property owner interest. The Candidate Sites Inventory further includes sites identified throughout the City, however, Candidate Sites in the areas proposed by the commenter are generally smaller in size to accommodate sufficient density to support affordable housing development. Moreover, the Housing Element explains that existing zoning presently allows for residential uses on all commercial and industrial zoned parcels with mixed use developments and in some cases residential-only development; thus many of the parcels in the downtown area of the City may be redeveloped with housing under existing zoning. The Housing Element further provides a conservative estimate of each parcel's development potential in the Site Inventory and Candidate Site Inventory based on past residential development patterns in the City.
	Unclear zoning guidance for the R-Overlay and Multifamily The city should clearly define objective, by-right standards for multi-family development. In the R-Overlay zone the city is relying on for the majority of	The Housing Element describes the City's permit process for a variety of types of residential development. The City is located entirely within the California Coastal Zone and processes

Commenter	Comment	How this comment has been addressed
	its site inventory, requirements are unclear and appear to be up for negotiation, driving up uncertainty in the development process and reducing the likelihood units get built at all, or at the density the city needs to hit its targets. The city states it "has provided incentives for developers to facilitate inclusionary requirements. " It provides no explicit incentives and says it is all up to negotiation. FAR, lot coverage, and minimum lot size standards for the R-Overlay district are undefined. The city notes that in negotiations it "may include" some incentives but provides no guidance on how likely or what the possible maximums might be. This does not give much certainty to prospective developers who may wish to build there. The city could provide minimum guarantees with density bonuses, and allow developers to negotiate above and beyond that for especially high-quality projects.	some development (e.g., ADUs) through administrative coastal development permits consistent with applicable law. The Housing Element commits to evaluating development standards that promote the development of affordable housing. (See Program 1.) Further Program 6 commits the City to updating its local density bonus regulations to provide further certainty to developers.
	Reduce Parking and Height Restrictions The R-Overlay zoning code sets 30ft height limits and requirements of 1-2 parking spots per unit. The city would see more affordable housing developed at a faster pace if it relaxed these requirements . With height limits, the city has chosen to put the majority of units in a formerly commercial area. There are few existing resident's views that are blocked, and the area would be perfect for taller multi-family buildings. Taller buildings also would require smaller building footprints, giving developers flexibility to have more open space. The city notes that "Impacts of the parking standards on housing cost and supply are minimal." The state of California disagrees - it passed AB 2097 this year due to strong evidence that minimum parking requirements drive up building costs and contribute to climate change. If it is true, it is because the city's lot coverage requirements are so burdensome that parking is a drop in the bucket.	Program 1 commits to an evaluation of the appropriate building height limit to facilitate the construction of affordable housing at the densities needed to create the capacity for lower income housing development. The Technical Report (Section III.A) evaluates governmental constraints on residential development including parking requirements. Programs 3, 5, 6 and 9 address reducing parking requirements to accommodate residential development consistent with applicable law.
	Broaden to Downtown and RH-1 zones Lastly, I suggest the City look to where nearly all of the 77 in progress units it seeks to count towards its RHNA progress are - near the downtown commercial core and adjacent RH-1 areas. These are the areas people want to live, walkable to the beach, supermarkets, restaurants and other amenities. If the	The Site Inventory identifies that these sites near Linden and Carpinteria Avenues presently are zoned as commercial or industrial development with mixed use development to allow for residential use. The 77 in-progress units near the downtown commercial core and adjacent RH-1 areas further indicates

Commenter	Comment	How this comment has been addressed
	city believes full commercial parks are likely to be torn down to build dense affordable housing, it can easily apply the same logic to parcels that are going to be more desirable to be lived in. The city should explore zoning incentives for denser housing near Linden Ave and Carp Ave.	that these types of sites presently have the capacity for residential development. The City considers preserving commercial uses as well as the development of residential uses in the downtown area through existing zoning; thus, the Candidate Site Inventory generally prioritizes other parcels for affordable housing.
	Hurry Up Your Timing If my math and understanding of the law is correct, the city is cutting it very close to its deadline to have an approved housing element. With a 30-day public comment period starting Oct 10, and a 90-day review window by HCD, that leaves only 10 days to incorporate public feedback and have it be approved by the city before the Feb 15 deadline, and that is assuming HCD approves the first draft. Upon Feb 15 if Carpinteria doesn't have an approved housing element, in addition to losing homeless and affordable housing money, anyone can begin to submit projects under the Builders Remedy, which ignore local zoning. This is already starting to happen in fellow beach towns Santa Maria and Redondo Beach . Goleta, along with dozens of other municipalities, had their first draft rejected . Dozens are currently out of compliance. The city should swiftly review feedback and send a quality housing element to HCD.	The City prepared the Housing Element through a public process consistent with the procedural requirements in state law. The remainder does not comment on the substantive aspects of the Housing Element.
Carpinteria Valley Association (Oct. 17, 2022)	In the draft update, under Program Category #1, the second goal listed is: “Maintain a jobs-housing balance or ratio within 0.75 to 1.25 range suggested by the Santa Barbara Association of Governments” Table I-9 lists the Employment of city residents and includes the statistic that the civilian employed population 16 years and over is 6,648 city residents. This is the number of people who live where work somewhere, not the number of jobs in the City. However, nowhere in this report can I find data on the number of jobs in the City of Carpinteria. Without that info, it is not possible to determine if the jobs-housing balance is within the 0.75 to 1.25 range. Therefore, it is impossible to make any evaluation about the second goal of Program Category #1. That data needs to be broken down by job sector so we	Table I-9 presents the Employment by Industry in Carpinteria and Santa Barbara County. The Santa Barbara Association of Governments set the allocation of residential units assigned to the City of Carpinteria through the regional housing needs assessment (RHNA) process, which considered, in part, the regional and local jobs-housing balance as a factor in allocating residential units. The “Candidate Opportunity Sites” in Table B-5 are included as potential sites to include in a residential overlay for affordable housing. The residential overlay would provide property owners with the option of constructing residential units on their property or continuing existing commercial and industrial uses. The City plans to further evaluate the

Commenter	Comment	How this comment has been addressed
	have some idea of income and what housing would be within reach for workers in each sector. Further, without information about the jobs-housing balance, critical information is missing for making the most important decision in this process: which of the sites listed in Table B-5 as "Candidate Opportunity Sites" should be selected to make up the shortfall shown in the Land Inventory Summary in Table B-1. If we are short on jobs, we must be very careful what commercial or industrial parcels we add a residential overlay to. We strongly urge you to ensure accurate data on both parts of the jobs-housing balance are available to you and to the public as soon as possible to appropriately inform the Housing Element Update. One last point to consider in selecting what parcels to add a residential overlay to: It is of paramount importance that we protect the urban boundary by maintaining transitional land uses between high density residential and agricultural lands. If we don't do that, we are inviting the County to show up with more inappropriate proposals to expand our urban boundary like they have done at the north end of Bailard Avenue.	Candidate Opportunity Sites through its rezone process and consider potential impacts to the City's jobs-housing balance, among other factors. The Candidate Sites Inventory further considers existing land uses, such as industrial and agricultural parcels, to identify and evaluate the viability of these potential sites for residential development by reviewing the relative age of the structure and considering vacancy rates and owner interest.
Eye of the Day, Inc. (Oct. 28, 2022)	We certainly support your efforts to overlay our property with high density residential use. What is of importance is the densities that will be allowed which I'm sure you understand. We don't want to get stuck or penalized for moving forward with an alternative development if mixed use residential does not work financially. We look forward to moving forward and communicating with your and Planning.	The proposed residential overlay in the Housing Element provides the opportunity for the development of higher density residential units. The criteria for higher residential use projects will be further evaluated as part of the rezone process for the residential overlay. Property owners also will continue to have the option to develop their property under existing or future zoning for their respective zone district.
RPG Pacifica (Nov. 15, 2022)	RPG Pacifica is the property owner of the vacant 8.46-acre lot located at 6380 Via Real, Carpinteria, CA, otherwise known as the Lagunitas property. As you are aware, we recently had been pursuing the construction of an entitled office project on the property. With the demand for office space continuing to evolve in a post-COVID world, it does not appear that there will be sufficient demand from the market to justify the development of the current entitled office project. We were excited, therefore, to learn of the City of Carpinteria' recent efforts to introduce a Housing Overlay for our property as well	The Housing Element was updated to reflect the property owner's interest in residential development for this site.

Commenter	Comment	How this comment has been addressed
	as other commercial/industrial areas within the City as part of its Housing Element Update. We wish to express support for the proposed Housing Overlay at densities of 20-24 units /acre or greater. We appreciate that the Overlay is not a mandate and would not result in any legal nonconforming issues for either existing or proposed commercial developments, but would allow a property owner the op to consider housing as a potential use of his or her property in support of the City's and State's goals to provide additional residential opportunities within the City of Carpinteria	
Bryan Mimaki (Nov. 18, 2022)	I am the owner of your Draft Housing Element Candidate Opportunity Site # 1, APNs 001-080-040, -002, and -030. My three parcels total approximately 15.8 acres, and are currently in avocado production. I appreciate your reaching out to inform me of the October 13th ZOOM webinar and the October 17th Special Joint Meeting of the Planning Commission and City Council. I wholeheartedly support the City's efforts to apply a residential only overlay on my property as it would allow a high density residential use should my agricultural operations cease to make sense financially. I look forward to continued communication as this process moves ahead.	The Housing Element was updated to reflect the property owner's interest in residential development for this site.
Justin Klentner (Nov. 18, 2022)	I am the owner of the Draft Housing Element Candidate Opportunity Site #17, APN 003-251-021, a nearly one acre parcel with a mixed commercial and low density residential split zoning designations. The site is currently used as an equipment rental yard, although I am exploring the potential of a mixed use residential and commercial redevelopment of the entire site. I totally support the City's efforts to apply a residential only overlay on my property as it would allow a much needed high density residential use in Carpinteria's downtown district. Without this overlay I don't see how we can ever get the housing needs that our community so desperately needs.	The Housing Element was updated to reflect the property owner's interest in residential development for this site.
Bill Medel (Nov. 20, 2022)	I have been following and have attended workshops for the proposed residential overlay zones for the City's housing update in the General Plan. My family has owned APN's: 004-039-007, 003-151-017 and 003-151-018 since the 1950's. The property is currently zoned commercial but is surrounded by residential neighborhoods which makes these parcels prime candidates for the proposed residential	The Housing Element was updated to reflect the property owner's interest in residential development for this site.

Commenter	Comment	How this comment has been addressed
	overlay zone. APN 004-039-007 is currently leased to an irrigation and landscape service company and APN's 003-151-017 & 003-151-018 contain our family home since 1955. While APN 004-039-007 allows for a mixed use residential and commercial development, the overlay residential zone would allow several options to create more downtown residential units. I strongly support the City's draft housing element to apply an overlay to those properties in the City's downtown commercial zone.	
Californians for Homeownership, YIMBY Law, California Housing Defense Fund (Jan. 20, 2023)	We are writing to express serious concerns about the City's failure to timely engage in the process of developing its revised housing element. Because the City cannot legally meet the deadline for adopting its sixth cycle housing element update, we may initiate litigation against the City on or shortly after February 16, 2023 to compel the City to comply with housing element law. We want to ensure that the City understands its obligations under state law. The City is required to adopt its sixth cycle housing element update by February 15, 2023 . The City must also submit an initial draft to the Department of Housing and Community Development (HCD) "at least 90 days prior to adoption." Thus, in order to timely adopt a sixth cycle housing element, the City was required to submit a draft housing element to HCD by November 17, 2022. It did not do so. Because the City will not be able to lawfully adopt a sixth cycle housing element update by February 15, 2023, it will be immediately subject to litigation under Government Code Section 65750 et seq. Housing element litigation is given near-complete priority in the court system. If we are forced to litigate, in addition to being ordered to adopt a housing element on a short timeline,4 the City could also face a number of serious penalties. For example, the court could suspend permitting in the City,5 and it could judicially approve housing development projects within the City.6 The court could impose these penalties while the litigation is pending, even before reaching a final decision.7 And a successful plaintiff can obtain attorneys' fees under Code of Civil Procedure Section 1021.5. [Continued – see complete letter below.]	The City prepared the Housing Element through a public process consistent with the procedural requirements in state law. The remainder does not comment on the substantive aspects of the Housing Element.

Commenter	Comment	How this comment has been addressed
People's Self-Help Housing (Jan. 30, 2023)	I wanted to let you know how much we continue to appreciate you, your planning staff, the City Manager's leadership and the City's elected officials' support for affordable housing developed and operated by People's Self-Help Housing. Of all the 30+ jurisdictions we work with along the Central Coast region, the City of Carpinteria is a standout, when it comes to championing projects and supporting our residents' success. I was reflecting how the City has provided our multiple properties developed in the Carpinteria so many keys to their success. Most helpful have been development impact fees relief, processing our entitlement approvals in an expedited manner, supporting projects with permanent soft loans, passing through the City's CDBG and HOME allocations, and even donated surplus City land to develop additional units. We so appreciate your and the City's sincere and meaningful contributions to affordable housing! When you recently invited me to speak to your City Council on identifying the most critical aspects for promoting more affordable housing, including on which sites within the City could best accompany potential projects, it was clearly very impactful on the decision makers, as evidenced by their engagement and even recommendations for further sites they felt could be potentially added to your inventory. I was so impressed and grateful to be a part of that process. Thanks again for reaching out to us for that purpose.	The City appreciates PSHH support and looks forward to continuing our mutual successful efforts to produce affordable housing in Carpinteria.
Victor and Susan Schaff (Mar. 6, 2023)	I am Victor Schaff, resident of the City of Carpinteria and owner of the above referenced properties. The 6155 site is currently leased to S & S Seed Company which I founded and recently sold, and the 6175 site is vacant land Per the attached more detailed presentation, I hereby request that these properties be added to those included in the Residential Overlay of the City of Carpinteria (2023-2031) Draft Housing Element. While this specific request is directly related to and intended to enhance the Draft Housing Element, of significance is the fact that the current housing rental vacancy rate in Santa Barbara is a tight 1.7%, compelling evidence of an imbalance between supply and demand. This imbalance caused 2022 rental rates to increase by 9% with pressure for an even greater increase in 2023. Home sale prices	The Housing Element was updated to include this site in the Candidate Site Inventory based on the property owner's interest in residential development for this site and, in part, the property owner's development proposal. The Housing Element Technical Report further analyzes housing vacancy in Section I.B.2 and presents vacancy information in Table I-5.

Commenter	Comment	How this comment has been addressed
	increased by 13.2%, driven by a similar imbalance in supply and demand. As a long standing member of our community, I personally favor mandated construction of "affordable" housing as defined by the state, and will commit to a minimum of 20% "affordable" for any project we develop. Still a primary driving force to achieve general housing affordability is far supply to be in balance with demand. In contrast, as discussed in greater detail in the accompanying presentation, there is no demand in the market area for additional business park space. This will cause the 6175 site to remain vacant land, and when the S & S lease expires in two years on the 6155 site for it to potentially be empty buildings. I respectfully request your positive consideration of the above. [Continued – see complete letter below.]	
TK Consulting (Mar. 20, 2023)	**City Housing Element** Separate and apart from the County's housing need, the City must identify over 800 units of housing inside the city boundary. In a City that is mostly built-out, this is a challenge. However, opportunities do exist and should be encouraged. The City has proposed placing a residential overlay (R Overlay) across numerous parcels identified as underutilized. Unfortunately, the density range and realistic density range do not provide enough monetary value to encourage redevelopment of these properties. A calculation should be made on each identified parcel to demonstrate that the proposed density is economically feasible. This is especially true when considering affordable housing, which typically needs some sort of subsidy to exist. The City should also consider a wider range of densities and reduction in standards to allow those densities to be achievable. An example of a standard that effectively reduces density is the proposed 30' building height limitation. It is very difficult to achieve three story housing at a 30' height limitation. With 1' between floors and a ceiling height of 9', the roof could only be 1' high, which is impractical. We suggest a minimum of 36' building height. Lastly and possibly most important, placing an R overlay is a good important first step, but it does not	The Housing Element proposes to further refine the residential overlay as part of the rezone process to evaluate the potential range of densities and affordability requirements that would make use of the residential overlay feasible to construct affordable housing on the selected Candidate Sites (Program 1). Program 1 further contains a commitment to study the appropriate building height limit for the residential overlay to ensure that the selected Candidate Sites can construct housing development projects at sufficient densities to achieve the City's RHNA unit allocation. The proposed residential overlay is not anticipated to require a rezone or General Plan Amendment for housing development projects. The City's current residential overlay does not require a rezone or General Plan Amendment for projects within the overlay to develop residential units. The City will ensure that the proposed residential overlay does not require a General Plan Amendment and

Commenter	Comment	How this comment has been addressed
	remove the discretionary requirements of the City. These mostly notably include a Development Plan and General Plan Amendment. By not amending the General Plan's Land Use Element for the identified properties, a substantially higher bar is placed on the development of these properties. Furthermore, it would negate the opportunity to process an SB330 application. [See complete letter below.]	will amend other elements of its General Plan to ensure consistency, if required. The remaining letter does not comment on the substance of the City's Housing Element.
Coastal Commission Letter (April 10, 2023)	Amendments to the Zoning Code related to the R Overlay and application of the R Overlay to specific sites cannot become effective without amendments to the City's certified Local Coastal Program (LCP), following review and approval by the California Coastal Commission. The proposed zoning changes raise concern in regard to existing protections for priority land uses identified in the Coastal Act and in the City's existing certified LCP, specifically in regard to agricultural and visitor-serving commercial uses. Further, sites located in proximity to the Carpinteria Salt Marsh raise issues with flooding and other coastal hazards, particularly with anticipated sea level rise. Finally, potential sites that contain or are adjacent to creeks or other environmentally sensitive areas raise issue with regard to ESHA protection, water quality, and flooding hazards in consideration of sea level rise. As written, the revised Draft 2023-2031 Housing Element Update includes sites that the City identifies as candidates for zone change to apply the R overlay (allowing stand-alone residential development). Some of those candidate sites are zoned for and contain existing coastal agriculture. Conversion of agriculture to residential use in those cases would need to meet all of the LCP criteria for such conversion. Similarly, there are candidate sites that are currently developed with visitor serving uses or zoned for such use. Rezoning of those sites and conversion to residential use will need to address the Coastal Act and LCP limitations on eliminating such high priority uses. Any conversions of agriculture or visitor serving uses will need to be supported by detailed analyses, based on substantial evidence,	The City acknowledges that a Local Coastal Program (LCP) amendment is needed to amend the City's Zoning Code to implement Program 1 and other aspects of the City's Housing Element. The City will work expeditiously to submit an LCP amendment to the Coastal Commission. Appendix B of the Housing Element describes the City's existing site inventory and candidate rezone sites and includes an initial evaluation of those sites with respect to Coastal Act and the City's certified LCP's protections for coastal resources. The candidate sites were selected based on substantial evidence that these sites could be rezoned to realistically accommodate additional housing within the City without significant impacts to agricultural land, visitor serving commercial uses, environmentally sensitive areas and hazards associated with flooding and sea level rise. Please review the candidate site specific information in Appendix B for additional details. These candidate sites will be reviewed further, including by the California Coastal Commission, when the City processes its LCP amendment to implement Program 1 and other zoning amendments described in the Housing Element.

Commenter	Comment	How this comment has been addressed
	prior to the City's adoption of the future LCP amendment. We would like to request that, moving forward, the City staff coordinate closely with Commission staff prior to City Council adoption of an LCP amendment(s) to include any necessary changes agreed upon by our respective staffs prior to formal submittal of an LCP to the Coastal Commission. [See complete letter below.]	The City prepared the Housing Element through a public process consistent with the procedural requirements in state law. City staff met numerous times with Coastal Commission staff separately and with Coastal Commission staff and HCD staff together during its preparation of the revised draft Housing Element and anticipates continued coordination with Coastal Commission staff in the processing of the above referenced LCP amendment.
Carpinteria Valley Water District (August 11, 2023)	Carpinteria Valley Water District (CVWD) received a request from Ashley and Vance Engineering, Inc. regarding water and sewer volume analysis for a proposed 400 unit development at 5800 Via Real. CVWD inquired whether there was an active project for 5800 Via Real with the City of Carpinteria. [See complete letter below.]	While an application for development of 5800 Via Real has not been submitted to the city, this property is identified as Candidate Site 2 in the Housing Element to be considered for rezoning with the R Overlay to allow a 100% residential development with a minimum density of 20 units per acre. The site is currently zoned AG-10.
Victor and Susan Schaff (November 10, 2023)	I have resided in the Carpinteria valley for 40 years and I own the properties located at 6155 and 6175 Carpinteria Avenue, designated as site 21 in the above referenced document. I have been following the process and submitted a prior letter as well as attended the public hearings to express my support for applying the Residential Overlay to Site 21, which would create a pathway for much needed housing, including affordable housing, to serve local employees. Site 21 is along one of the main transportation corridors in the City and has access to public transportation to the many services the City of Carpinteria can provide. Providing housing in this location, within walking distance to major employers, is also aligned with the City's objectives for locating housing in close proximity to employment and removing traffic from City streets. Other factors to consider regarding Site 21 is the access and proximity to the public infrastructure that already exists and adjacency to Viola Park. [See complete letter below.]	Candidate Site 21 is included in the Housing Element site inventory. The site will be considered as for potential rezoning with the R Overlay to accommodate the shortfall in sites available to accommodate the City's lower-income housing allocation pursuant to Program 1. Details regarding the site, including proximity to transit, services, and other amenities, and access to public services are included on the site profile sheet included in Appendix B.

This page intentionally left blank

YIMBY LAW CALIFORNIA YIMBY

February 28, 2022

Policy Recommendations for 6th Cycle Housing Element

Dear Planning staff:

YIMBY Law submits this letter to share our policy goals and recommendations for the Policies and Programs section of your Housing Element. We appreciate the opportunity to participate in the Housing Element process.

The Policies and Programs section of the city's Housing Element must respond to data, analysis and findings presented in the Housing Needs section. We repeatedly see findings that housing prices are high, segregation exists, and there is a lack of housing for special populations, but the Policies and Programs don't respond to these findings or try to change outcomes. The overview of the city's housing environment should set the scene, and the policies and programs should explain what the city is going to do to fix it.

Our policy goals are as follows:

Affirmatively Furthering Fair Housing

1. **Prioritize rezoning in high resource, historically exclusionary neighborhoods.** Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their

Housing Elements.

2. **Establish a strong tenant protection ordinance so that new housing benefits everyone.** Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.

3. **Support homeownership opportunities for historically excluded groups.** Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.

Site Capacity

4. **Adequately plan for density.** Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.

5. **Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%.** Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.

6. **Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory.** Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.

Accessory Dwelling Units

7. **Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element.** We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.

8. **Incentivize new ADUs, including those that are rent-restricted for moderate- or lower-income households or that are prioritized for households with housing choice vouchers.** Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.

Zoning

9. **Allow residential to be built in areas that are zoned for commercial use.** There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.

10. **Allow flexibility in inclusionary zoning.** Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land

dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be "sprinkled throughout" the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.

Better Entitlement Process & Reducing Barriers to Development

11. **Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing.** A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.

12. **Reduce parking standards and eliminate parking minimums.** Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of $30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.

13. **Cap fees on all new housing.** Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.

14. **Provide local funding.** One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three

new revenue streams that should be considered: 1) **Transfer tax**, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) **Vacancy tax** may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) **Commercial linkage** fees should be adopted or revisited for increases on new commercial developments.

We urge you to include these policies in your 6th cycle Housing Element.

Best regards,

Sonja Trauss
Executive Director
YIMBY Law
sonja@yimbylaw.org

Gray Panthers Santa Barbara Network

July 31, 2022

To Whom It May Concern:

Officers

President
Richard Solomon

Membership V.P.
Janice Keller

Secretary
Gail Marshall

Treasurer
David Landecker

Directors

Richard Appelbaum
Josephine Black
Marty Blum
Carol Keator
David Lebell, MD
Susan Rose
Janet Wolf

As a policy, the Gray Panthers Santa Barbara Network supports housing options that are accessible, affordable and safe for all regardless of gender, health status, access needs, race or ethnicity or economic circumstance.

We ask you to prioritize older adults as a specific goal in your Housing Element planning.

- Define "senior housing" more clearly to include requirements for accessibility and access to services.
- Zone for more senior housing options to meet senior needs as they progress through the senior housing care continuum.
- Expand "by right" zones in which senior housing with services is permitted.
- In commercial zones, expand permitted uses for licensed residential care, with conditional use permits for independent living as a "by right" use.
- Provide regulatory incentives for builders by adding a regulatory "fast track" incentive for builders on senior housing projects.
- Assure needed senior housing is located appropriately to transportation options.

Older Adults need housing that is accessible and built according to ADA and applicable housing legislation/regulations & specifications. Countywide, 31% aged 60 and over identify as having a disability.

The Gray Panthers Santa Barbara Network was incorporated as a nonprofit Public Benefit Corporation in 2020. Our membership has grown steadily since then and includes residents from all parts of Santa Barbara County. Our mission is to promote social and economic justice and oppose discrimination of all types.

Sincerely,

Richard Solomon
Chair

P.O. Box 1177 Carpinteria, CA 93014 | info@sbgraypanthers.org | EIN: 85-4402577

Brian Barrett

10/17/22 cc/PC

From: noreply@granicusideas.com
Sent: Friday, October 14, 2022 12:55 PM
To: Brian Barrett
Subject: New eComment for Special Joint City Council and Planning Commission Meeting

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

New eComment for Special Joint City Council and Planning Commission Meeting

Russell Ruiz submitted a new eComment.

Meeting: Special Joint City Council and Planning Commission Meeting

Item: 1. Public Release of the DRAFT 2023-2031 Housing Element Update

eComment: A lot to digest there. I look forward to seeing the Staff presentation at the meeting. As most of you know I am a lifetime Local and controlled growth advocate. I have literally been involved in local development all my Life. My father and grandfather were successful South Coast building contractors. I called myself a water and land use attorney. I have been involved in local planning matters since 1985. I have great confidence in our City Planning Staff but your Council has to give them direction on what the detail of our policies will be. I will keep this short for today but my current concern with these housing policies is the reduction or even elimination of parking requirements. In LA or Sacramento that may be appropriate planning but not in the City of Carpinteria. I hope you direct Staff to compromise our parking requirements to the minimum possible. Particularly in Carpinteria the argument that Downtown you can reduce or eliminate parking requirements for high density housing is a myth. People living Downtown in Carpinteria are not going to be walking to work in most cases. They will use cars and they need to have somewhere to park them other than on neighborhood streets where parking is already constrained. I am very concerned about what I heard from our Consultant on the Downtown T planning. High density small units in second stories of commercial properties with no required parking for those units. In my opinion, a very bad idea. That's it for today.

View and Analyze eComments

From: Edward Siegel <edwardjsiegel@gmail.com>
Sent: Sunday, October 16, 2022 5:44 PM
To: Steve Goggia <steveg@carpinteriaca.gov>; Public Comment <PublicComment@carpinteriaca.gov>
Cc: HousingElements@hcd.ca.gov; HousingElements@yimbylaw.org
Subject: Carpinteria Housing Element Feedback

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Dear Carpinteria City Council and Staff,

My name is Eddie Siegel. My family moved to Carpinteria when I was about 4 years old, and I lived there until I left for college. My childhood home, a perfectly normal 3bd house in Seacoast Village, has doubled in value since my parents sold it in 2014, according to Zillow. Not unrelatedly I, like all of my childhood friends, no longer live in Carp.

First, I want to applaud the small but mighty city staff for putting together a thoughtful, detailed, time-intensive document. The Housing Element provides over double the zoned capacity above the RHNA target in its site inventory which is much more than Goleta or Santa Barbara provided in theirs.

However, I believe the current plan can be improved for both current and future city residents as well as making it more likely to meet HCD guidelines.

Problems with the R-Overlay

The City seeks to reach its RHNA goal of 901 units, up from 184 units built in the last cycle, primarily via new a zoning overlay on the east edges of the city on farming and commercial land. Roughly 70% of the ~2200 units in the site inventory are slotted to be built here.

The chosen area is far from downtown and is primarily commercial office space. This is problematic:

-
-
- Even though Carpinteria is a small city, these new residents won't be able to walk to do most of
- their errands, whereas they could if it was closer to downtown. Our beautiful city should be seeking to get as much walkable density as it can.
-
-
-
- The city might not be Affirmatively Furthering Fair Housing by sequestering nearly all its planned
- higher density low income housing away from $1m single families homes and next to a mobile/manufactured home park and other lower-cost housing. On Zillow today, all of the housing options near the main R-Overlay area are ~$550k, compared to $1m+ in the rest
- of the city.
-
-
-
- Tearing down in-use commercial for an out-of-the way development next to a freeway is a risky proposition.
- Even with a 2x buffer on RHNA numbers, the city should provide explicit likelihood of development in its Site Inventory to show it feels confident that some of these units are going to get development.
-

Unclear zoning guidance for the R-Overlay and Multifamily

The city should clearly define objective, by-right standards for multi-family development. In the R-Overlay zone the city is relying on for the majority of its site inventory, requirements are unclear and appear to be up for negotiation, driving up uncertainty in the development process and reducing the likelihood units get built at all, or at the density the city needs to hit its targets. The city states it "*has provided incentives for developers to facilitate inclusionary requirements."* It provides no explicit incentives and says it is all up to negotiation.

FAR, lot coverage, and minimum lot size standards for the R-Overlay district are undefined. The city notes that in negotiations it "may include" some incentives but provides no guidance on how likely or what the possible maximums might be. This does not give much certainty to prospective developers who may wish to build there. The city could provide minimum guarantees with density bonuses, and allow developers to negotiate above and beyond that for especially high-quality projects.

Reduce Parking and Height Restrictions

The R-Overlay zoning code sets 30ft height limits and requirements of 1-2 parking spots per unit. The city would see more affordable housing developed at a faster pace if it relaxed these requirements.

With height limits, the city has chosen to put the majority of units in a formerly commercial area. There are few existing resident's views that are blocked, and the area would be perfect for taller multi-family buildings. Taller buildings also would require smaller building footprints, giving developers flexibility to have more open space.

The city notes that "Impacts of the parking standards on housing cost and supply are minimal." The state of California disagrees – it passed AB 2097 this year due to strong evidence that minimum parking requirements

2

drive up building costs and contribute to climate change. If it is true, it is because the city's lot coverage requirements are so burdensome that parking is a drop in the bucket.

Broaden to Downtown and RH-1 zones
Lastly, I suggest the City look to where nearly all of the 77 in progress units it seeks to count towards its RHNA progress are – near the downtown commercial core and adjacent RH-1 areas. These are the areas people want to live, walkable to the beach, supermarkets, restaurants and other amenities. If the city believes full commercial parks are likely to be torn down to build dense affordable housing, it can easily apply the same logic to parcels that are going to be more desirable to be lived in. The city should explore zoning incentives for denser housing near Linden Ave and Carp Ave.

Hurry Up Your Timing
If my math and understanding of the law is correct, the city is cutting it very close to its deadline to have an approved housing element. With a 30-day public comment period starting Oct 10, and a 90-day review window by HCD, that leaves only 10 days to incorporate public feedback and have it be approved by the city before the Feb 15 deadline, and that is assuming HCD approves the first draft. Upon Feb 15 if Carpinteria doesn't have an approved housing element, in addition to losing homeless and affordable housing money, anyone can begin to submit projects under the Builders Remedy, which ignore local zoning. This is already starting to happen in fellow beach towns Santa Maria and Redondo Beach. Goleta, along with dozens of other municipalities, had their first draft rejected. Dozens are currently out of compliance. The city should swiftly review feedback and send a quality housing element to HCD.

Thank you for your hard work and consideration,

Eddie Siegel

CARPINTERIA VALLEY ASSOCIATION

Carpinteria Valley Association

PO Box 27, Carpinteria, CA 93014 CarpinteriaValleyAssociation.org

Protecting the beauty & natural resources of our valley since 1964

City of Carpinteria
5775 Carpinteria Ave.
Carpinteria, CA 93013

Oct 17, 2022

Re: Agenda Item #1: Public Release of the DRAFT 2023-2031 Housing Element Update

Members of the City Council and Planning Commission:

In the draft update, under Program Category #1, the second goal listed is:

"Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments."

Table I-9 lists the Employment of city residents and includes the statistic that the civilian employed population 16 years and over is 6,648 city residents. This is the number of people who live here who work somewhere, not the number of jobs in the City.

However, nowhere in this report can I find data on the number of jobs in the City of Carpinteria. Without that info, it is not possible to determine if the jobs-housing balance is within the 0.75 to 1.25 range. Therefore, it is impossible to make any evaluation about the second goal of Program Category #1. That data needs to be broken down by job sector so we have some idea of income and what housing would be within reach for workers in each sector.

Further, without information about the jobs-housing balance, critical information is missing for making the most important decision in this process: which of the sites listed in Table B-5 as "Candidate Opportunity Sites" should be selected to make up the shortfall shown in the Land Inventory Summary in Table B-1.

If we are short on jobs, we must be very careful what commercial or industrial parcels we add a residential overlay to.

We strongly urge you to ensure accurate data on both parts of the jobs-housing balance are available to you and to the public as soon as possible to appropriately inform the Housing Element Update.

One last point to consider in selecting what parcels to add a residential overlay to: It is of paramount importance that we protect the urban boundary by maintaining transitional land uses between high density residential and agricultural lands. If we don't do that, we are inviting the County to show up with more inappropriate proposals to expand our urban boundary like they have done at the north end of Bailard Avenue.

Thank you,

Mike Wondolowski
President
Carpinteria Valley Association
mwondo@cox.net

Steve Goggia

From: Brent Freitas <bbf@eyeofthedaygdc.com>
Sent: Friday, October 28, 2022 11:39 AM
To: Steve Goggia
Cc: Jon Friedman
Subject: 4620 Carpinteria Avenue

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hi Steve. We certainly support your efforts to overlay our property with high density residential use. What is of importance is the densities that will be allowed which I'm sure you understand. We don't want to get stuck or penalized moving forward with an alternative development if mixed use residential does not work financially. We look forward to moving forward and communicating with you and Planning. Regards, Brent

Brent Freitas
President
Eye of the Day, Inc.

4620 Carpinteria Avenue
Carpinteria, Ca 903013

Phone: 805-566-6500 ext. 100
Cell: 805-895-3007

1

November 15, 2022

Steve Goggia
Community Development Director
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA, 93013

Via email: Steveg@carpinteriaca.gov

SUBJECT: 2023-2031 Draft Housing Element – Proposed Housing Overlay
Letter of Support (6380 Via Real, Carpinteria, CA)

Dear Mr. Goggia:

RPG Pacifica is the property owner of the vacant 8.46-acre lot located at 6380 Via Real, Carpinteria, CA, otherwise known as the Lagunitas property. As you are aware, we recently had been pursuing the construction of an entitled office project on the property. With the demand for office space continuing to evolve in a post-COVID world, it does not appear that there will be sufficient demand from the market to justify the development of the current entitled office project. We were excited, therefore, to learn of the City of Carpinteria's recent efforts to introduce a Housing Overlay for our property as well as other commercial/ industrial areas within the City as part of its Housing Element Update.

We wish to express our support of the proposed Housing Overlay at densities of 20-24 units/acre or greater. We appreciate that the Overlay is not a mandate and would not result in any legal non-conforming issues for either existing or proposed commercial developments, but would allow a property owner the option to consider housing as a potential use of his or her property in support of the City's and State's goals to provide additional residential opportunities within the City of Carpinteria.

Please let this letter serve as an indication of our support for the City's efforts to have its Housing Element (with the Housing Overlay) be certified by the California Department of Housing and Community Development as well as its implementation of any related Local Coastal Plan/ zoning changes.

Sincerely,

Steve Leonard
President

Cc: Troy White, *TW Land Planning & Development, LLC*

315 S. Coast Hwy 101, Ste U-12, Encinitas, CA 92024
www.rafpg.com

Steve Goggia

Subject: Carpinteria Candidate Site No. 1

From: bryan <ikamim@hotmail.com>
Sent: Friday, November 18, 2022 8:45 AM
To: Steve Goggia <steveg@carpinteriaca.gov>
Subject: Re: Carpinteria Candidate Site No. 1

Sent from my iPhone

Dear Mr. Goggia,

I am the owner of your Draft Housing Element Candidate Opportunity Site # 1, APNs 001-080-040, -002, and -030. My three parcels total approximately 15.8 acres, and are currently in avocado production. I appreciate your reaching out to inform me of the October 13th ZOOM webinar and the October 17th Special Joint Meeting of the Planning Commission and City Council. I wholeheartedly support the City's efforts to apply a residential only overlay on my property as it would allow a high density residential use should my agricultural operations cease to make sense financially. I look forward to continued communication as this process moves ahead.

Yours,

Bryan Mimaki

1

Steve Goggia

Subject: FW: Could you please forward this to the appropriate channels

From: Justin Klentner <justin@westernbuiltconstruction.com>
Sent: Friday, November 18, 2022 12:59 PM
To: Steve Goggia <steveg@ci.carpinteria.ca.us>
Subject: Could you please forward this to the appropriate channels

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Dear Mr. Goggia,

I am the owner of the Draft Housing Element Candidate Opportunity Site #17, APN 003-251-021, a nearly one acre parcel with a mixed commercial and low density residential split zoning designations. The site is currently used as an equipment rental yard, although I am exploring the potential of a mixed use residential and commercial redevelopment of the entire site. I totally support the City's efforts to apply a residential only overlay on my property as it would allow a much needed high density residential use in Carpinteria's downtown district.

Without this overlay I don't see how we can ever get the housing needs that our community so desperately needs.

Thank you for your time.

Justin Klentner

1

November 20, 2022

Mr. Steve Goggia
Community Development Director
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, Ca. 93013

Via email: steveg@carpinteriaca.gov

Re: Carpinteria Housing Element Candidate Opportunity Site #18

Dear Mr. Goggia:

I have been following and have attended workshops for the proposed residential overlay zones for the City's housing update in the General Plan. My family has owned APN's: 004-039-007, 003-151-017 and 003-151-018 since the 1950's. The property is currently zoned commercial but is surrounded by residential neighborhoods which makes these parcels prime candidates for the proposed residential overlay zone. APN 004-039-007 is currently leased to an irrigation and landscape service company and APN's 003-151-017 & 003-151-018 contain our family home since 1955. While APN 004-039-007 allows for a mixed use residential and commercial development, the overlay residential zone would allow several options to create more downtown residential units.

I strongly support the City's draft housing element to apply an overlay residential zone to those properties in the City's downtown commercial zone.

Sincerely,

Bill Medel

Bill Medel
1095 Holly Avenue
Carpinteria, Ca. 93013
wemedelco@verizon.net







January 20, 2023

Dave Durflinger
City Manager, City of Carpinteria
Email: daved@carpinteriaca.gov

RE: Failure to Timely Engage in the Sixth Cycle Housing Element Process

Dear Mr. Durflinger:

YIMBY Law, Californians for Homeownership, and the California Housing Defense Fund are 501(c)(3) organizations devoted to using impact litigation and other legal tools to address California's housing crisis. We are writing to express serious concerns about the City's failure to timely engage in the process of developing its revised housing element. Because the City cannot legally meet the deadline for adopting its sixth cycle housing element update, we may initiate litigation against the City on or shortly after February 16, 2023 to compel the City to comply with housing element law.

We want to ensure that the City understands its obligations under state law. The City is required to adopt its sixth cycle housing element update by February 15, 2023.[1] The City must also submit an initial draft to the Department of Housing and Community Development (HCD) "at least 90 days prior to adoption."[2] Thus, in order to timely adopt a sixth cycle housing element, the City was required to submit a draft housing element to HCD by November 17, 2022. It did not do so.

Because the City will not be able to lawfully adopt a sixth cycle housing element update by February 15, 2023, it will be immediately subject to litigation under Government Code Section 65750 *et seq.* Housing element litigation is given near-complete priority in the court system.[3] If we are forced to litigate, in addition to being ordered to adopt a housing element on a short timeline,[4] the City could also face a number of serious penalties. For example, the court could suspend permitting in the City,[5] and it could judicially approve housing development projects within the City.[6] The court could impose these penalties while the litigation is pending, even before reaching a final decision.[7] And a successful plaintiff can obtain attorneys' fees under Code of Civil Procedure Section 1021.5.

[1] Gov. Code § 65588(e)(3)(A).
[2] Gov. Code § 65585(b)(1).
[3] Gov. Code § 65752.
[4] Gov. Code § 65754.
[5] Gov. Code § 65755(a)(1).
[6] Gov. Code § 65755(a)(4).
[7] Gov. Code § 65757.

Each of our organizations has a long track record of successful litigation against local agencies that violate state housing laws. Californians for Homeownership, in particular, has filed ten lawsuits in Southern California this year over violations of housing element law, including lawsuits against eight cities for failing to timely adopt housing elements. And all three organizations intend to seek strict enforcement of the deadlines for housing element adoption in the Bay Area, including through litigation if necessary. We assure you: this is not an empty threat.

But we are writing to offer the City an alternative to litigation. Our organizations will forego immediate litigation against the City if the City signs the acknowledgement provided below, without modification. If the City would like to take advantage of this compromise offer, please send the signed acknowledgement to housingelements@yimbylaw.org by February 14, 2023. Please do not respond with a summary of the reasons the City's housing element will be tardy; we are familiar with the full range of explanations, having engaged in this process for over a year in Southern California. If the City would like to avoid litigation, it can do so by providing a signed acknowledgement, not a letter explaining why its process has taken so long.

If you have any questions, please do not hesitate to reach out to us by sending an email to keith@yimbylaw.org, matt@caforhomes.org, and dylan@calhdf.org.

Sincerely,



Keith Diggs
YIMBY Law



Matthew Gelfand
Californians for Homeownership



Dylan Casey
California Housing Defense Fund

cc: Steve Goggia, Comm. Dev. Dir. (by email to steveg@carpinteriaca.gov)
Jena Shoaf Acos, Esq., City Attorney (by email to jacos@bhfs.com)
City Council (by email to Brian Barrett, City Clerk, brianb@carpinteriaca.gov)

ACKNOWLEDGMENT

The City of Carpinteria hereby acknowledges that it cannot timely adopt a sixth cycle revised housing element of its general plan within the deadline set forth in Government Code Section 65588, and that its housing element will therefore not be in substantial compliance with Article 10.6 of Chapter 3 of Division 1 of Title 7 of the Government Code, starting on February 16, 2023.

As a result, the City acknowledges that, starting February 16, 2023 and until such time as the City adopts a housing element that is substantially compliant with Article 10.6, it will be prohibited from rejecting any housing development project based on subdivision (d)(1) or (d)(5) of the Housing Accountability Act (HAA), Government Code Section 65589.5. The City acknowledges that this means that, unless another exception within subdivision (d) applies, the City is prohibited from using its general plan and zoning standards to reject an application that meets the affordability requirements described in subdivision (h)(3) of the HAA.

The public, including without limitation any applicant to develop any project involving residential units, may rely on this Acknowledgment as the City's binding commitment to comply with the provisions of state law described above. The City agrees that, should litigation arise regarding the City's decision on any such project that is the subject of an application or preliminary application submitted between February 16, 2023 and the City's adoption of a substantially compliant housing element, the City will be estopped from relying on subdivision (d)(1) or (d)(5) of the HAA.

DATED: _____, 2023 CITY OF CARPINTERIA

By: _____
[Signature]

_____
[Name]

Its: _____
[Title]

From: Kenneth Trigueiro <kennetht@pshhc.org>
Sent: Monday, January 30, 2023 4:39 PM
To: Steve Goggia <steveg@carpinteriaca.gov>
Subject: PSHH appreciates City of Carpinteria's ongoing support of affordable housing!

Hi Steve,

It was great to see you in the Joint Cities-County of Santa Barbara Affordable Housing Task Force Group last week. I wanted to let you know how much we continue to appreciate you, your planning staff, the City Manager's leadership and the City's elected officials' support for affordable housing developed and operated by People's Self-Help Housing. Of all the 30+ jurisdictions we work with along the Central Coast region, the City of Carpinteria is a standout, when it comes to championing projects and supporting our residents' success. I was reflecting how the City has provided our multiple properties developed in the Carpinteria so many keys to their success. Most helpful have been development impact fees relief, processing our entitlement approvals in an expedited manner, supporting projects with permanent soft loans, passing through the City's CDBG and HOME allocations, and even donated surplus City land to develop additional units. We so appreciate your and the City's sincere and meaningful contributions to affordable housing!

I wanted to update you too, on recent conversations we have had with the commercial developer who is proposing a new tourist serving project in the City. Though they had not contemplated providing any housing, much less onsite deed restricted affordable housing to serve lower-income earning households, they have now reached out to us for that purpose. We are now negotiating an agreement with them to develop a project on land they intend to carve out for that purpose. It's our understanding that this is a direct response to your encouragement of them to consider including affordable housing in their proposal,

1

though there is no housing requirement for them to do so! I think that's a testament to the City's intent to do all you can to encourage more affordable housing.

I'm also writing to you at this time since I know you are working on your Housing Element. When you recently invited me to speak to your City Council on identifying the most critical aspects for promoting more affordable housing, including on which sites within the City could best accompany potential projects, it was clearly very impactful on the decision makers, as evidenced by their engagement and even recommendations for further sites they felt could be potentially added to your inventory. I was so impressed and grateful to be a part of that process. Thanks again for reaching out to us for that purpose. As you continue your Housing Element update, perhaps it would be of value to share these comments with HCD reviewers. If so, please feel free to! I know Paul McDougall at HCD is familiar with our work, since we have been very active in the Central Coast region for over 50 years, developing over 3,000 affordable units for lower-income earning households over the years. We try to let HCD know who the model jurisdictions are who support affordable housing, whenever we have the opportunity. And the City of Carpinteria is definitely exemplary.

People's Self-Help Housing

Kenneth Trigueiro
CEO & President
1060 Kendall Rd
San Luis Obispo, CA 93401
Office (805) 540-2453

We build affordable *homes* with site-based *services* that offer *opportunities* to change lives and strengthen *communities* on the Central Coast of California.

Victor and Susan Schaff
2000 Cravens Lane
Carpinteria, CA 93013
805.331.4808

RECEIVED
MAR 06 2023
COMMUNITY DEVELOPMENT DEPARTMENT

March 6, 2023

Planning Commission and City Council
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
Attn: Steve Goggia, Nick Bobroff

Re: 6155 and 6175 Carpinteria Avenue

Ladies and Gentleman:

I am Victor Schaff, resident of the City of Carpinteria and owner of the above referenced properties. The 6155 site is currently leased to S & S Seed Company which I founded and recently sold, and the 6175 site is vacant land Per the attached more detailed presentation, I hereby request that these properties be added to those included in the Residential Overlay of the City of Carpinteria (2023-2031) Draft Housing Element.

While this specific request is directly related to and intended to enhance the Draft Housing Element, of significance is the fact that the current housing rental vacancy rate in Santa Barbara is a tight 1.7%, compelling evidence of an imbalance between supply and demand. This imbalance caused 2022 rental rates to increase by 9% with pressure for an even greater increase in 2023. Home sale prices increased by 13.2%, driven by a similar imbalance in supply and demand.

As a long standing member of our community, I personally favor mandated construction of "affordable" housing as defined by the state, and will commit to a minimum of 20% "affordable" for any project we develop. Still a primary driving force to achieve general housing affordability is for supply to be in balance with demand.

In contrast, as discussed in greater detail in the accompanying presentation, there is no demand in the market area for additional business park space. This will cause the 6175 site to remain vacant land, and when the S & S lease expires in two years on the 6155 site for it to potentially be empty buildings.

I respectfully request your positive consideration of the above.

Sincerely,

Victor Schaff

RESIDENTIAL OVERLAY PRESENTATION- 6155, 6175 CARPINTERIA AVENUE

On behalf of Victor Schaff, owner of 6155 and 6175 Carpinteria Avenue in the city of Carpinteria, the undersigned proposes that these two properties be included among those designated within the city's HCD proposed Housing Element to be rezoned with a residential overlay zone.

The Properties

The two referenced properties are currently zoned M-RP, and are part of Bluffs Area II within the City of Carpinteria General Plan and Local Coastal Plan. 6175 Carpinteria Avenue is vacant and is 3.62 gross acres. It has never had structures built upon it. 6155 Carpinteria Avenue is 2.94 gross acres and contains approximately 48,000 square feet of structures which house the office and warehouse facilities of S&S Seed Company.

Victor Schaff, the owner of both properties, is a long-time resident of Carpinteria. He is the founder of S&S Seed Company. Within the last year he has sold the company to a third party and no longer has a role in the

company. The company now leases 6155 Carpinteria Avenue from Mr. Schaff, but will likely vacate the property in the near future.

City of Carpinteria Housing Element

The City of Carpinteria is in the process of seeking certification of its 2023-2031 State of California Housing Element. A first draft of the Housing Element has been submitted to State HCD, and the city is awaiting response. The city anticipates that it will not receive certification with this first draft, but rather will be required to make certain additions, modifications, and edits, and then submit a second draft for review.

One of the components of the current draft is a proposal that certain specific parcels within the city become the subject of a multi-family residential overlay zone (Residential Overlay). Several of these parcels are currently zoned M-RP, the same as the two subject properties. The owner of the two subject parcels hereby requests that the two subject parcels be included among those to be rezoned by adding them to the Residential Overlay.

Conceptual Project Diagram and Site Plan

As a tool for the city decision making bodies and for them to visualize the type of residential project which might be realized on these properties we have included herewith a diagrammatic site plan illustrating the possible site usage. We wish to emphasize that this site plan is not intended to be in any way architectural design or a proposed project, but simply to assist in the evaluation of the two sites becoming appropriate for the Residential Overlay.

The site plan illustrates a potential 130 residential units comprised of studio, 1 bedroom, 2 bedroom, and 3-4 bedroom townhome units. The intent is that all city zoning codes would be adhered to. In addition, a minimum 20% of the units will be affordable.

As illustrated on the site plan, one characteristic which is included, and we would welcome as a condition of the residential overlay zone, is significant photovoltaic solar generation. With relatively low two to three story structures considerable roof area as a percentage of building area can be achieved. Coupling this with west/southwest sloping roofs, much power generating

capacity is possible. The project could be a model example.

Please see the site diagram, axonometric, and cross sections for further detail.

Rationale for These Sites Becoming Residential

The City of Carpinteria is in the midst of the process of obtaining certification of its 2023-2031 Housing Element as mandated by the state. Inclusion of these two sites in the list of residential overlay sites could become a significant positive to the Housing Element.

The owner of the sites is a long-time local resident, has the financial capacity to embark on development of the sites, and, in principle, wishes to do so. He has complete individual authority regarding all actions taken regarding them.

The 6175 Carpinteria Avenue site was recently acquired by Victor Schaff. In recent years, and under previous ownership, considerable preliminary entitlement work was performed by various survey, geologic, environmental, traffic, etc. consultants per the direction

of Barton Myers Associates, architect, and The McGregor Company, developer, and in communication and cooperation with city staff. Much of this preliminary work might be applicable to future projects, both on this site and 6155, thus potentially saving future time and effort. Mr. Schaff has access to all this work and may choose to utilize these entities related to a future project.

The sites are ideally located for residential development. They are in Bluffs Area II of the city's Local Coastal Plan. They are immediately adjacent to the 53 acre Carpinteria Bluffs Nature Park offering a variety of recreational uses for residents, thus offering an ideal adjacency for residential use.

The sites benefit from highly desirable accessibility and transportation infrastructure to serve the local community and more regional workforce. Bus service along Carpinteria Avenue, dedicated bike lanes, and the immediately adjacent highway 101/1 corridor exist and are regularly being improved.

Currently, the two sites are the only missing links to the Carpinteria Bluffs Trail, forcing users to detour, having to walk along the edge of Carpinteria Avenue and across the

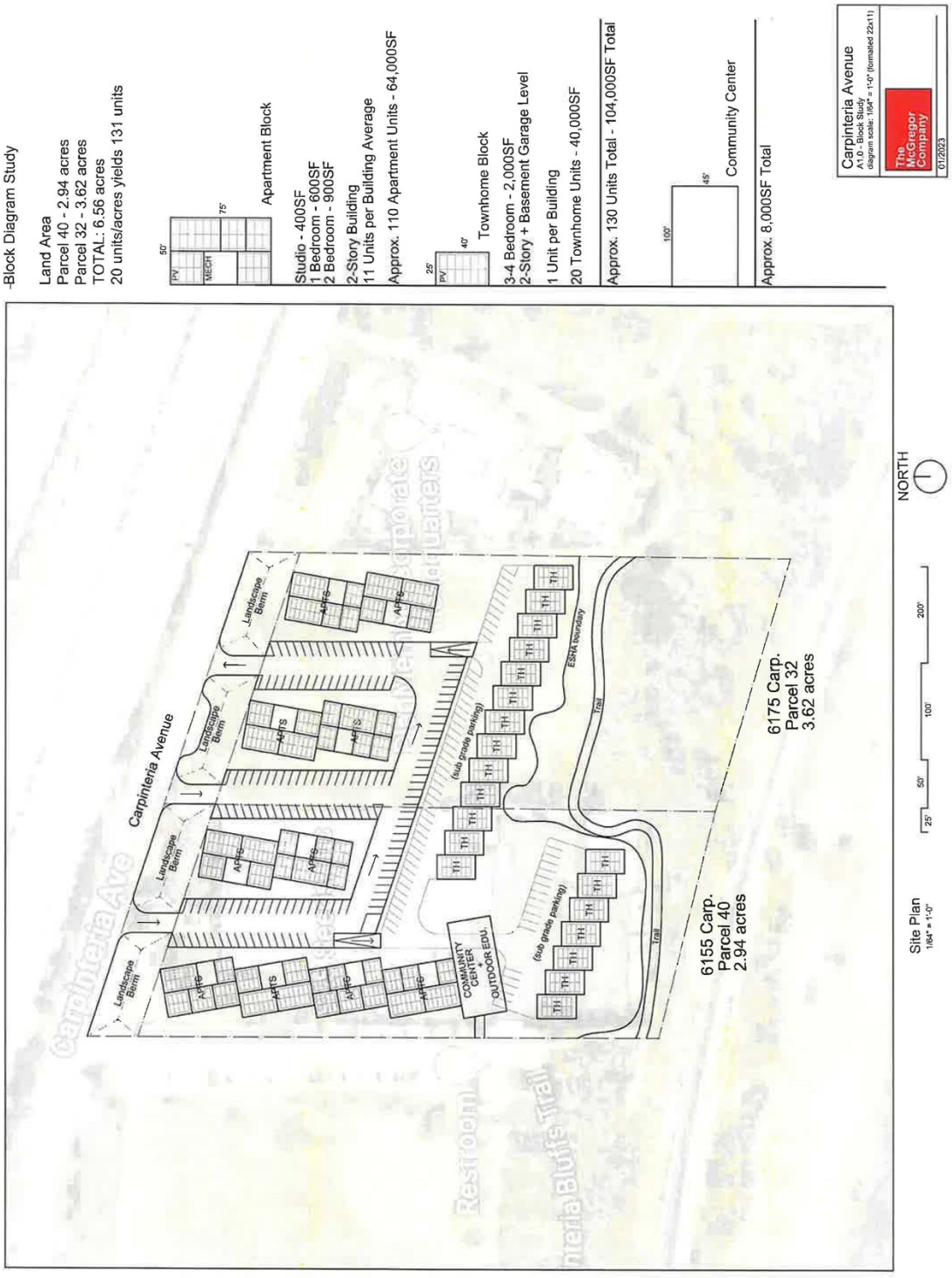
unimproved site. Any development of the sites would assure the inclusion of the trail in these locations, thus making the trail continuous.

The sites, being located on the bluffs, are well above sea level, and as such will never be subject to the potential impacts of rising sea level.

Given the immediate adjacency to the park, we would like to explore including within any development a community building which would be shared by the new residents and the community at large.

The to-date envisioned usage of these sites would have been "business park" similar to the existing buildings to the east. However, with major reduction in demand for such uses, partly driven by the pandemic, and with numerous companies now realizing their need for space has considerably lessened due to a much larger percentage of at-home and other out-of-office work, there is no need for additional business park space. Procore is a typical example, which continues to be a growing company, but rather than needing more space as they thought they would a few years ago, they now actually have had sub-lease space available.

Respectfully submitted,
The McGregor Company
By William T. McGregor


Block Diagram Study
Land Area
Parcel 40 - 2.94 acres
Parcel 32 - 3.62 acres
TOTAL: 6.56 acres
20 units/acres yields 131 units
50'
PKG
MECH
75'
Apartment Block
Studio - 400SF
1 Bedroom - 600SF
2 Bedroom - 900SF
2-Story Building
11 Units per Building Average
Approx. 110 Apartment Units - 64,000SF
25'
PKG
40'
Townhome Block
3-4 Bedroom - 2,000SF
2-Story + Basement Garage Level
1 Unit per Building
20 Townhome Units - 40,000SF
Approx. 130 Units Total - 104,000SF Total
100'
45'
Community Center
Approx. 8,000SF Total
Carpinteria Avenue
A1.0 - Block Study
diagram scale: 1/64" = 1'-0" (formatted 22x11)
The McGregor Company
01/2023
Carpinteria Ave
Carpinteria Avenue
Landscape Berm
APTS
COMMUNITY CENTER
OUTDOOR EDU.
(sub grade parking)
TH
ESHA Boundary
Trail
6155 Carp.
Parcel 40
2.94 acres
6175 Carp.
Parcel 32
3.62 acres
NORTH
Site Plan
1/64" = 1'-0"
25'
50'
100'
200'

Apartments - 110 Units
*Solar PV Collection + Battery Storage
*Surface parking
*Community greenspace
Townhomes - 20 Units
*Solar PV Collection + Battery Storage
*Sub-surface Parking
Trail Extension
ESHA
Bluff
Bluff
Carpinteria Avenue
Community Center
+ Garden
*Access to Viola Fields
*ESHA Learning Garden
*Interactive Educational Facility
Carpinteria Avenue
A2.0 - Block Study 3D Diagram
diagram scale: 1/64" = 1'-0" (formatted 22x11)
The McGregor Company
02/2023

Carpinteria Avenue
APTS
APTS
TH
Site Section B-B
Carpinteria Avenue
APTS
APTS
TH
Site Section A-A
Site Sections
1/32" = 1'-0"
25'
50'
100'
NORTH
Carpinteria Avenue
A3.0 - Block Study Elevations
diagram scale: 1/32" = 1'-0" (formatted 22x11)
The McGregor Company
02/2023

March 20, 2023 VIA EMAIL

Chairwoman Benefield & Planning Commissioners
5775 Carpinteria Ave.
Carpinteria, CA 93013

Re: Carpinteria Housing Element & Bailard Affordable and Workforce Housing

Dear Chairwoman and Planning Commissioners,

I am writing you on behalf of the Housing Authority of the County of Santa Barbara and Red Tail Multifamily Land Development, LLC. Our organizations have formed a public-private partnership to develop the property owned by the Carpinteria Unified School District at the end of Bailard and west of the Monte Vista Park site.

Background
The property was first considered for development over twenty years ago and was studied according the CEQA requirements at the time. An EIR was prepared and certified for the development of a school site. Due to declining enrollment, it was determined the site was not needed and accordingly, the school site was deemed surplus. The school district is required by law to offer the property for sale via the Surplus Land Act to affordable housing concerns.

The property is currently zoned and land use designated for low density residential development. It is outside the urban rural limit line and within an EDRN area. Although the property is being farmed, the current planting of row crops only dates to the mid-1980s and most of the property is outside the Prime Farmland designation. Furthermore, we have completed a study utilizing the County's Thresholds of Significance and determine there would be a less than significant impact on farmland by developing this site.

We have collaborated with the County on the design and development. The plan has been presented to the Board of Architectural Review and Planning Commission. However, we still anticipate further interaction with County staff and various official bodies.

County Housing Need
The region's housing needs are real and well documented. Employers struggle to find workers and housing costs force employees to spend hours commuting from great distances. The unaffordability and lack of housing also has a dramatic impact on existing households. Without affordable entry level housing, young families are pushed from the area or forced to double up in multigenerational households. Moreover, the most recent Point In Time Count identified 22 individuals experiencing homelessness in Carpinteria.

The County has identify sites for nearly 4,400 units of housing in the South Coast region within this housing cycle. As the entirety of County property surrounding the City of Carpinteria is outside of the urban rural boundary, there are no opportunities for the County to identify residential development land in the Carpinteria area without impacting agricultural land.

Project opponents hold the urban rural boundary as a firm line that must never be crossed. This is unrealistic as there are no alternative developable properties to place the housing requirement.

TK Consulting, Inc. • 714.624.7539 • 31232 Old San Juan Road, San Juan Capistrano, CA 92675

Integrity. Experience. Results.

City Housing Element

Separate and apart from the County's housing need, the City must identify over 800 units of housing inside the city boundary. In a City that is mostly built-out, this is a challenge. However, opportunities do exist and should be encouraged.

The City has proposed placing a residential overlay (R Overlay) across numerous parcels identified as underutilized. Unfortunately, the density range and realistic density range do not provide enough monetary value to encourage redevelopment of these properties. A calculation should be made on each identified parcel to demonstrate that the proposed density is economically feasible. This is especially true when considering affordable housing, which typically needs some sort of subsidy to exist.

The City should also consider a wider range of densities and reduction in standards to allow those densities to be achievable.

An example of a standard that effectively reduces density is the proposed 30' building height limitation. It is very difficult to achieve three story housing at a 30' height limitation. With 1' between floors and a ceiling height of 9', the roof could only be 1' high, which is impractical. We suggest a minimum of 36' building height.

Lastly and possibly most important, placing an R overlay is a good important first step, but it does not remove the discretionary requirements of the City. These mostly notably include a Development Plan and General Plan Amendment. By not amending the General Plan's Land Use Element for the identified properties, a substantially higher bar is placed on the development of these properties. Furthermore, it would negate the opportunity to process an SB330 application.

Conclusion

The Bailard Affordable and Workforce Housing property is important and necessary for the County. This need is in addition to what the City is proposing to provide. Although some might argue better locations exists, a survey of available land, utilities and County planning requirements shows that no better locations are readily available. Attached is an aerial map of the City and its surroundings showing the relatively few units the County has placed adjoining the City of Carpinteria.

We are committed to continued pursuit of our SB330 Builder's Remedy application for the development of this property, but it is our sincere desire to incorporate the City of Carpinteria and local community in this process. We hope the City will engage our team in meaningful dialog on this project.

Should you have any questions, please feel free to call or email me at your convenience.

Sincerely,

Brent Little

Brent Little
Project Manager

CC: John Polanskey – Housing Authority of the County of Santa Barbara
Bob Havilcek - Housing Authority of the County of Santa Barbara
Ron Wu – Red Tail Multifamily Land Development, LLC
Tyler White – Red Tail Multifamily Land Development, LLC


Rural Area
Van Wingerden #1
Van Wingerden #2
Carpinteria
Bailard

STATE OF CALIFORNIA— CALIFORNIA NATURAL RESOURCES AGENCY GAVIN NEWSOM, *Governor*

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT OFFICE
89 South California Street, Suite 200
Ventura, CA 93001-2801
Voice (805) 585-1800
FAX (805) 641-1732
www.coastal.ca.gov

April 10, 2023

Steve Goggia
City of Carpinteria Community Development Department
5775 Carpinteria Ave
Carpinteria, CA 93013
Email: steveg@carpinteriaca.gov

RE: Draft City of Carpinteria Housing Element Update

Dear Mr. Goggia:

Coastal Commission staff has reviewed the Revised Draft Housing Element and Technical Report for the Draft 2023-2031 Housing Element Update prepared by the City of Carpinteria (the City) dated April 2023, and we appreciate the opportunity to provide comments for your consideration.

The revised Draft 2023-2031 Housing Element Update is aimed to address State requirements for cities to facilitate increased housing production, particularly higher-density multi-family housing. Appendix B of the Technical Report provides the City's detailed sites inventory analysis, which outlines a deficit of sufficient sites to accommodate the City's RHNA allocation in the very-low- and low-income categories. As a solution, the City is currently proposing a zoning strategy that would allow the adoption of an "R Overlay" designation to facilitate future growth through the allowance of stand-alone residential (i.e., residential only) or a mix of residential and commercial uses at a density of 20 to 25 units/acre on parcels where stand-alone residential is not currently allowed.

As written, the overlay could be applied to certain sites identified in Section 3, Appendix B, of the Technical Report, which provides an inventory of sites that could be used to accommodate the City's present RHNA allocation as well as candidate sites for potential zoning amendments to increase capacity for new housing commensurate with future assignments. The candidate sites currently have zoning designations of Commercial, Visitor-Serving Commercial, Industrial/Research Park, Industrial, and Agricultural.

Amendments to the Zoning Code related to the R Overlay and application of the R Overlay to specific sites cannot become effective without amendments to the City's certified Local Coastal Program (LCP), following review and approval by the California Coastal Commission.

The proposed zoning changes raise concern in regard to existing protections for priority land uses identified in the Coastal Act and in the City's existing certified LCP, specifically in regard to agricultural and visitor-serving commercial uses. Further, sites located in proximity to the Carpinteria Salt Marsh raise issues with flooding and other coastal hazards, particularly with anticipated sea level rise. Finally, potential sites that contain or

are adjacent to creeks or other environmentally sensitive areas raise issue with regard to ESHA protection, water quality, and flooding hazards in consideration of sea level rise.

Several such policies are included for reference on page 4 of this letter.

The certified LCP contains specific objectives and policies (including the Chapter 3 policies of the Coastal Act) which require the protection of agriculture, and the protection of existing and the provision of new visitor-serving commercial uses throughout the City's jurisdiction. Objectives and policies associated with flexible land use allow for certain use changes, including the creation of residential overlays, but only where support for existing protections can be demonstrated.

The Coastal Act and Carpinteria LCP require the protection of coastal agriculture, including that the maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy. A conversion of agricultural land to other uses is only allowable under very limited circumstances, based on the detailed analysis of agricultural viability and other factors.

Further, among the most important goals and requirements of the Coastal Act and the LCP is the mandate to protect, provide, enhance, and maximize public access, with an important component of public access being the availability of lower cost visitor serving facilities, particularly lower cost3 overnight accommodations. This allows members of the public that live further from the coast, including those with lower income, to stay near the coast and gain access to the beach and ocean.

As written, the revised Draft 2023-2031 Housing Element Update includes sites that the City identifies as candidates for zone change to apply the R overlay (allowing stand-alone residential development). Some of those candidate sites are zoned for and contain existing coastal agriculture. Conversion of agriculture to residential use in those cases would need to meet all of the LCP criteria for such conversion. Similarly, there are candidate sites that are currently developed with visitor serving uses or zoned for such use. Rezoning of those sites and conversion to residential use will need to address the Coastal Act and LCP limitations on eliminating such high priority uses. Any conversions of agriculture or visitor serving uses will need to be supported by detailed analyses, based on substantial evidence, prior to the City's adoption of the future LCP amendment.

We would like to request that, moving forward, the City staff coordinate closely with Commission staff prior to City Council adoption of an LCP amendment(s) to include any necessary changes agreed upon by our respective staffs prior to formal submittal of an LCP to the Coastal Commission.

Such a collaborative process would allow our respective staffs to work together to most efficiently address and resolve any potential issues relating to consistency between future LCP amendments associated with the City's draft Housing Element
and the coastal resource protections of the Coastal Act and certified LCP while minimizing the number of potential suggested modifications by the Commission that might be necessary during the formal certification process. We think there would be great value

to this process in terms of maximum transparency and local public input on any such amendments and streamlined processing of related LCP Amendment submittal(s).

Thank you very much for considering our comments. We would welcome an opportunity to meet with your department to further discuss LCP development and staff coordination opportunities.

Sincerely,

Sam Fearer

Sam Fearer
Coastal Program Analyst

cc: Nick Bobroff, City of Carpinteria Community Development Department (nickb@carpinteriaca.gov)
Barbara Carey, CCC District Manager (Barbara.Carey@coastal.ca.gov)
Steve Hudson, CCC District Director (Steve.Hudson@coastal.ca.gov)

Relevant Policies

Agricultural Uses

Coastal Act Section 30241 states:

The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

(c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.

(d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

Policy LU-1d of the LUP states:

Ensure that the type, location and intensity of land uses planned adjacent to any parcel designated open space/recreation or agriculture (as shown on Figure LU-1) are compatible with these public resources and will not be detrimental to the resource.

Objective LU-5 of the LUP states:

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

Policy LU-5a of the LUP states:

The City shall continue to give priority to agriculture, coastal-dependent industry and visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over residential, general industrial, or general commercial development.

Objective OSC-9 of the LUP states:

Encourage and promote open-field agriculture as an independent, viable industry to meet the needs of present and future populations and to preserve the Carpinteria Valley's rural, open space character.

Policy OSC-9d of the LUP states:

Encourage conservation of agricultural production areas.

Policy OSC-9e of the LUP states:

Avoid the conversion of agricultural land to nonagricultural land uses except where conversion meets the criteria established by Sections 30241, 30241.5, and 30242 of the Coastal Act.

Visitor-Serving Commercial Uses

Coastal Act Section 30222 states:

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Objective LU-5 of the LUP states:

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

Policy LU-5c of the LUP states:
The City shall prohibit the removal or conversion of visitor-serving development unless it will be replaced by development offering comparable visitor-serving opportunities.

Implementation Policy 1 of the LUP states:

A visitor serving zone district shall be maintained as a part of the city zoning regulations with the purpose of providing adequate opportunity for commercial development that

will serve visitors to the city. The visitor serving zone district shall apply to all visitor-serving commercial designated parcels.

Flexible Land Use and Zoning

Objective LU-6 of the LUP states:

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.

Policy LU-6a of the LUP states, in relevant part:

… Mixed-use development shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site.

Policy LU-6b of the LUP states, in relevant part:

The City may consider and permit residential use on a parcel or parcels not designated for such use under certain circumstances… Residential use shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site… Residential Overlay shall be considered only after mixed use development, as allowed through policy LU-6a above, has been determined by the City to not be appropriate.

Policy LU-6c of the LUP states:

Parcels designated coastal-dependent industrial or visitor-serving commercial shall not be considered for mixed use or residential use, with the exception that second-story mixed use or residential use shall be allowed on visitor-serving commercial parcels in the Downtown Core District.

Subject: 5800 Via Real 400 new units
Date: Friday, August 11, 2023 at 12:05:34 PM Pacific Daylight Time
From: Brian King
To: Nick Bobroff
CC: Robert MCDonald
Attachments: 2380_001.pdf

EXTERNAL EMAIL

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hello Nick
I received the attached from Ashley and Vance for a proposed 400 unit development project at 5800 Via Real. This was the first I heard of this purposed project, was curious how active have they been with the City of Carpinteria for this project?
Thanks

Brian King, P.E.
Carpinteria Valley Water District
1301 Santa Ynez Ave.
Carpinteria Ca. 93013
805-684-2816x107

Ashley&Vance
ENGINEERING, INC.
CIVIL • STRUCTURAL

210 East Cota Street
Santa Barbara, CA 93101
(805) 962-9966

www.ashleyvance.com

Job No. 230678

August 9, 2023

Peter Grace
8665 East Duarte Road
San Gabrial, CA 91775

Re: 5800 Via Real – Sewer and Water Volume Analysis
To Whom It May Concern:
The purpose of this letter is to provide a summary of the volume analysis for the new sewer and water laterals servicing a proposed re-development project at 5800 Via Real. Design analysis for the sewer and water system is based on 2022 California Plumbing Code (CPC) requirements. (Only volume analysis for sewer and water)

Proposed Sewer Volume Analysis
The proposed development occupancy is classified as residential. The proposed complex includes 162 1b/1ba units, 132 2b/2ba units, 85 3bed/3ba units and 21 4 bed/3ba units with 2, 3, 4, and 5 occupants in each respective unit type for a total occupancy of 1165. The proposed complex includes lavatories, kitchen faucets, showerheads, and water closets for volume calculations. The total baseline sewer demand is 41,707 gallons per day for an annual demand of 46.72 acre feet. See sewer usage determination calculation for details.

Proposed Water Volume Analysis
The proposed development occupancy is classified as New Construction Residential. The proposed complex includes 162 1b/1ba units, 132 2b/2ba units, 85 3bed/3ba units and 21 4 bed/3ba units with 2, 3, 4, and 5 occupants in each respective unit type for a total occupancy of 1165. The proposed complex includes lavatories, kitchen faucets, showerheads, and water closets for volume calculations. The total baseline water demand is 33,249 gallons per day for an annual demand of 37.25 acre feet. See water usage determination calculation for details.

Sincerely,

REGISTERED PROFESSIONAL ENGINEER
JASON J. GOTSIS
No. 65702
CIVIL
STATE OF CALIFORNIA

Michael Sowards
Project Engineer

Jason J. Gotsis, P.E.
Principal Engineer

Attachments
Sewer Volume Determination
Water Volume Determination

Ashley & Vance ENGINEERING, INC

Sewer Usage Determination

Type	Occupants/Unit	# of units	Total Occupants
1 bed/1 bath	2	162	324
2 bed/2 bath	3	132	396
3 bed/3 bath	4	85	340
4 bed/3 bath	5	21	105
TOTAL		1165	

Domestic Demand Fixture Analysis					
Fixture Type	Flow Rate[1]	Duration[1]	Daily Uses[1]	Occupant[2,3]	Daily Volume[4]
Showerheads	2.5	8	1	1165	23300
Lavatory faucets residential	2.2	0.25	4	1165	2563
Kitchen faucets	2.2	4	1	1165	10252
Gravity water closets (F)	1.6	1	3	1165	5592
Total Daily Volume					41707

Domestic Useage Determination	
Total baseline sewer demand (gpd)	41707
Annual sewer demand (gal / year)	15223055
Annual sewer demand (AF / year)	46.72

1. Per 2019 California Plumbing Code Table L 701.2(1)
2. Residential occupancy per 2019 California Plumbing Code Table L 701.2(1) note 3 [2 for first bedroom 1 for each additional]

#N/A

4. Per 2019 California Plumbing Code L 701.2 [water use = flow rate x duration x uses x occupants]

Ashley & Vance
ENGINEERING, INC

Water Usage Determination

Type	Occupants/Unit	# of units	Total Occupants
1 bed/1 bath	2	162	324
2 bed/2 bath	3	132	396
3 bed/3 bath	4	85	340
4 bed/3 bath	5	21	105
TOTAL		1165	

Domestic Usage Fixture Analysis					
Fixture Type	Flow Rate[1]	Duration[1]	Daily Uses[1]	Occupant[2,3]	Daily Volume[4]
Showerheads	2.0	8	1	1165	18640
Lavatory faucets residential	1.5	0.25	4	1165	1748
Kitchen faucets	1.8	4	1	1165	8388
Gravity water closets (F)	1.3	1	3	1165	4474
Total Daily Volume					33249

Domestic Useage Determination	
Total baseline domestic water use (gpd)	33249
Annual domestic water use (gal / year)	12135922
Annual domestec water use (AF / year)	37.25

1. Per 2019 California Plumbing Code Table L 402.1
2. Residential occupancy per 2019 California Plumbing Code Table L 701.2(1) note 3 [2 for first bedroom 1 for each additional]
#N/A
4. Per 2019 California Plumbing Code L 701.2 [water use = flow rate x durration x uses x occupants]

Victor and Susan Schaff
PO Box 1277
Carpinteria, CA 931014
805.331.4808
victor@vwschaff.com

November 10, 2023 **Via Email and US Mail**

Ms. Mindy Fogg
Principal Planner
Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

Re: City of Carpinteria Revised Draft Housing Element

Dear Ms. Fogg:

My name is Victor Schaff and I have resided in the Carpinteria valley for 40 years and I own the properties located at 6155 and 6175 Carpinteria Avenue, designated as site 21 in the above referenced document.

First, I would like to express my appreciation and thanks to the entire City Staff and its consultants for their work on the Draft Housing Element and the timely circulation of the document. This is a large and important undertaking. I have been following the process and submitted a prior letter as well as attended the public hearings to express my support for applying the Residential Overlay to Site 21, which would create a pathway for much needed housing, including affordable housing, to serve local employees.

As I have previously indicated as a resident and long-time employer, affordable and sustainable housing is an issue that I have seen negatively impact our community and it is my desire to participate in the solutions. Having seen firsthand the negative impact the lack of affordable housing has on our community and employers, I am optimistic the Draft Housing Element, when implemented, will bring much needed help to all of the stakeholders in our community.

With respect to Site 21, it consists of a dated and underutilized warehouse building and a vacant lot next door. However, Site 21 is along one of the main transportation corridors in the City and has access to public transportation to the many services the City of Carpinteria can provide. Providing housing in this location, within walking distance to major employers, is also aligned with the City's objectives for locating housing in close proximity to employment and removing traffic from City streets.

RECEIVED
NOV 13 2023
CITY OF CARPINTERIA

I note in Appendix E of the Implementation Plan, the stated criteria for determining if sites are appropriate for rezoning is sites, "...with close access to public transit and services." Clearly Site 21 meets that criteria.

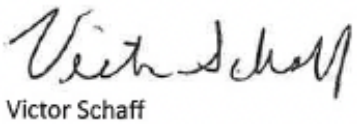
Other factors to consider regarding Site 21 is the access and proximity to the public infrastructure that already exists, such as sewer, electricity, and water. The ability to construct affordable housing on this site could be efficient and minimize the impacts that may typically come with development. Rental housing on Site 21 will have the additional benefit of current commuter employees to City of Carpinteria residents supporting local businesses, and bringing vibrancy and life to a portion of Carpinteria which is largely uninhabited after office hours. A multifamily rental development on Site 21 will also facilitate coastal public access to the many residents, as well as additional access points to the coastal trail for the public.

Site 21 also sits adjacent to Viola Park which is a terrific asset to the community, but does not have appropriate access due to the existing driveway configuration. With forward thinking planning, I am confident housing can be constructed to compliment the park and address the inadequate driveway access.

Finally, Site 21 can provide the City of Carpinteria a vital connection for the planned multi-use path along the bluff. This multi-use path will serve to connect the City of Carpinteria residents with access to outdoor recreation and multi modal commuting opportunities.

Again I wish to thank City Staff and its consultants for bringing the Draft Housing Element to this point and I look forward to being involved in the process of its finalization and implementation, including the proposed rezoning of Site 21 to apply the Residential Overlay to the site.

Best,



Victor Schaff

Appendix D
Fair Housing Assessment

AB 686 (2018) requires housing elements to contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

To comply with AB 686, the City completed the following outreach and analysis. The Analysis of Impediments to Fair Housing[1] prepared by the Santa Barbara County HOME Consortium in 2020 (the "County AI") provides extensive data and policy recommendations that informed this AFFH analysis. The Consortium includes all of the jurisdictions in Santa Barbara County except for the cities of Santa Barbara and Guadalupe and represents approximately 78 percent of the total county population according to the California Department of Finance (2021). All materials published on the City website were available in both English and Spanish.

Data Sources

This analysis incorporates State and Federal data sources as well as local data and knowledge, where available. The primary Federal data sources include the U.S. Census and the U.S. Department of Housing and Urban Development (HUD). The primary State data source is the California Department of Housing and Community Development (HCD) AFFH Data and Mapping Resources website (https://affh-data-resources-cahcd.hub.arcgis.com/). Additional data is published by The Urban Displacement Project (UDP), a research and action initiative of the University of California Berkeley and the University of Toronto. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities. Its research aims to understand and describe the nature of gentrification, displacement, and exclusion, and also to generate knowledge on how policy interventions and investment can support more equitable development (https://www.urbandisplacement.org/).

The primary local data sources are the County of Santa Barbara and the Santa Barbara County HOME Consortium, in which the City of Carpinteria is a participating agency.

Other local data and knowledge was obtained through the public participation program for the City's Housing Element update. Participants in the Housing Element update included affordable housing developers including People's Self Help Housing; fair housing organizations including the Rental Housing Mediation Program and Gray Panthers Network of Santa Barbara; housing advocates including Californians for Homeownership, YIMBY Law, and California Housing Defense Fund; and community-based and faith-based organizations, including family service agencies, senior programs, and health and human services; and residents. The City also directly worked with People's Self Help Housing, which serves the interests of lower-income households and special needs groups and has several successful lower-income housing projects in the City, to solicit comments and recommendations on housing needs, barriers to fair and affordable housing, and opportunities for development. (See email from People's Self Help Housing in Appendix C, pages C-52 to 53.) Comments received and how those comments were

[1] http://countyofsb.org/uploadedFiles/housing/Content/Affordable_Housing/2020%20Analysis%20of%20Impediments%20to%20Fair%20Housing%20Choice.pdf

incorporated into the Housing Element are detailed in Appendix C of this Housing Element. Further discussion of outreach efforts is provided in the Outreach section below.

Most of the maps provided in this appendix are based upon data generated at the census tract level. Figure D-1 shows the census tracts that are within Carpinteria's city boundaries. The City encompasses portions of five census tracts: 16.01, 16.04, 17.04, 17.06 and 9900, although tract 9900 is offshore and contains no population or land area suitable for development. The majority of the city is within tracts 16.01, 16.04, 17.04. Tract 17.06 only includes two small areas of Carpinteria, one north of Foothill Road encompassing Carpinteria High School, and the other at the western edge of the city north of Via Real, east of Sunset Drive and west of Cravens Lane. Most of tract 17.06 is within unincorporated county territory to the north and west of the city.

Figure D-1
Census Tract Map – Carpinteria



Source: U.S. Census Bureau, On the Map, 9/2022

1. Historic Development Patterns, Local Data and Knowledge, and Current Fair Housing Initiatives

Historical Context

Carpinteria, the name given the area by Spanish soldiers during the Portola Expedition of 1769, means in Spanish "carpenter shop," and the area was so named for the local Chumash, who were building canoes at the time of the expedition's arrival. During the Mission era (1789 to 1832) the area became part of the Pueblo lands of Santa Barbara and were associated with the Santa Barbara Mission. The missionaries raised crops in the Carpinteria Valley.

After California statehood in 1850, Americans and Europeans began to emigrate to the Carpinteria Valley. Among the first to begin experimentation with fruit-raising on a large scale were Russel Heath and Albert Packard, both of whom settled in the area in 1858. By 1860, Heath had planted 10,000 grape vines and an almond nursery on his ranch. By 1869, 1,214 acres in the Carpinteria Valley were under cultivation. Farms ranged from twelve to 150 acres of fruit and walnuts trees with twenty-two of the thirty principal land owners owning fifty acres or less.

During the 1870s and 1880s many new immigrants settled in the Carpinteria area after hearing of its fertile soil and mild climate. In addition to the fruit and nut crops, the new crop of lima beans was added. Prior to the arrival of the Southern Pacific Railroad in 1887, farmers shipped their products from the Carpinteria wharf, owned by F. and J.M. Smith. Adjacent to the 800 foot wharf were several warehouses for storage. About 3,000 tons of beans, corn, nuts and fruits were shipped annually. By 1880 lima beans had become a choice cash crop among the Carpinteria growers, accounting for half of the 3,000 tons shipped.

Carpinteria remained a small village with a post office, established in 1868, a general store and blacksmith shop. The First Baptist Church was built in 1873. With the arrival of the Southern Pacific in 1887, a new town site was laid out adjacent to the railroad, about one mile east of the older village. A new hotel and several warehouses were eventually built adjacent to the railroad tracks. In 1910, lima beans and English walnuts were the principal agricultural products of the Carpinteria Valley, followed closely by lemons. [2]

The City of Carpinteria was incorporated on September 28, 1965. The city is located almost entirely on a coastal plain in between the Santa Ynez Mountains and the Pacific Ocean. Immediately to the north of Carpinteria lie foothills and then the Santa Ynez Mountains. Between the foothills and the populated area of the city is an agricultural zone.

Local Knowledge and Current Fair Housing Initiatives

In response to the recent unjustified killing of George Floyd (as well as countless others) and the subsequent protests across the nation, the City of Carpinteria adopted Resolution No. 5981 (see Attachment D-1) condemning the unjustified use of force and brutality against Black people, people of color and all marginalized communities including LGBTQ+ individuals by law enforcement and to stand in solidarity with protestors of systemic racism in our country.

By adopting Resolution No. 5981, the City has joined municipalities and local governments across the country in recognizing, and focusing on community engagement around racial equity issues, including intentional policy-making that reduces racial inequities and promotes community transparency and trust. The City's action also aligns with state and nationwide focus on these critical issues which are detrimental not only to particular racial groups, but also to the broader economic and social well-being of the entire community. On June 15,2020 Gov. Gavin Newsom's Task Force on Business and Jobs Recovery issued an open letter, noting the effects of structural racism on society, including the economy, and urging action for a more inclusive and resilient economy. The letter outlines how people of color are disproportionately impacted by economic uncertainty, unemployment, and racism in policing, and highlights the income gaps across ethnicity, gender and ability that persist in our state. It notes, "taking a stand against racism is not just a moral imperative for our collective future, but an economic one. The

[2] San Buenaventura Research Associates, (2005) https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=349&meta_id=32083

discrimination inflicted upon Black Americans has entrenched discrimination that harms other people of color leaving them, and our entire economy, vulnerable to a shock like the COVID-19 crisis." Moreover, "recovering from COVID-19 also presents an opportunity to re-imagine our society and economy by striking out against injustice."

Carpinteria is home to many minorities, indigenous people, and people of color, including a vibrant Hispanic and Latino community comprising approximately 45% of the population. As memorialized in Resolution No. 5981, the City itself if not immune from a history of injustice towards racial minorities and commits to engage in a process that actively promotes racial equity within the City's population by reviewing and improving existing policies and subsequently revising and/or implementing new policies, actions, and programs to combat identified sources of injustice. Specifically, through its adoption of Resolution No. 5981, the City made several key commitments which can be organized into the following three general categories: (1) committing to collaborate with law enforcement to further community-oriented policing, build trust with the community and ensure the safety of all community members; (2) committing to review and revise City policies to incorporate antiracist policies into City government and ensure the equitable distribution of resources and public services; and (3) collaborating with, supporting, and amplifying minority-owned businesses, community groups and non-profit organizations within the City and broader community.

City staff and the City Council recognize that confronting the legacy of racial injustice and actively promoting racial equity within our community (as well as across the nation) is both challenging and highly important work. These efforts will be an ongoing, long-term process that will require sustained effort, and openness to learning from and engaging with experts and minority community leaders in enacting research-based, community-tailored, anti-racist policies. Although the City's commitments all share the same goal of ensuring and facilitating racial equity and justice, the City's role in implementation of specific policies, initiatives, and programs will depend on the situation. For example, while the City will likely take a lead role in reviewing City policies and programs for inequities, it may make more sense for the City to take a more collaborative approach and coordinate with existing governmental and/or community organizations to ensure the equitable provision of non-City based services. Similarly, it will be important for City staff and the City Council to collaborate with and continue to learn from leaders of minority and social justice groups. The City is lucky to be home to a number of community groups and organizations actively working to combat inequities within the Carpinteria community; in some instances, therefore, it may be most effective for the City to partner with these existing organizations to further the commitments outlined in Resolution No. 5981.

For example, the City's Mission Statement recognizes the right of community members to influence decisions that affect their well-being and create forums for meaningful citizen participation, ensuring equitable regulation and service delivery. The City's Mission Statement also recognizes that needs and expectations may vary throughout the community, and the rights of our community members to take action to ensure diverse opportunities in housing, employment, and cultural activity in the community. The City's Sustainable Community Policy is also drafted to promote well-being and health, and ensure all community members have opportunities to contribute to a productive community. The following ideas and proposals are meant to build on the City's existing policies and to ensure that, going forward, policy-making is undertaken with intention to combat inequities and support racial justice and the equitable provision of public services across the City's diverse demographics.

At its public meeting on August 10, 2020 the City Council adopted Resolution No. 6001 (Attachment D-2) establishing as City policy the intention to continue to research example

policies, initiatives and actions, and collaborate with local community groups to build a robust process to implement Resolution No. 5981. Resolution No. 6001 established the following policies, initiatives, and programs around the three commitments highlighted in Resolution No. 5981: (1) collaboration with law enforcement, (2) review of City policies, and (3) engagement with community groups and leaders.

1. Collaboration with Law Enforcement

The City will continue to work collaboratively with our local law enforcement to build community trust and legitimacy, implement community-oriented policing, and maintain a safe community as exemplified in specific provisions in the City's law enforcement contract.

The issues raised on a national level concerning police brutality and unjustified use of force by law enforcement are important, valid and have implications for our local law enforcement. The City's contract with Santa Barbara County for law enforcement services creates a somewhat unique situation where many of the decisions to change trainings and/or protocols are not within the City Council's direct control, nor scope of work. The City can, however, review its contract with County law enforcement to ensure services are deployed in a manner consistent with the needs and priorities of our community and as determined necessary, begin the process of identifying areas for improvement that may be discussed during contract renegotiation. To this end, the City Council could consider directing staff to review the City's current contract with the County Sheriff's Office with the following concepts (and the goal of ensuring racial justice) in mind:

A. Racial Sensitivity Trainings for Officers. The City could request the County Sheriffs Office to consider implementing and requiring officers-particularly those stationed in the City-to undergo special racial sensitivity trainings.

B. Community Representation. Although nature of the City's contractual relationship with the County Sheriff’s Office for law enforcement services means that the City is not involved in hiring practices, the results of these practices are critical in ensuring that, over time, the Sheriff’s Office is able to deliver adequate services within the City. For example, the City may want to consider working with the County Sheriff’s Office with the goal of ensuring that the officers stationed within the City are representative of City demographics, including ensuring that officers have adequate Spanish and other language fluency skills to appropriately communicate with the City's residents.

C. Data Sharing to Improve Transparency. A key aspect of pursuing the City's commitments outlined above will be reviewing and understanding data in an attempt to identify opportunities for improvement. To this end, the City could work with the County Sheriff’s Department to ensure that both the Sheriff's Office and the City have adequate systems and personnel in place to collect and share data and information on how law enforcement services are being provided within the City.

D. Review of Patterns and Trends in Service Calls. The City may also want to collaborate with the Sheriff’s Office to review patterns and trends in (1) local calls for service (location, type, etc.) and (2) the outcome of those calls (contact,

citation, arrest, follow-up action, etc.) in order to better understand how local law enforcement services are being used across demographics within the City and identify areas for improvement.

E. Review of City Code Enforcement Policy. The City may also want to review specific aspects of the City's Code Enforcement policy - including policies, regulations, and practices - pertaining to minor crimes and infractions that may disproportionately burden and/or impact low-income and minority individuals. For example, various aspects of the City's parking enforcement program (and resulting violations) may disproportionately impact lower-income and/or minority residents and households.

F. Development of Action Plan. Because of the contractual nature of the City's law enforcement, the City may want to coordinate and engage with the Sheriff's Office in how to best facilitate initiating a process for determining and prioritizing opportunities for the improvement of local law enforcement services to ensure that these services align with the City's values, such as transparency, accountability, community trust building, and are equitably delivered to all City residents.

2. Review of City Policies

The City recognizes that as a community we have to actively work to be antiracist, including educating ourselves, better supporting leaders and institutions who are working to combat injustice and systematic racism, and working together toward the more equitable distribution of resources and public services. We commit to continuing to learn about, reflect on, and incorporate antiracist policies into City government, and strengthen a climate incompatible with racism in our community and nation.

To begin implementing the above commitment, one option is for the Council to request City staff to review and audit its policies and programs within the various City departments (Community Development; Public Works; Parks, Recreation and Public Facilities; community communication; City staffing; volunteer services; and Emergency Services) to better understand usage, equity of benefits across the spectrum of economic, social and racial groups within our community. This work will help to first identify how the City's services are used by and benefit various groups within our community, where inequities exist in opportunities and services, inequities in community representation and how inequities can subsequently be improved, including:

A. District Elections. Moving from the City's current at-large election process to district elections could improve the equity of representation across various racial and economic groups within the community on the City Council. Note that the City currently employs an at-large method of elections where each City Councilmember is elected by registered voters of the entire City instead of district elections. After the 2020 Census, the City is planning to begin the process of forming electoral districts, through a public process, for the City to implement district-based elections by 2021.

B. City Staffing and Hiring. To improve the demographic representation of City staff (from Management down to front-line workers), the City could explore opportunities to increase diversity in the applicant pool for open positions and

ensure existing diverse City staff members are appropriately supported in their positions to promote retention and promotion.

C. Appointment to Boards, Commission and Committees. In making appointments to various City boards, commissions, and committee, the City Council could consider reviewing and revamping its outreach, advertisement and nomination process to ensure that it is reaching diverse segments of the City's population and residents and/or incentivize youth and broader community involvement.

D. Parks and Open Space. The City could audit the City's policies on providing recreation services, with a focus on locations, improvements, and types of facilities that actively promote diverse interaction and community building. For example, recent studies have found that skateboarding and skateparks facilitate a sense of community. The City is currently in the process of permitting a skate park to be located near City Hall.

E. Transportation. The City could audit its transportation goals and policies (pedestrian, bicycle, other public transit, etc.) in order to ensure that services are equitably benefitting all City residents and collaborate with SBCAG and MTD to improve outreach and participation for local dialogue regarding the adequacy/equity of service within the City.

F. Housing. The City could review its housing policies and regulations through the lens of understanding the racially disparate patterns of homeownership, rent burden and homelessness. As your Council is aware, the area of housing policy has received a lot of interest and attention in the state legislature over the past several years and, as a result, the City has been engaged in a lot of policy work on this matter.

G. Implementing Trainings and Policies within City Administration. The City could develop and implement internal programs and training focused on City staff and administration (including hiring practices) for addressing bias, racism and fostering a climate within our City government that helps serve as a model for the broader community of an antiracist and inclusive climate.

H. Engagement with other Local Governments. To support the development of antiracist policies and regulations, the City could consider engaging other municipalities with shared goals by becoming a member of Government Alliance for Race and Equality (GARE).

3. <u>Engagement with Community Groups and Leaders</u>

To accomplish the goals of this Resolution, the City will highlight and collaborate with minority leadership and social justice groups. The City commits to developing resources that support and amplify minority-owned businesses, community groups and non-profit organizations within our City and broader community.

The City is home to many minorities and recognizes the important contribution of all groups to our community including many social, racial and environmental justice groups that have long been working on issues of equity and inclusion. The City's work, to be

effective, will need to reflect community values and to be a part of a sustained and coordinated effort with the local community and community groups. The goal to such coordination is to help ensure that the process to further articulate and define goals and specific actions reflects a diverse range of perspectives and appropriately prioritizes the community's needs and actions for the greatest benefit.

A. Community Survey. In order to develop resources that support and amplify minority-owned businesses, community groups and non-profit organizations, as an initial step the City could consider implementing a survey to gather community input and identifying community needs and interests. Such a survey could also be used to track community perception of racial inequality and promote community buy in. For example, the City of Seattle conducts an internal survey of all city employees every two years as well as a regular survey of city residents. These surveys allow Seattle to track the progress of the city as a whole, as well as individual departments, in terms of employee understanding of institutional and structural racism, and understanding of how departments are building racial equity into programs, policies, initiatives and budget decisions. Continued deployment of the survey allows Seattle to track progress through time and evaluate the efficacy of programs at addressing racial equity and justice.

B. Support of Minority-Owned Businesses and Groups. The City could develop policies and programs to support existing local minority-owned small businesses. Further, the City could request targeted community feedback to understand what, if any, impediments at the City level exist to growing the number of locally-owned small businesses by diverse entrepreneurs.

C. Collaboration with Existing Community Leaders and Groups. The City could also choose to collaborate wíth existing Community organizations and institutions - including the Carpinteria Unified School District, the Boys' and Girls' Club, Girls, lnc., the Family Resource Center, among others - to support and implement the City's commitments and further actions. These existing organizations could play an important role in bridging the relationship between local government and individual community members, specifically with issues related to educational opportunities.

D. Creation of Racial Equity/Justice Position. One potential approach could be for the City to review best practices and resources to memorialize job functions within the existing City structure and/or create new position(s) that improve community involvement and collaboration with minority leaders, as well as build capacity within underserved groups in our community.

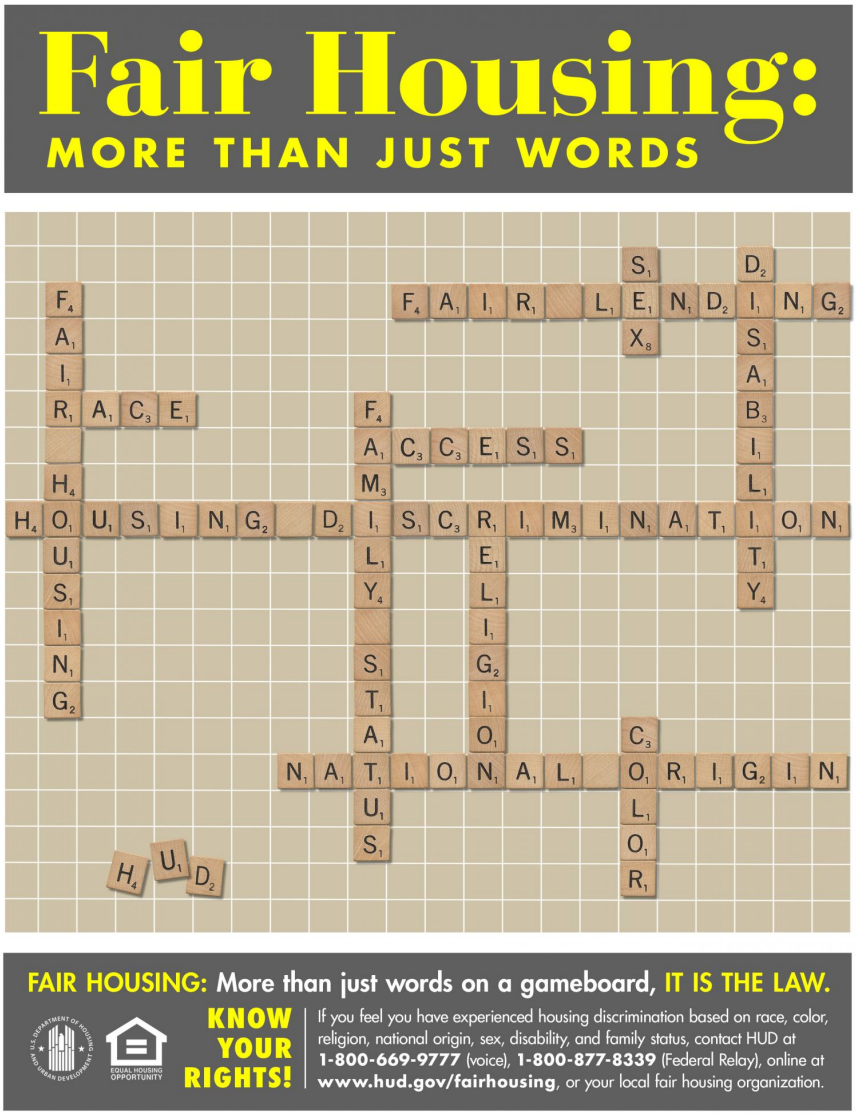
The City is actively implementing the directives of Resolution Nos. 5981 and 6001, particularly as they relate to housing. On May 11, 2023, the City Council adopted Resolution No. 6235 directing amendments to the Carpinteria Municipal Code to add or modify anti-displacement regulations protective of tenants within the city. (Attachment D-3.) Specifically, the City Council directed staff to evaluate and prioritize measures to (1) improve housing affordability; (2) protect residential tenants with additional regulation of just cause evictions; (3) evaluate a vacant parcel tax on second homes and underutilized properties; (4) regulate fractional ownership time shares; (5) amend the city’s Inclusionary Housing Requirement (Carpinteria Municipal Code, Chap. 14.75); and (6) amend the city’s Short-Term Rental Ordinance to improve enforcement.

The city plans to evaluate these anti-displacement measures during the planning period to reduce the risk of displacement of city residents and promote fair housing.

As its first measure to implement Resolution No. 6235, the Carpinteria City Council adopted Ordinance No. 770 (Attachment D-4) to establish local just cause termination for residential tenancy protections on September 11, 2023. Ordinance No. 770 provides additional protections beyond those provided by the Tenant Protection Act of 2019 by requiring property owners to provide additional notice to tenants prior to termination of a residential tenancy for a no-fault termination, mandating additional relocation assistance for no-fault terminations of residential tenancies, and only allowing termination of a residential tenancy after the property owner has secured all necessary entitlements for a remodel or rehabilitation project. Ordinance No. 770 is anticipated to reduce displacement risk within the city and promote fair housing with better protections for residential tenants.

2. Outreach

As discussed in the Public Participation section, early in the Housing Element update process the City developed a list of stakeholders with local expertise in housing issues, including fair housing. The stakeholder list included local service providers, affordable housing developers, and fair housing organizations in an effort to include the interests of lower-income residents and persons with special needs in the community.



Over the course of the Housing Element update process the City conducted a series of public meetings. Public notice of each meeting was posted on the City's Housing Element website[3] and was also sent directly to persons and organizations on the Housing Element stakeholder list, which includes fair housing organizations. Public outreach meetings were held both in-person and online to enable those with mobility difficulties to conveniently participate. Materials for each meeting were posted on the City website to allow interested stakeholders to access to this

[3] https://carpinteriaca.gov/city-hall/community-development/housing/

information throughout the process. Interested persons were also encouraged to provide input or ask questions via email. For each public meeting the City offered reasonable accommodation for persons with disabilities to assist them in participating in the meeting as well as a transcription of meeting minutes for non-English speakers. Transcribed minutes were made available by the City and may also be easily translated into many other languages via free web applications such as Translate.Google.com. Real-time transcription of the meetings was available using web applications such as Live Transcribe or Live Caption. Please refer to Appendix C: Public Participation Summary for additional information regarding the outreach efforts and how public input was incorporated into the Housing Element. Information was made available in both English and Spanish.

In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments and recommendations on housing needs, barriers to fair and affordable housing, and opportunities for development.

In addition to the public outreach conducted by the City of Carpinteria for the Housing Element update, the Santa Barbara County HOME Consortium conducted extensive public participation as part of the 2020 Analysis of Impediments to Fair Housing. The County conducted online surveys that were available to residents and other community stakeholders in both English and in Spanish. In addition to the surveys being available online (using computers, smart phones, and other handheld devices), the surveys were also made available to residents in a paper-based version. Access to the survey was provided through the County of Santa Barbara website, through stakeholder email lists, posted in public convening locations, and published in print with QR Codes made available for residents to scan and link to the survey. Background on the Analysis of Impediments process and definitions of fair housing were provided in the survey introduction. The importance of community participation was also highlighted in the survey introduction.

The survey was meant to get a sense of community positions on fair housing and more general housing and economic development issues. The survey included 32 questions covering a range of data points including demographic information, residential information, knowledge of fair housing rights, experiences with fair housing discrimination, opinions on access to information on fair housing, and questions related to housing and community development more generally. There were 386 responses overall, with 379 responses in English and 7 in Spanish. The average response time was 15 minutes and the completion rate was 87%. The low Spanish participation rate points to an area of improvement in community engagement for future processes. The County provided all materials in multiple languages and connected to community organizations that cater to the Hispanic community for assistance with outreach, but the effort did not result in active participation. The survey was open for 3 months with multiple opportunities and reminders for stakeholders and residents to participate.

There were 12 questions in the survey that specifically focused on fair housing; beginning with whether or not respondents were familiar with fair housing or anti-discrimination laws. Twenty-three percent (23%) of those who answered were not familiar with the laws. Thirty-nine percent (39%) were somewhat familiar, and 36% were familiar or very familiar. Three percent (3%) were unsure. When asked about protected classes, most respondents knew about religion, race, familial status, and age, but were less sure about the other classes. When the questions delved deeper into whether people were aware of their rights, the responses were split between those that did know their rights (54%) and those that did not (45%). Twenty-one percent (21%) said that they were aware of incidents of housing discrimination, 60% said that they were not aware

of any incidents, and 19% said they were unsure. Out of the 21% who said they were aware of an incident, when asked to choose all reasons for discrimination that applied, the top reasons were: income level (64%); source of income (35%); race/ethnicity (30%); age (23%); and criminal background (22%). The rest of the responses to this question were distributed among the 10 other possible choices. According to the survey, these incidents occurred in both single-family neighborhoods and in apartment complexes; however, the majority cited that it occurred in apartment complexes (60%). Over half of respondents did not report the incident (78%), and the most common reason given was that they did not think it would make a difference (32%).

In terms of education on fair housing issues, half of the respondents were not aware of any fair housing or anti-discrimination education opportunities in their community (50%), and the majority of them (85%), have never participated in any kind of educational opportunity.

While the survey was broader in scope than just fair housing issues, it touched on many elements that contribute to fair housing choice. The priority challenge for those responding to the survey was overwhelmingly the cost of housing at 84%. That said, there were other issues that contribute to fair housing choice that respondents called out as important. Those included workforce development, improved infrastructure like sidewalks, lighting, and crosswalks, and access to mental health and substance abuse services. While some of these issues seem far removed from fair housing choice, they contribute to a gainfully employed, healthy community, that can get to and from the places they work, live, and play safely.

In addition to the community surveys, four community and stakeholder focus groups were held in several areas of the County as part of the County AI process, including one in Santa Barbara, near Carpinteria, that was attended by 9 residents plus City and County staff.

Participants in the meetings included but were not limited to community residents as well as members of organizations covering a range of services including economic development and job training, social services, housing, those serving the elderly and vulnerable populations. The focus groups covered a broad range of issues including housing, community development, and fair housing.

The focus group discussions were guided and facilitated; however, it was made clear that participants should feel free to discuss the topics that were on top of their minds. Participation was encouraged, and it was pointed out that community input is a critical component of the AI process. To encourage thinking about suggestions for solutions, time was set aside at the end of the 90-minute sessions to talk about priorities and thoughts around action items. Participants were encouraged to think of these plans that can help guide solutions to barriers and priority issues identified.

Based on the focus groups and conversations, the following observations were raised as priorities worth further support and consideration. These issues were the top concerns across all focus groups with specific emphasis on subtopics in specific locations as noted below:

- Affordable housing that is decent and safe is a top priority for many of the participants across all of the focus groups.
- Growing number of homeless is an area of concern in terms of housing them and providing for their social service needs.

- There are two key vulnerable populations that were highlighted at all of the focus group meetings – veterans and children. For veterans, it was reported that there is a housing and services need and, for children, there were concerns of the lack of affordable childcare and access to afterschool programs.
- While housing affordability was a top priority for communities across the County, workforce training was brought up as an important issue for areas in the northern part of the County.

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program 17 in the Housing Plan includes a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

3. Fair Housing Assessment

This section provides an assessment of fair housing issues in the City including fair housing enforcement and outreach capacity, patterns of integration and segregation, racial or ethnic patterns of concentration, disparities in access to opportunities, and disproportionate housing needs, including displacement risk.



a. Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity relates to the ability of a local jurisdiction and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants' rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair

housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Findings, Lawsuits, Enforcement Actions, Settlements or Judgments Related to Fair Housing and Civil Rights

The County AI conducted an analysis of fair housing enforcement that evaluated private and public compliance with existing fair housing laws, regulations, and guidance, and provided an assessment of fair housing infrastructure in Santa Barbara County. The AI analysis examined fair housing complaints, data on mortgage lending practices, and a review of relevant public policies.

The AI reviewed housing discrimination as evidenced by complaint filings, investigations of violations, and residents' self-reported experience with discrimination. The Federal Fair Housing Act, passed in 1968 and amended in 1988, prohibits discrimination in housing on the basis of race, color, national origin, religion, gender/sex, familial status, and disability. The Fair Housing Act—Amended (FHAA) covers most types of housing including rental housing, home sales, mortgage and home improvement lending, and land use and zoning. Excluded from the FHAA are owner-occupied buildings with no more than four units, single-family housing units sold or rented without the use of a real estate agent or broker, housing operated by organizations and private clubs that limit occupancy to members, and housing for older persons. HUD has the primary authority for enforcing the FHAA. HUD investigates the complaints it receives and determines if there is a "reasonable cause" to believe that discrimination occurred. If reasonable cause is established, HUD brings the complaint before an Administrative Law Judge. Parties to the action can also elect to have the trial held in a federal court (in which case the Department of Justice brings the claim on behalf of the plaintiff).

The State of California has a substantially equivalent law prohibiting discrimination in housing. The Fair Employment & Housing Act (FEHA) is the primary state law prohibiting discrimination in the sale, rental, lease negotiation, or financing of housing based on a person's race, religion, national origin, color, sex, marital status, ancestry, family status, disability, sexual orientation, and source of income. The State's law exceeds the protections in the FHAA by including protected classes of marital status, sexual orientation, and source of income. In addition, the law defines physical and mental disability as a condition that limits a major life activity; this definition of disability is broader than the federal definition, which requires a "substantial limitation." The FEHA also incorporates the protections of the Unruh Act which includes medical condition as a protected category.

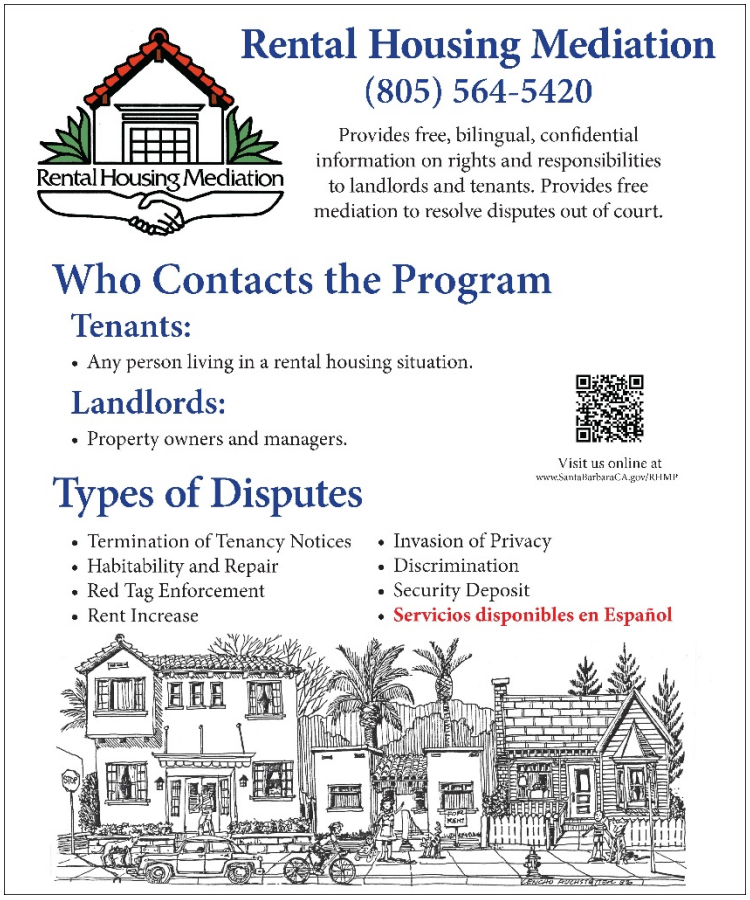
The City does not have in-house capacity to provide fair housing enforcement and outreach. Instead, the City contracts with the Santa Barbara Rental Housing Mediation Program (RHMP[4]) to provide information on fair housing laws and tenant-landlord mediation services. The City of Carpinteria website[5] also provides information to residents regarding fair housing services and related complaint response procedures.

The RHMP resolves disputes offering mediation as an alternative to the formal judicial system between landlords, tenants, roommates and neighbors. The primary purpose of the program is to provide these services for the resolution of rental housing disputes. Mediations are conducted

[4] https://www.santabarbaraca.gov/services/home/rhm/default.asp
[5] https://carpinteriaca.gov/city-hall/community-development/housing/

in English and Spanish by staff and two mediators. The City of Carpinteria has supported this group by contributing funding.

The Legal Aid Foundation of Santa Barbara County[6] provides free legal assistance in critical civil matters to Santa Barbara County residents living at or below the poverty level, those facing language or disability barriers, seniors and others living on fixed incomes such as Social Security, and victims of domestic violence and elder abuse.



Fair housing information is disseminated at the following locations in Carpinteria: City Hall lobby, Carpinteria Valley Chamber of Commerce, Carpinteria Public Library and Carpinteria Senior Center. In addition, the City's Newsletter periodically publishes announcements on the availability of fair housing information. The City posts information on its website and provides links to additional resources.

These organizations have the capacity to provide fair housing enforcement, such as the ability to investigate or refer fair housing complaints, obtain remedies, and/or engage in fair housing testing. Specifically, the RHMP has three full-time staff and a board of 15 trained community volunteers with capacity to provide mediation services aimed at resolving rental housing disputes as well as providing information on landlord-tenant rights and responsibilities.[7] The Legal Aid Foundation of Santa Barbara County has a membership of approximately 600 attorneys, judges, legal administrators, paralegals, law students, and members of various other professions. Legal Aid offers services to both low-income renters and homeowners in obtaining remedies to fair housing issues and conducts fair housing testing.[8] Data regarding fair housing complaints and enforcement actions is provided in the following section.

[6] https://www.lafsbc.org/
[7] https://santabarbaraca.gov/services/housing-human-services/rental-housing-mediation-program
[8] 2020 County AI

RENTAL HOUSING MEDIATION PROGRAM

Occasionally, Landlords and Tenants find themselves at odds. Often, problems stem from misunderstanding or misinformation.

WHAT CAN YOU DO?

- **Do nothing** – but this could be too important to ignore;
- **Attempt to resolve the situation on your own** – but this could be difficult if poor communication exists;
- **Go to court** – but this takes time and money, and you could lose; or
- **Call the Rental Housing Mediation Program (RHMP).**

WHAT IS MEDIATION?

Mediation is a voluntary process in which a neutral third party helps to facilitate communication between parties in a dispute. It differs from litigation by allowing the parties to reach a mutually satisfactory agreement rather than relying on the judicial system to impose a decision. The success of the mediation process depends on the parties' good faith efforts to resolve their dispute.

WHAT IS THE RHMP?

The City of Santa Barbara operates the Rental Housing Mediation Program (RHMP). It was established in 1976 and is comprised of staff and a Board of 15 trained community volunteers appointed by the Santa Barbara City Council to serve as Mediators. The Program provides Dispute Resolution Services, including information on Rights and Responsibilities to Landlords/ Tenants as a method of resolving disputes out of court.




HOW DOES RHMP WORK?
We will listen to your situation and provide information, mediation, or referrals to additional resources; and
Where appropriate, we will contact the other party by letter or phone to help you work it out; or
We will invite the other party to participate in a mediation session at a mutually convenient date and time.
If you are still unable to resolve your differences, as a last resort, you can go to court.
WHO DO WE SERVE?
Serving the residents of:
The City of Santa Barbara
The City of Goleta
The City of Carpinteria
Se Habla Español
Problems with your rental situation?
Don't think litigation… try mediation!
Free Service
Neutral
Confidential
Avoids Court (& fees)
Professional Setting
Win/Win
Call (805) 564-5420
For more information, or to make a donation visit us online at
www.SantaBarbaraCA.gov/RHMP
The Rental Housing Mediation Program
is a program of the
Community Development Department
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101
RHMP_072519
HAVING RENTAL PROBLEMS?
Rental Housing Mediation
WANT TO KNOW YOUR RIGHTS AND RESPONSIBILITIES?

PROGRAMA DE MEDIACIÓN PARA VIVIENDAS DE ALQUILER

Ocasionalmente, propietarios e inquilinos tienen problemas a resultado de mal entendimientos o información equivocada.

¿QUÉ PUEDE HACER?

- **Hacer nada –** Pero esto podría ser demasiado importante para ignorar;
- **Intentar resolver el problema usted mismo** – Pero esto podría ser difícil si no existe buena comunicación;
- **Ir a la corte** – Pero esto toma tiempo y dinero y podría usted perder; o
- **Llamar al Programa de Mediación Para Viviendas de Alquiler** – Rental Housing Mediation Program (RHMP).

¿QUÉ ES MEDIACIÓN?

Mediación es un proceso voluntario en cual una persona neutral ayuda a facilitar la comunicación entre una parte y la parte contraria en una disputa. Mediación difiere de litigación en que permite a las dos partes llegar a un acuerdo mutuo y satisfactorio sin depender en la corte de justicia a imponer una decisión. El éxito de este proceso depende de sus esfuerzos y buena fe para resolver la disputa.

¿QUÉ ES EL RHMP?

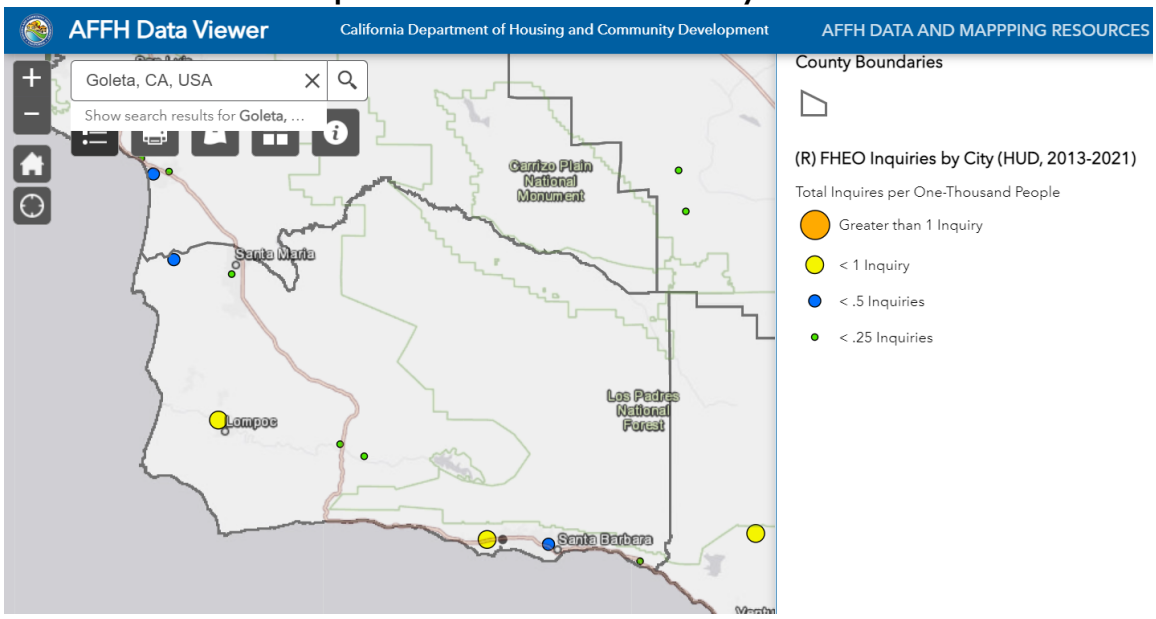
La ciudad de Santa Bárbara opera el Programa de Mediación Para Viviendas de Alquiler (RHMP). Fue establecido en 1976 y está compuesto de 15 Mediadores voluntarios elegidos de la comunidad y reafirmados por el Concilio de la Cuidad y entrenados para servir como Mediadores. El Programa proporciona servicios de resolucion de disputas, que incluye información a propietarios/inquilinos sobre sus derechos y responsabilidades como método de resolver sus disputas sin ir a la corte.




¿CÓMO OPERA EL PROGRAMA?
❖ Escucharemos su situación y le daremos información, mediación, o le dirigiremos hacia recursos adicionales.
❖ Si es apropiado, nos comunicaremos con la otra parte por medio de teléfono o carta para ayudarle a encontrar una solución.
❖ Le sugeriremos a la otra parte que participe en una mediación en nuestra oficina a un horario y fecha mutuamente conveniente.
❖ Si aún no ha podido resolver sus diferencias, puede ir a la corte de la justicia como último recurso.
¿A QUIÉN SERVIMOS?
Servimos a los Residentes de la:
❖ Ciudad de Santa Bárbara
❖ Ciudad de Goleta
❖ Ciudad de Carpintería
Se Habla Español
¿Problemas con su situación de arrendamiento?
No piense litigación...
¡Considere Mediación!
❖ Servico Gratis
❖ Neutral
❖ Confidencial
❖ Evita Corte (y Gastos)
❖ Ambiente Profesional
❖ Todos Ganan
Llame al (805) 564-5420
Para más información o para hacer una donación, por favor visite nuestro sitio de internet:
www.SantaBarbaraCA.gov/RHMP
El Programa de
Mediación Para Viviendas de Alquiler es dirigido por el
Departamento de Desarrollo Comunitario
de la Ciudad de Santa Bárbara.
630 Garden Street
Santa Bárbara, CA 93101
RHMP_07.2519
¡PROPIETARIOS!
¡INQUILINOS!
¿TIENEN PROBLEMAS?
MEDIACIÓN PARA VIVIENDAS DE ALQUILER
¿QUIEREN SABER SUS DERECHOS Y RESPONSABILIDADES?

As seen in Figure D-2, the HCD AFFH Data Viewer reported a Fair Housing Enforcement and Outreach (FHEO) inquiry rate of less than 0.25 per 1,000 persons for the 2013-2021 period in Carpinteria.

Figure D-2
FHEO Inquiries – Santa Barbara County Jurisdictions



b. Fair Housing Complaints

Analysis of fair housing complaints submitted to HUD between 2015 and 2019 from residents of Santa Barbara County, which includes the Consortium member cities as well as the City of Santa Barbara, Mission Canyon, and Summerland, reveals that 26 complaints were filed between 2015 and 2019 with some complaints citing multiple bases for their claims (Table D-1).

Disability was the most commonly cited basis for complaints, comprising about 46% of all complaints. Familial Status was the basis for about 26% of complaints. Other bases cited include Race (7%), Retaliation (7%), National Origin (6%), Sex (6%), and Religion (1%).

Among disability complaints, all but 2 of the complaints citing this basis included failure to make or allow reasonable accommodations as a basis for their complaint. Throughout focus groups and stakeholder interviews during the County AI process, participants noted a particular concern about failure to make reasonable accommodations as well.

Breakdowns of the bases cited in complaints filed in the member cities follows. As illustrated, Lompoc and Goleta had the highest number of complaints between 2015 and 2019. In Carpinteria one case was filed on the basis of familial status.

Table D-1
HUD Fair Housing Complaints By Consortium Member City, 2015-2019

	Total Cases Filed	Disability	Familial Status	National Origin	Race	Sex	Religion	Retaliation
Buellton	1	1	0	0	0	0	0	0
Carpinteria	1	0	1	0	0	0	0	0
Goleta	9	3	6	2	1	0	0	0
Lompoc	10	10	0	0	0	0	0	0
Santa Maria	5	2	1	1	0	1	0	1

Of the complaints filed between 2015 and 2019, 23% were closed with conciliation or a successful settlement and 55% of complaints had a no-cause determination. One case had no determination at the time the AI was prepared, and the remainder were either withdrawn, had a non-responsive or uncooperative complainant, lacked jurisdiction, or had an untimely filing.

c. Compliance with Existing Fair Housing Laws and Regulations

The Housing Element AFFH analysis should include a description of state and local fair housing laws and how the locality complies with those laws. State fair housing laws are summarized in the previous section and include:

- California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with §12900) of Division 3 of Title 2) and FEHA Regulations (California Code of Regulations (CCR), title 2, §§12005-12271)

- Government Code §65008, which prohibits any local government agency from taking any action that denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code §65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.

- Government Code §8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.

- Government Code §11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.

- Density Bonus Law (Gov. Code, §65915.)

- Housing Accountability Act (Gov. Code, §65589.5.)

- No-Net-Loss Law (Gov. Code, §65863)

The Constraints chapter of this Housing Element describes the City's compliance with fair housing laws, including ways the City works to address potential impediments to fair housing choice, such as through reasonable accommodation procedures (Program 11), density bonus

(Program 7) and zoning regulations for special needs housing (Program 11). Because the City does not have in-house capacity for fair housing outreach and enforcement, the City continues to contract with the City of Santa Barbara RHMP to offer fair housing services and tenant/landlord counseling to residents (Program 17). Compliance with No Net Loss requirements is included in Program 1, and ongoing City policies and procedures are in place consistent with the Housing Accountability Act.

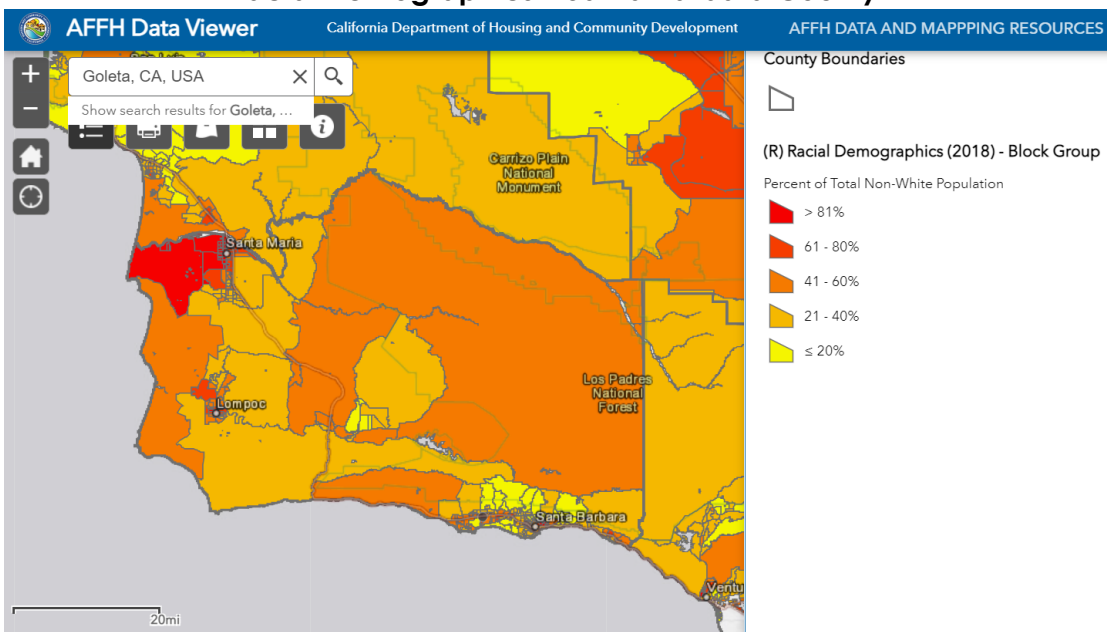
4. Patterns of Integration and Segregation

a. Race and Ethnicity

Regional Trends

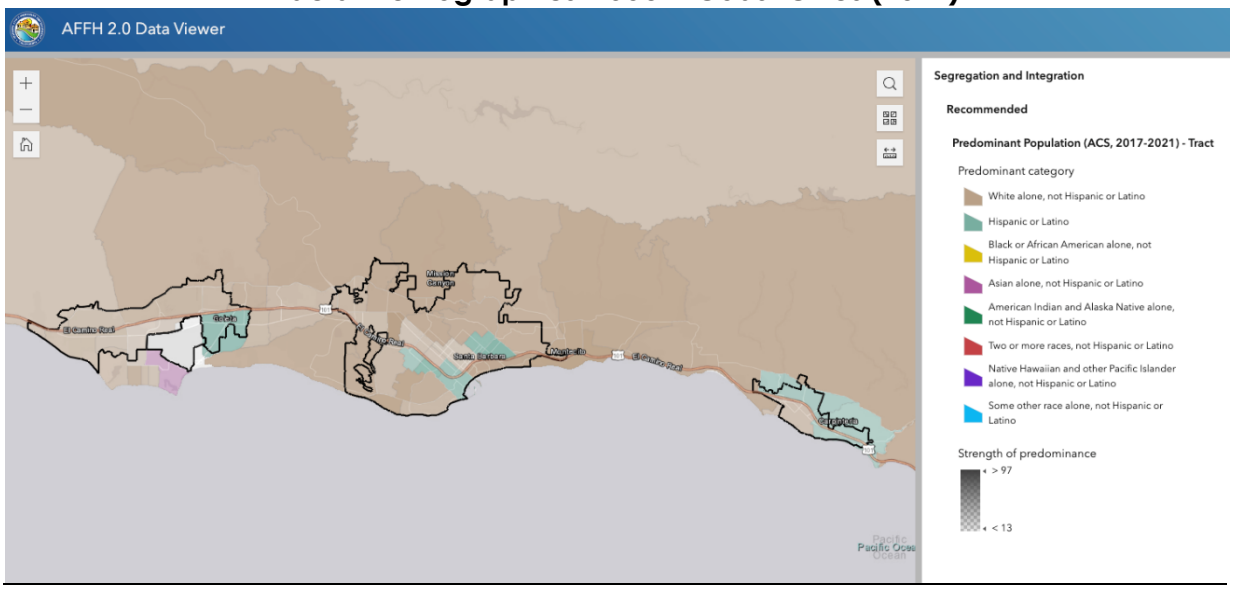
In describing the County-wide racial and ethnic make-up, the County AI notes that white residents make up roughly three-quarters the Consortium population while Hispanic residents make up the largest minority group in the Consortium and is most concentrated in the northwest part of the County surrounding the cities of Santa Maria and Guadalupe. The Hispanic population in this general area was greater than 70%. A few tracts around Lompoc and cities along the Consortium's south coast also showed concentrations of residents identifying themselves as Hispanic. This countywide distribution is illustrated in Figure D-3. Since 2010, the County as a whole has become a little less diverse. Countywide, Hispanic residents comprise the largest population group (46.4% as reported in the 2021 5-year ACS), a slight increase compared to 43.7% reported in the 2014 5-year ACS. The non-Hispanic white population declined slightly from 46.8% to 43.0% during this time period.

Figure D-3
Racial Demographics – Santa Barbara County



As depicted in Figure D-4, a comparison of the predominant population by census tract in the south coast cities of Goleta, Santa Barbara, and Carpinteria shows that Carpinteria is more racially integrated than the other two cities with most census tracts in the city having a slightly predominant Hispanic or Latino populations, whereas the majority of census tracts in Goleta and Santa Barbara have slightly to very predominant white, non-Hispanic or Latino populations.

Figure D-4
Racial Demographics – South Coast Cities (2021)



Local Trends

The racial/ethnic makeup of Carpinteria is very similar to the county as a whole, with Hispanics representing 45.6% of the city's population compared to 45.7% countywide. Comparison of Figure D-5 and Figure D-6 shows the City has become more diverse over the past decade with the non-white population percentage increasing in most block groups. Non-Hispanic whites are the largest group in Carpinteria (48.6% compared to 43.9% countywide). As seen in Figure D-5, the percentage of non-white population in Carpinteria is highest in the western and central portions of the City, with some block groups containing 61-80% non-white population. Higher concentrations of minorities in those areas may be an indicator of fewer housing choices and other opportunities compared to nonminority residents. As discussed above and in the Program 17 of the Housing Plan, new City initiatives are intended to improve public engagement of these neighborhoods with the goal of expanding opportunity for disadvantaged groups.

Figure D-5
Racial Demographics – Carpinteria (2018)

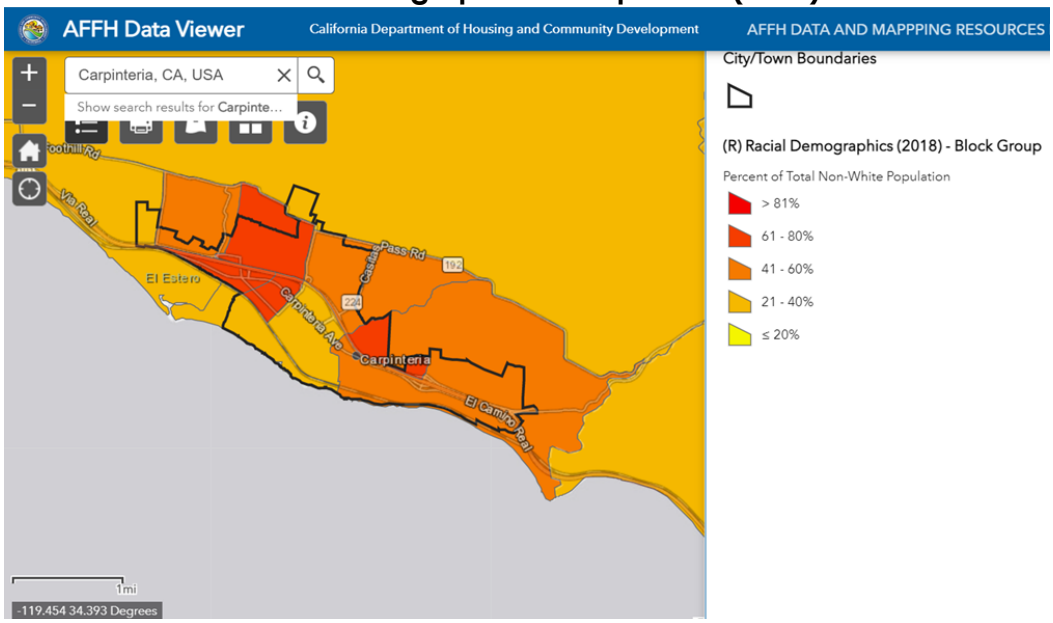
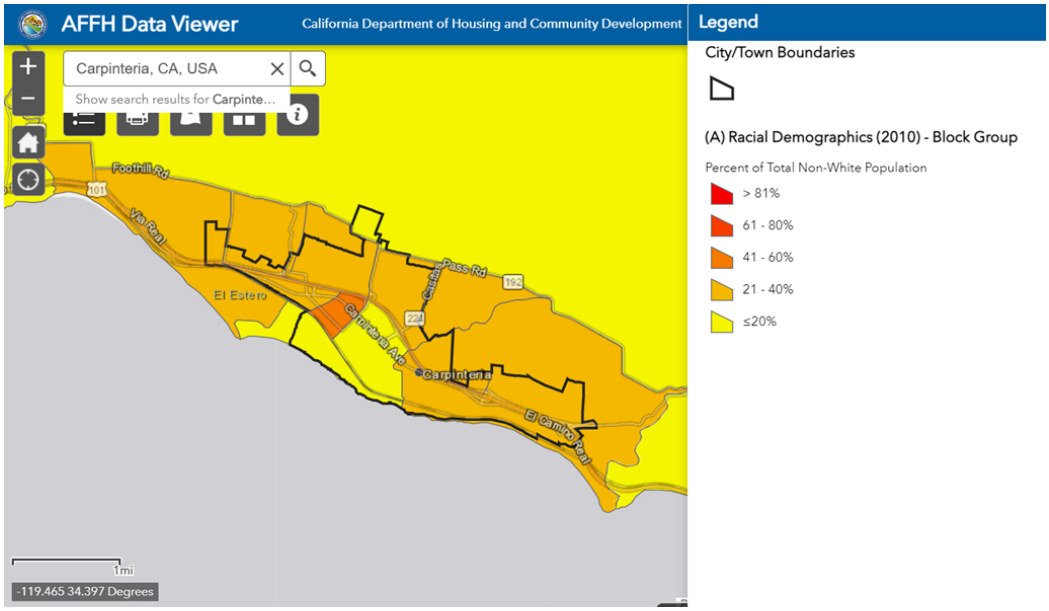


Figure D-6
Racial Demographics – Carpinteria (2010)



b. Persons with Disabilities

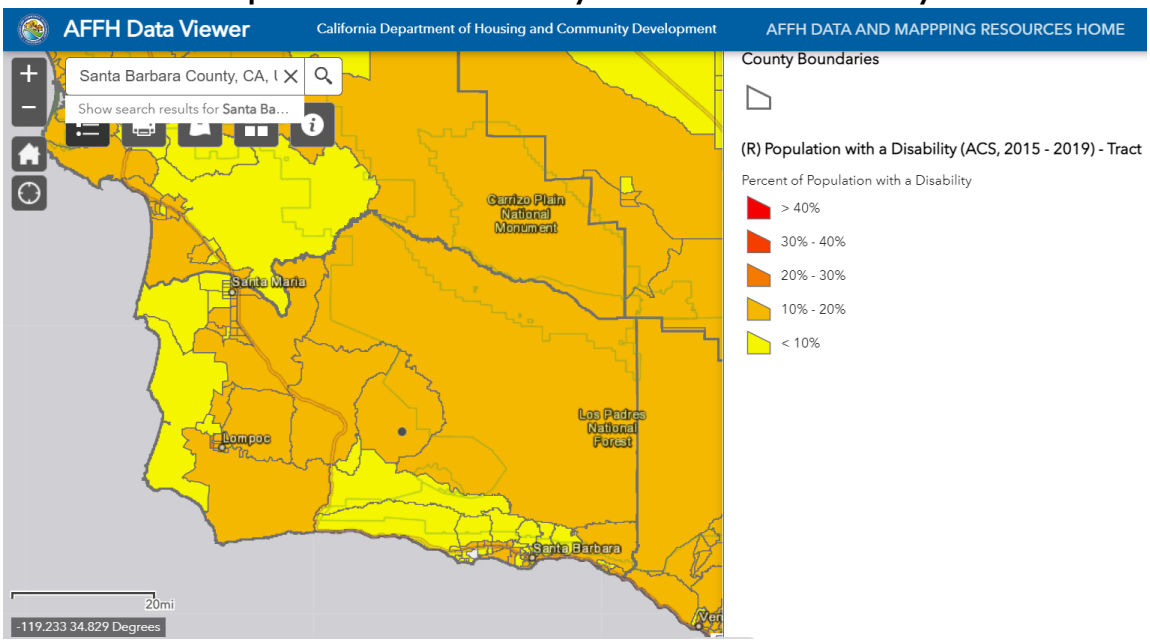
Physical, mental, and/or developmental disabilities may result in a number of challenges related to mobility, health care, education, employment, etc. Persons with disabilities often have special

housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with the disability. Suitable living arrangements for those with a disability are affected by the nature and severity of the disability and available resources. While many persons with a disability are able to live at home in an independent arrangement or with other family members, severe disabilities may require a high level of care in a structured environment.

Regional Trends

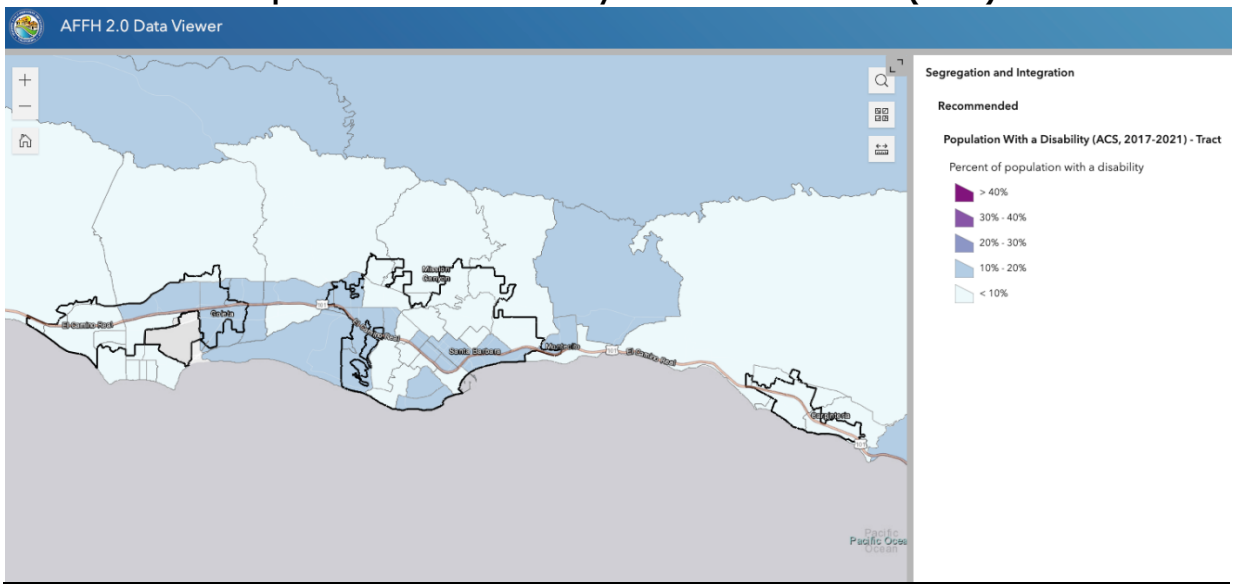
According to the County AI, approximately 9.4% of the total population of the Consortium had a disability of some sort. 2014 5-year ACS estimates indicate that the disability rate for the county as a whole has remained fairly constant over the past decade, with an estimated 10% of the population reporting some type of disability during 2010-2014. As is typical across the state and the country, the elderly experienced a higher rate of disability in comparison to other age cohorts: nearly half of all residents 75 years and over have a disability while less than 10% of those aged 35 to 64 years old have a disability. The disability rates in the southwest and northeast tracts of the County were generally higher than the tracts nearby the cities. Carpinteria, Lompoc and Solvang had the highest percentage of disability rates in the Consortium (Figure D-7).

Figure D-7
Population with a Disability – Santa Barbara County



As shown on Figure D-8, a comparison of disability rates in the south coast cities of Goleta, Santa Barbara, and Carpinteria shows that disability rates are slightly lower in Carpinteria—less than 10% throughout the City based on 2021 ACS estimates. Portions of the cities of Goleta and Santa Barbara have disability rates between 10 and 20%. Persons with disabilities may choose to live in the larger cities of Santa Barbara and Goleta to have closer and/or increased access to services including health care and transit as compared to Carpinteria.

Figure D-8
Population with a Disability – South Coast Cities (2021)



Local Trends

As shown in Figure D-9, the northern portion of Carpinteria has lower percentages of disabled residents (<10%) while the disability rate in other areas of the City is 10-20%. Figure D-10 shows that disability rates in Carpinteria have remained fairly constant over the past decade while the incidence of disabilities has increased in the surrounding unincorporated areas.

Additional data regarding the number of people with disabilities by disability type in Carpinteria is provided in Section III.E.1 of the Housing Needs Assessment. Some individuals may experience more than one disability, and some disability types are not recorded for children below a certain age. The California Department of Developmental Services estimates that there are approximately 164 persons with developmental disabilities within the ZIP code areas that encompass Carpinteria.

Figure D-9
Population with a Disability – Carpinteria (2019)

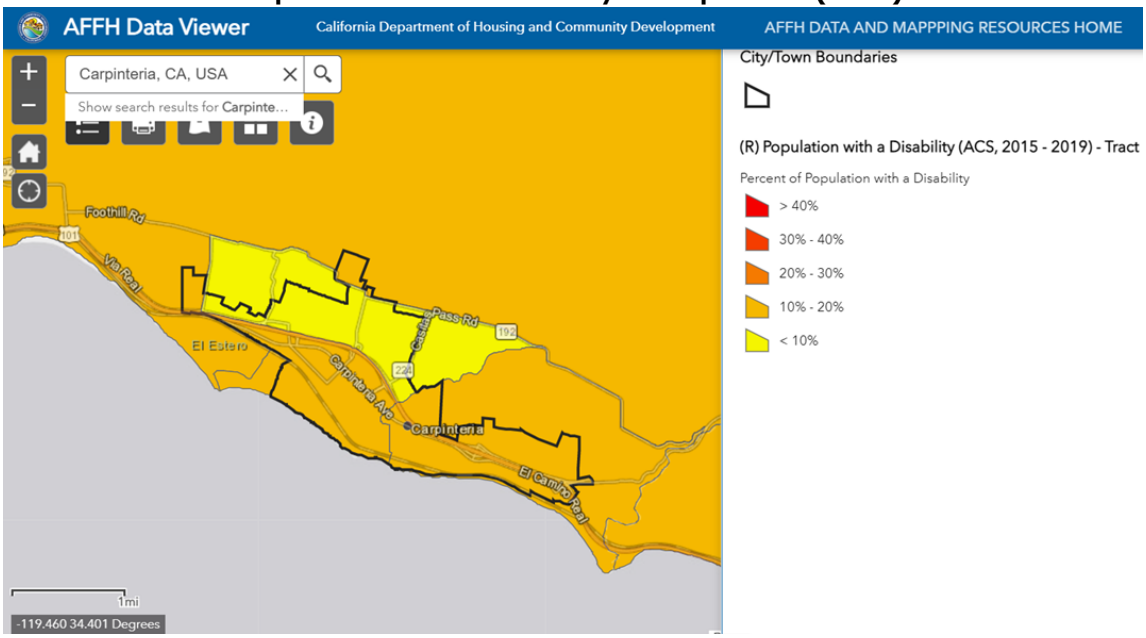
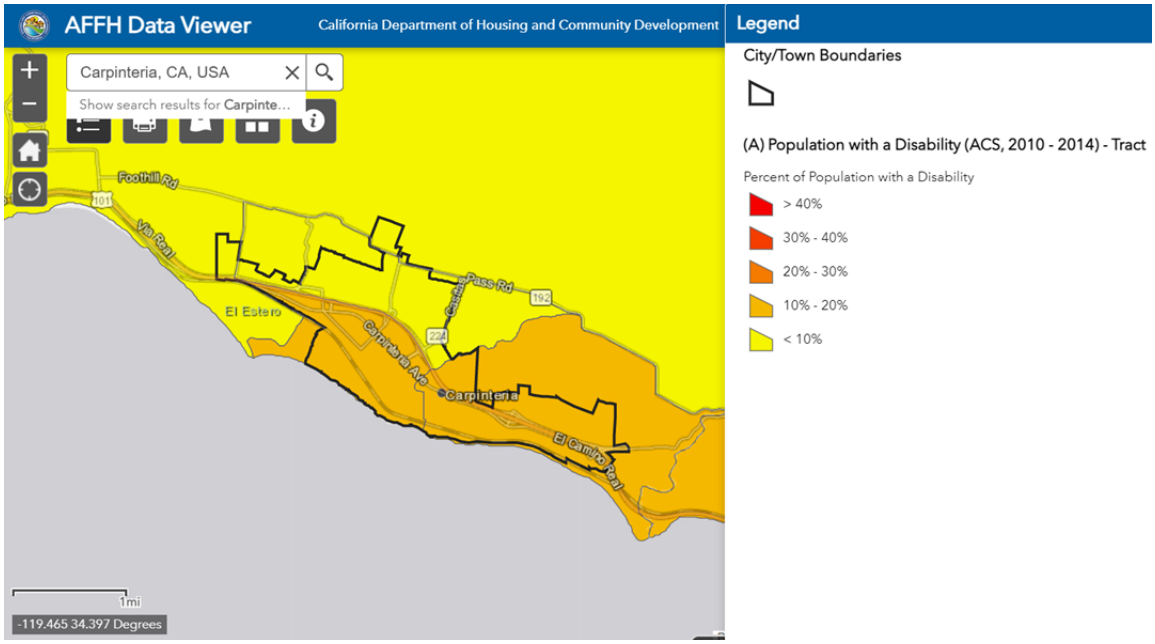


Figure D-10
Population with a Disability – Carpinteria (2014)



The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The lower rates of persons with disabilities in the northern portion of the City may be due to the lack of availability of housing that is both affordable and accessible as well as there being fewer public transit options in this area. The City facilitates housing for persons with disabilities through its reasonable accommodation procedures and programs that encourage production of supportive housing.

c. Familial Status

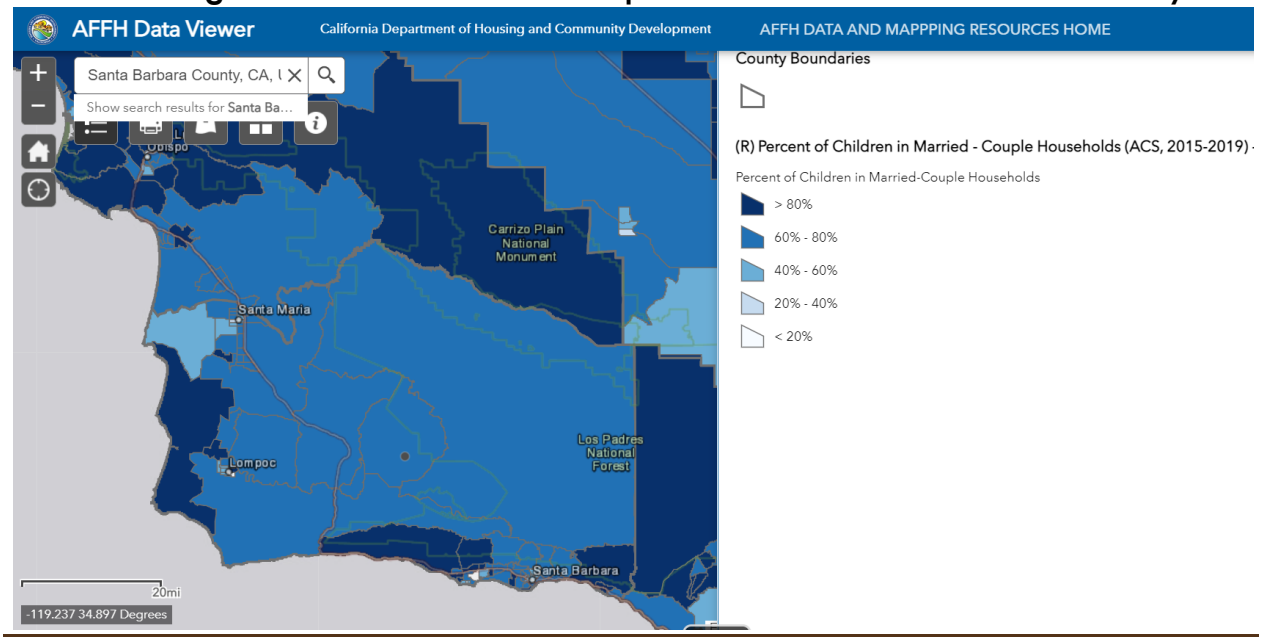
Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Regional Trends

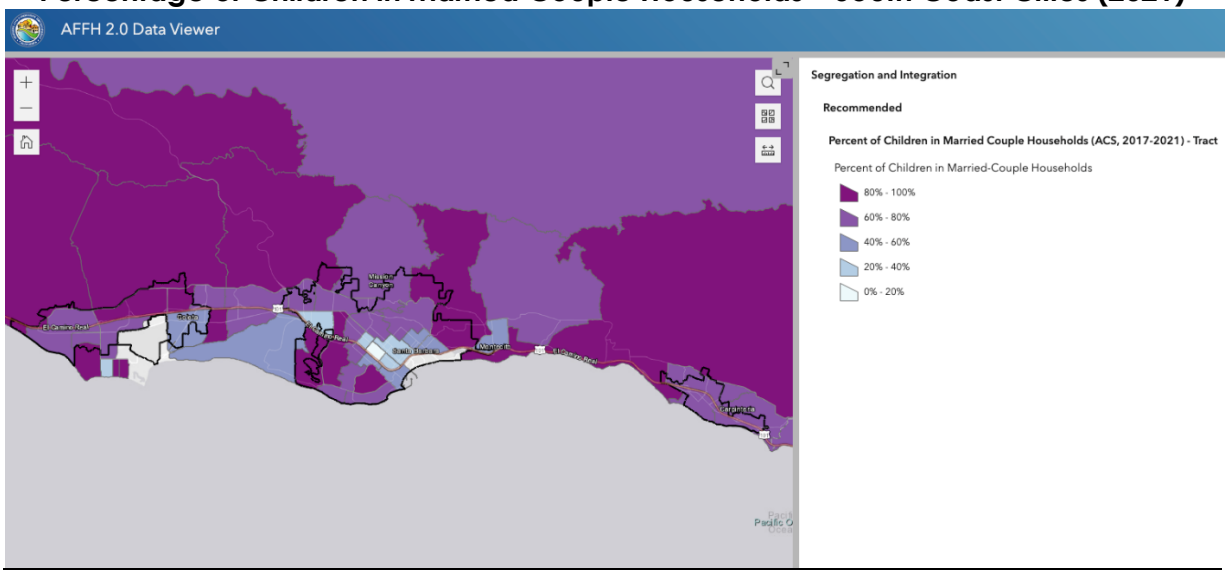
Figure D-11 shows the percentage of children living in married couple households by census tract for the County as a whole. According to 2020 ACS estimates, female-headed households comprised 16.8% of all households countywide, an increase from 11.6% reported in the 2014 ACS.

Figure D-11
Percentage of Children in Married Couple Households – Santa Barbara County



As shown on Figure D-12, a comparison of south coast cities shows there is greater variation in rates of children living in married couple households in the cities of Goleta and Santa Barbara than in Carpinteria. According to 2021 ACS estimates, 60-80% of children live in married couple households in almost all of Carpinteria whereas the rates vary from less than 20% to over 80% in Goleta and Santa Barbara. More female-headed households may choose to live in the larger cities of Goleta and Santa Barbara because they have greater access to day care and health care.

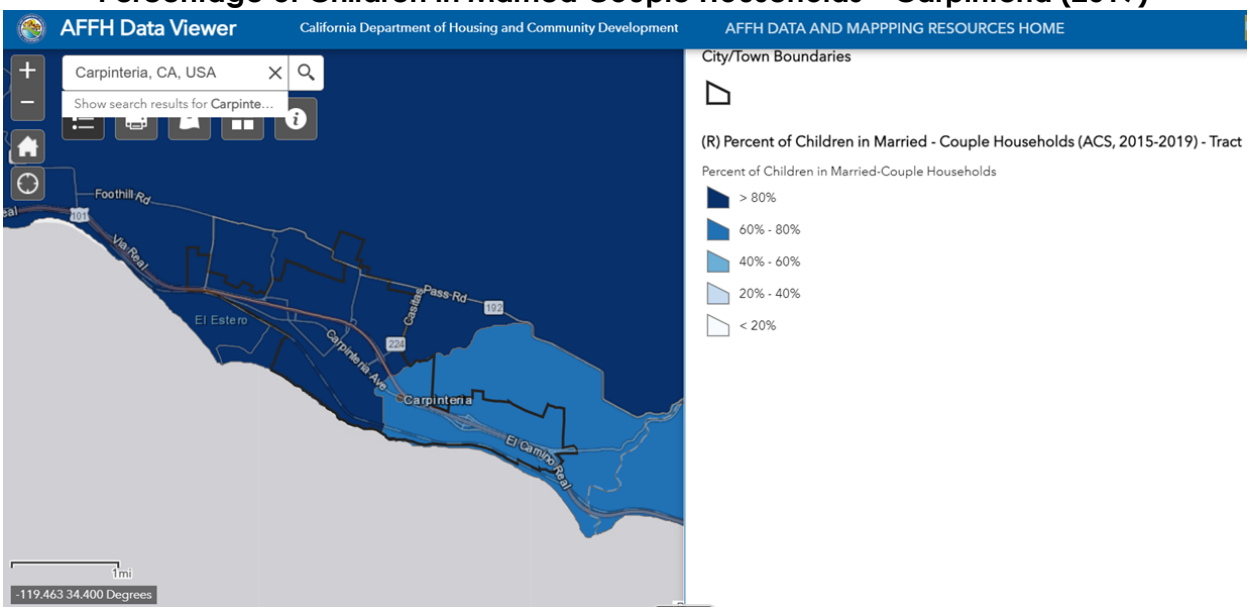
Figure D-12
Percentage of Children in Married Couple Households – South Coast Cities (2021)



Local Trends

Figure D-13 shows the percentage of children living in married couple households by census tract for Carpinteria based on 2019 ACS data. As seen in this map, married couple households comprise a higher proportion of households in the northwestern portion of the city, although the percentage of children living in married couple households is still relatively high (60-80%) in the southeastern portions of the city. According to 5-year ACS estimates, the percentage of female-headed households in Carpinteria declined from 15.2% of households during 2010-2014 to 10.6% during 2016-2020, the reverse of the countywide trend. As discussed above, female-headed households have a greater need for accessible day care, health care, and other supportive services, which are more readily available in nearby larger cities.

Figure D-13
Percentage of Children in Married Couple Households – Carpinteria (2019)



d. Income

Identifying low/moderate-income (LMI) areas is an important aspect in understanding patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).

Household income affects a household's ability to pay for housing. Higher-income households are more likely to own rather than rent, and lower-income households are more likely to be "cost-burdened" and overcrowded (see analysis of these issues in Section D.7 below).

Regional Trends

As seen in Figure D-14, higher LMI concentrations are located in the western and northeastern portions of the County. As seen in Figure D-15, each of the south coast cities of Goleta, Santa Barbara, and Carpinteria have varied rates of LMI households by census tract. Larger portions of the cities of Goleta and Santa Barbara have LMI rates below 25% than the City of Carpinteria, where the LMI rates are 25% or higher except in one area in the northeast portion of the city. According to the California Economic Forecast's 2021 Carpinteria Valley Economic Profile, the cost of housing in Goleta and Santa Barbara varies more widely than in Carpinteria which may lead to greater variation in concentrations of LMI households.

Local Trends

In Carpinteria, the southwestern portion of the city has the highest percentages of LMI households (50-75%) while LMI households comprise 25-50% of households in most other areas of the City (Figure D-16). The higher concentration of LMI households in the southwestern part of the City may be due to a higher percentage of rental occupied housing in this area, 71% according to 2021 ACS estimates as compared to 20-40% in the rest of the city. The population below the poverty level has remained at or below 10% throughout most of the city between 2014 and 2021 according to ACS data. However, poverty status increased to 11% in the

northwestern portion of the City according to 2021 ACS data. The reason for the slight increase in poverty rates is not clear as other income factors, such as median income, have not substantively changed in this area over the same time period.

Figure D-14
Low/Moderate Income Population – Santa Barbara County

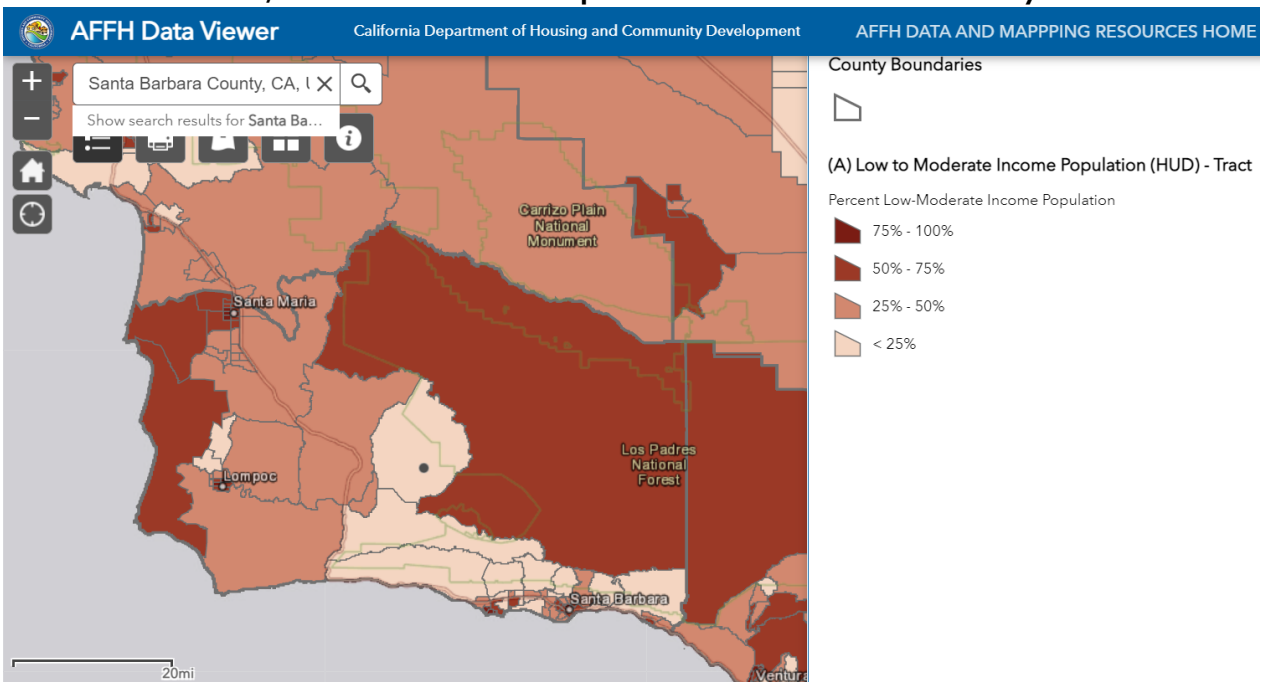


Figure D-15
Low/Moderate Income Population – South Coast Cities

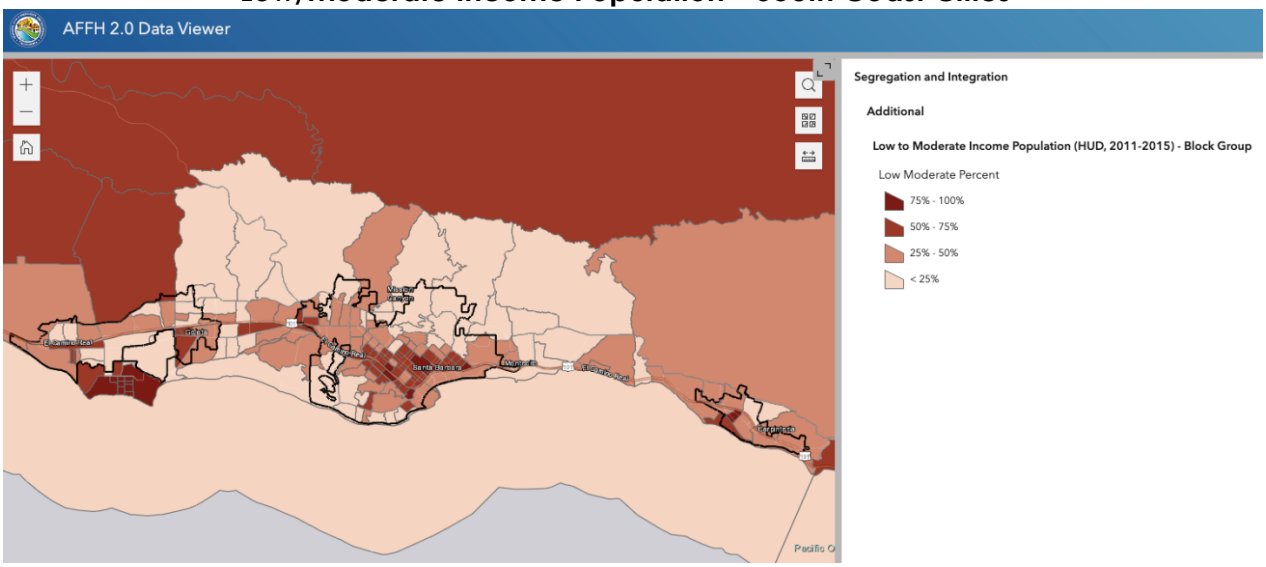
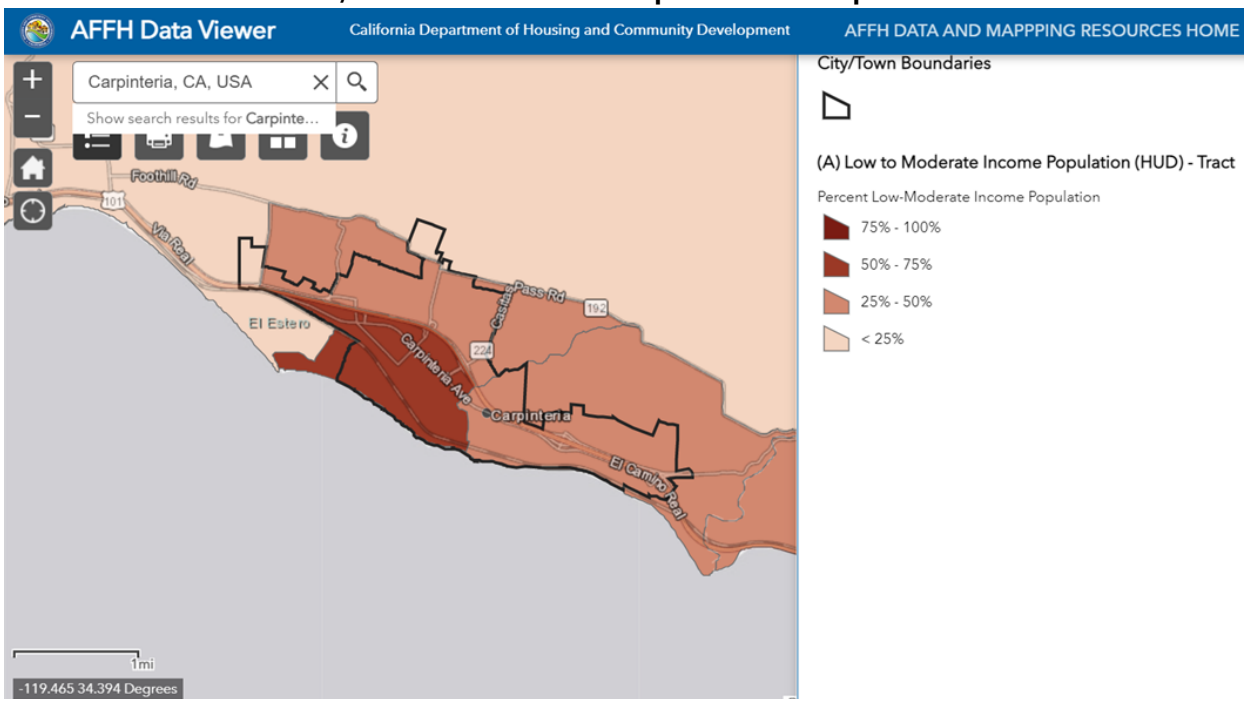


Figure D-16
Low/Moderate Income Population – Carpinteria

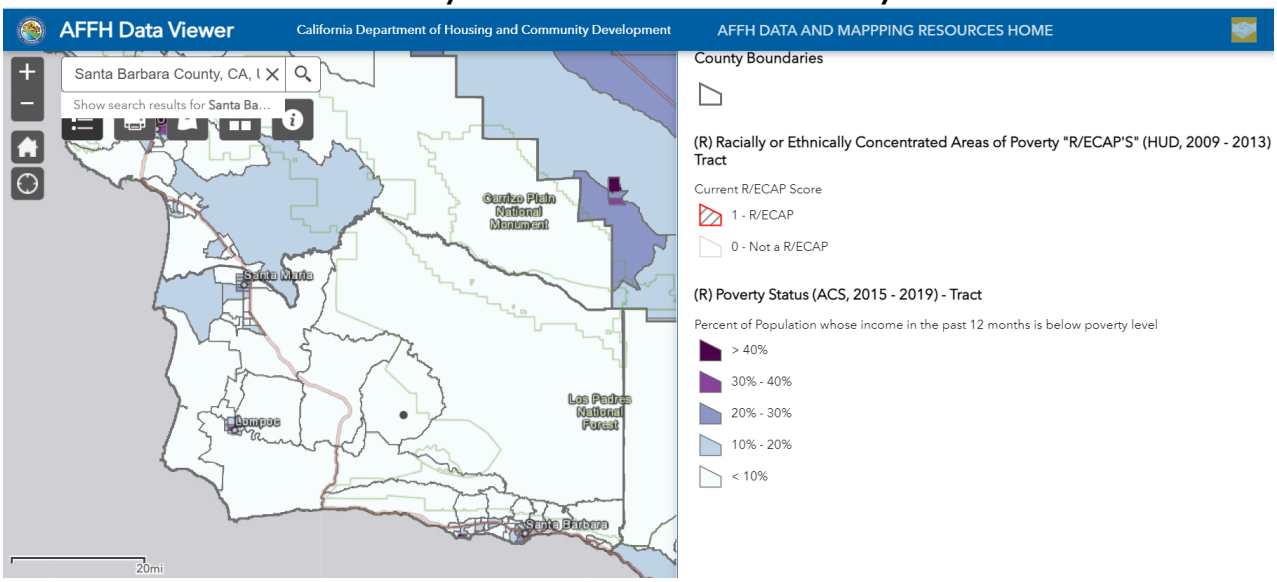


5. Racially/Ethnically Concentrated Areas

a. Racially/Concentrated Areas of Poverty

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. There are no designated R/ECAP areas identified in Santa Barbara County (Figure D-17). As shown in Figure D-18, poverty status throughout the City is less than 10 percent and as shown in Figure D-5, overall, the city is racially integrated.

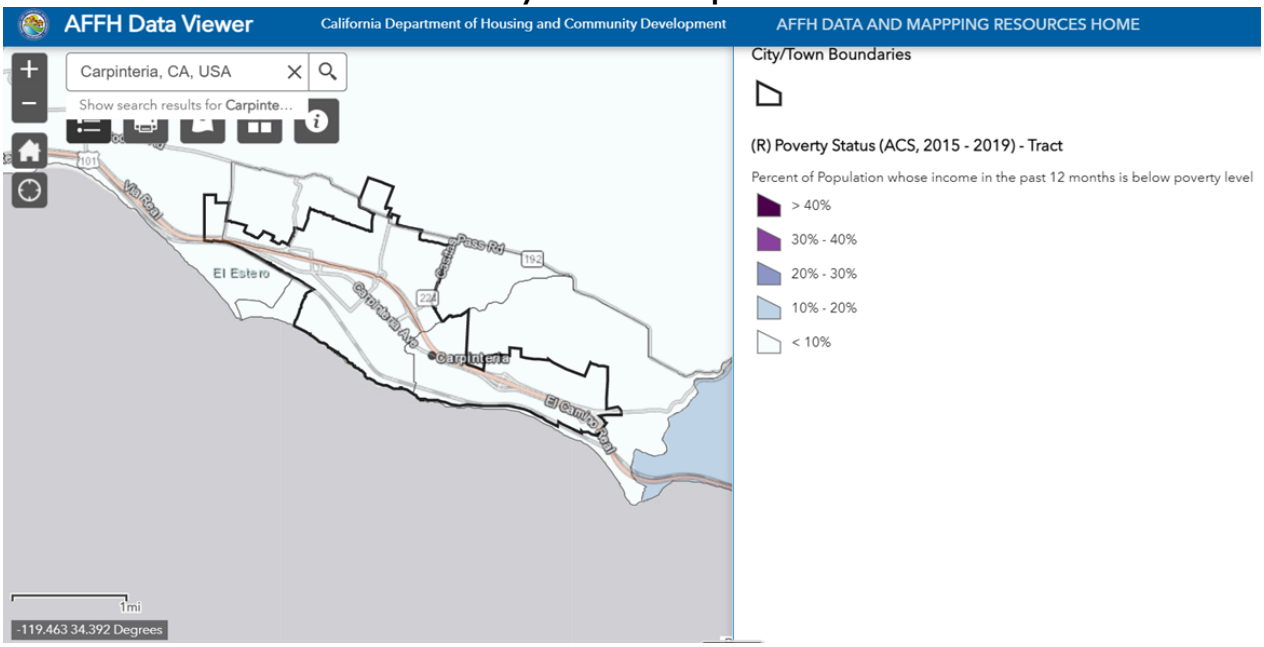
Figure D-17
Poverty Status – Santa Barbara County



Recent Census estimates regarding poverty status of households in Carpinteria are shown in Figure D-18. As seen in this map, poverty rates are less than 10% in all portions of Carpinteria.

Program 17 in the Housing Plan includes training to landlords on requirements under fair housing law, such as the acceptance of Housing Choice Vouchers, and other programs will help to expand the supply of affordable housing to provide more options for lower-income households throughout the City.

Figure D-18
Poverty Status – Carpinteria



b. Racially Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race and poverty and race and affluence, which can be a direct product of the same policies and practices." Therefore, both sides of the continuum must be examined.

As shown in Figure D-19, there are no RCAAs identified in Carpinteria. The nearest RCAAs to Carpinteria are found in the Montecito area of unincorporated Santa Barbara County to the west and in the Ventura area to the southeast (Figure D-20).

Figure D-19
Racially Concentrated Areas of Affluence - Carpinteria

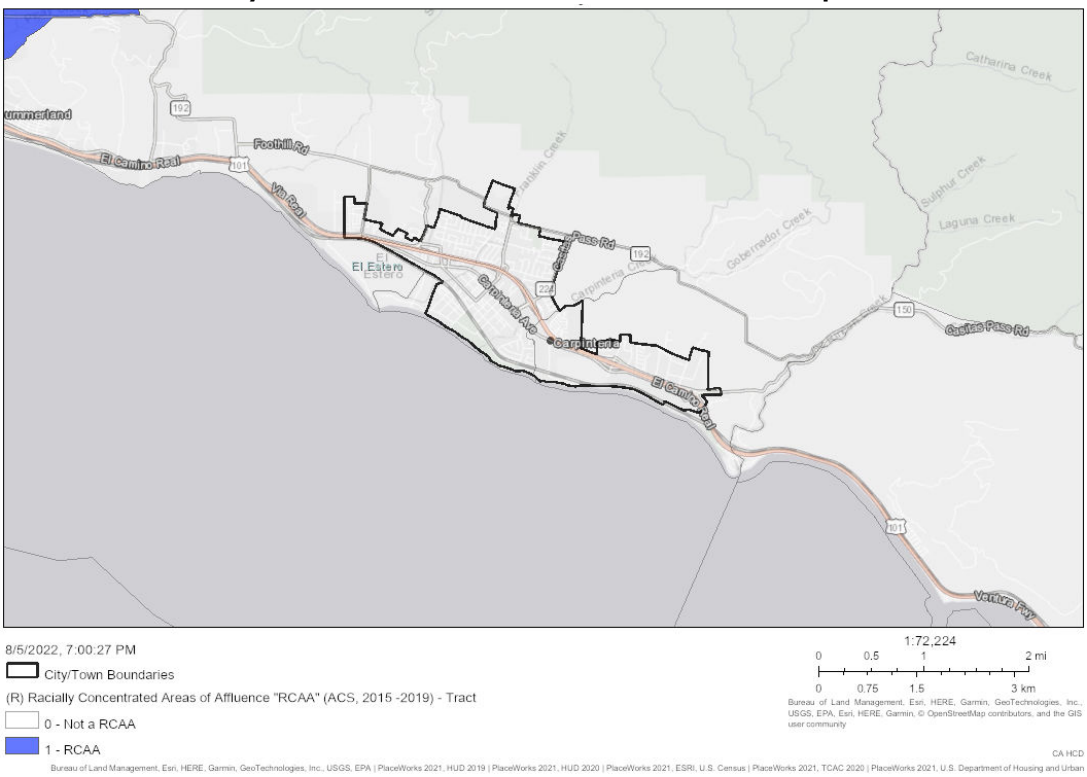
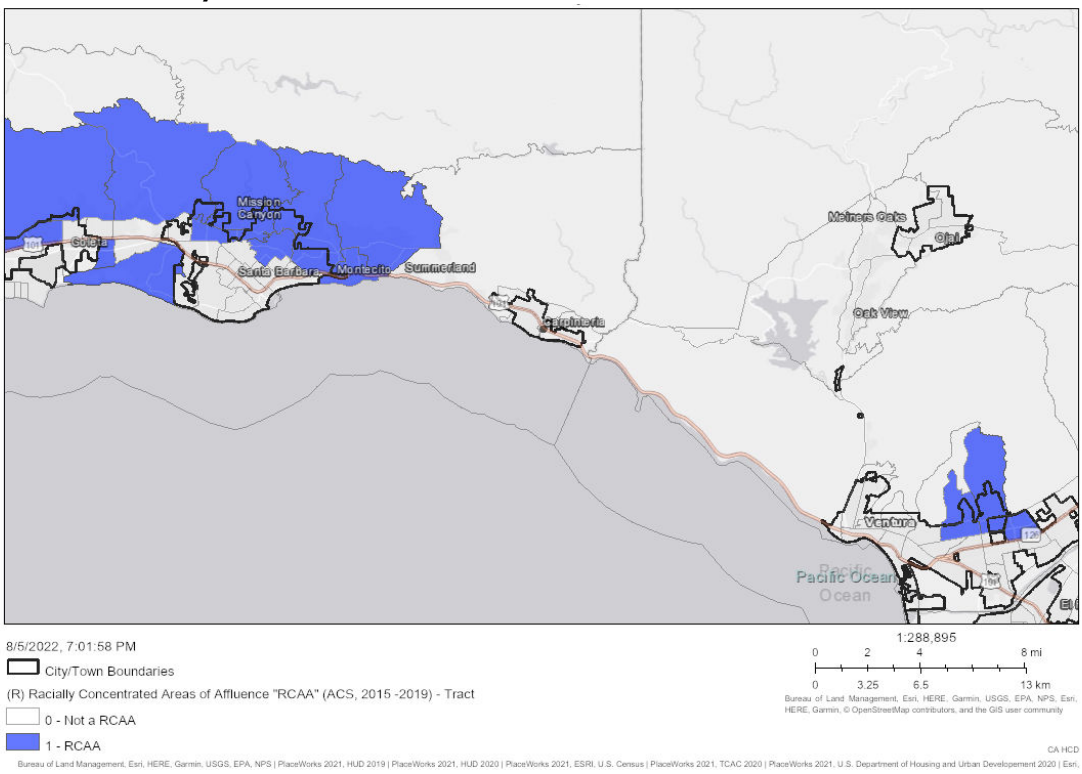


Figure D-20
Racially Concentrated Areas of Affluence – South Coast Area



6. Disparities in Access to Opportunity

a. Overview

California housing law requires cities to analyze disparities in access to opportunity as part of the fair housing assessment. Access to opportunity encompasses a variety of characteristics related to improving quality of life for residents of low-income communities, as well as improving mobility and access to areas with better access to resources. The analysis of "opportunity" encompasses access to education, jobs, transportation, and a healthy environment including recreation, clean air and water, public safety, social services, and cultural amenities.

The California Tax Allocation Committee (TCAC) and HCD have developed maps showing access to various types of opportunities such as education, economic, transportation, and environmental indicators that can be utilized for this analysis. These maps are discussed below.

b. Educational Opportunity

Educational opportunity is related to housing through the schools that serve the community. Higher quality schools are associated with better educational outcomes, which in turn lead to higher skill levels, job opportunities and wages. TCAC education domain scores, which are used to identify areas of higher or lower education opportunities, incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates and student poverty rates to assess educational outcomes at the census tract level.

Regional Trends

Educational opportunity scores for Santa Barbara County as a whole are shown in Figure D-21. The areas with the highest educational opportunity are found in the south coast and in the Santa Ynez Valley. Educational opportunity scores in most of the city of Goleta are similar to Carpinteria (0.5 – 0.75), with a score over 0.75 at the eastern portion of Goleta. In the city of Santa Barbara, variation in school district appears to play the most significant role in educational opportunity scores. Educational opportunity scores in most of the city of Santa Barbara, located within the Santa Barbara Unified School District, are lower than in Carpinteria with areas on the eastern and western edges of the city of Santa Barbara, which are in the Montecito Union School District and Hope School District, respectively, having scores of over 0.61.

Figure D-21
TCAC Educational Opportunity Areas – Santa Barbara County

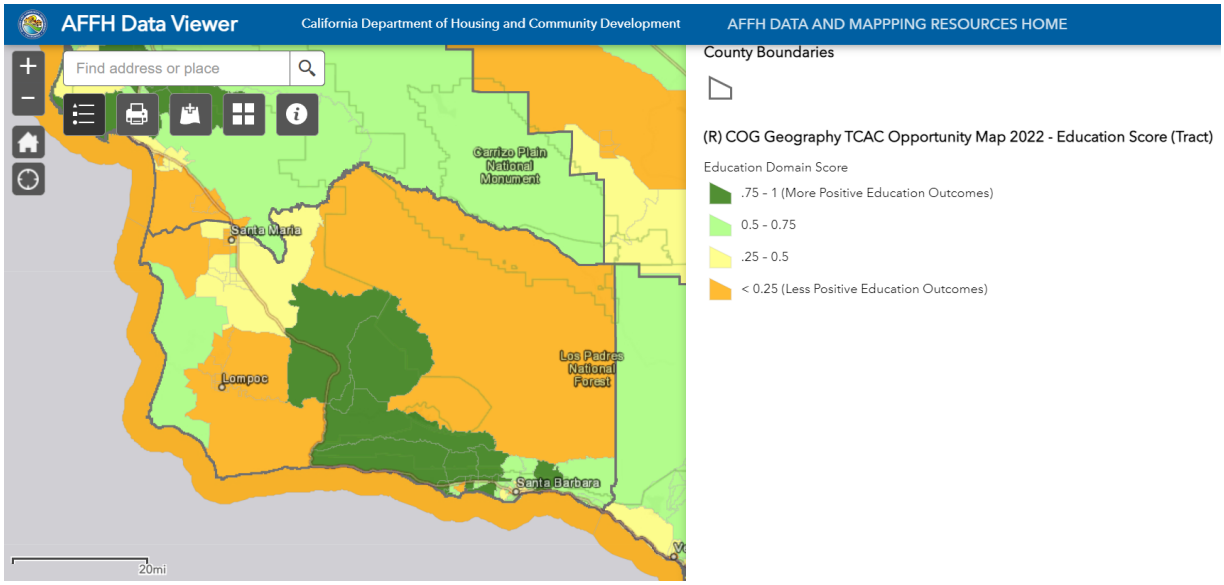
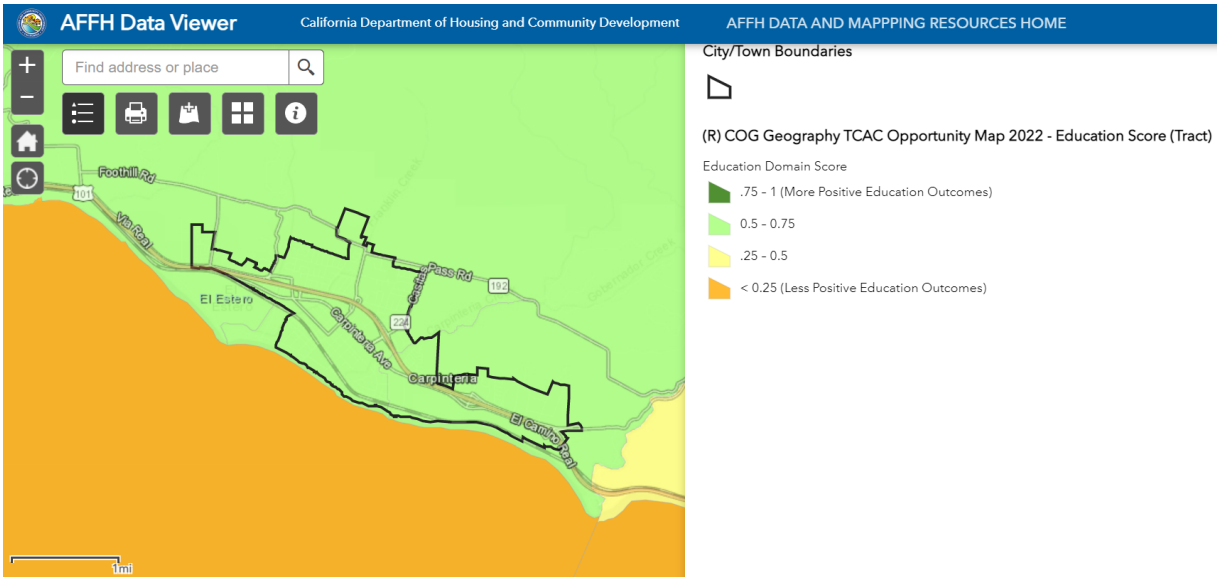


Figure D-22
TCAC Educational Opportunity Areas – Carpinteria



Local Trends

Schools in the Carpinteria area are administered by the Carpinteria Unified School District (CUSD). Students in the City are served by two public elementary schools – Aliso Elementary School and Canalino Elementary (which also includes Canalino Early Childhood Learning Center and Special Education), one middle school and one high school – Carpinteria Junior High School and Carpinteria High School. Although CUSD is an independent governmental agency and the City does not have control over school district operations, City and school district staff work cooperatively to improve educational outcomes in Carpinteria.

Given its small size and single school district, there are not disparities in access to educational opportunities. This is consistent with other demographic indicators such as racial integration and poverty status, which are also relatively uniform throughout the City. Figure D-22 shows Carpinteria TCAC scores related to educational opportunity on a census tract level. All areas of the City have relatively high education scores (0.5 – 0.75). Kidsdata.org estimated that 42% of children in the CUSD were living in families with a high housing cost burden and about 9% of children were below poverty level. About 3% of children were identified as homeless.

Because lower educational outcomes are often associated with housing problems such as overpayment, overcrowding and homelessness, many of the programs contained in the Housing Plan will help to improve educational opportunity in Carpinteria.

c. Economic Opportunity

Housing opportunities are associated with higher economic outcomes. TCAC economic opportunity maps are based on indicators including poverty, adult education, employment, job proximity, and median home value to generate numerical values for economic outcomes by census tract.

Regional Trends

One of the regional planning challenges for Santa Barbara County is a jobs-housing imbalance, with higher job concentrations the south coast area, particularly high-skill jobs. Figure D-23 shows the jobs proximity index by block group in Santa Barbara County. This indicator graphically illustrates the accessibility of a residential neighborhoods to job opportunities based on distance to employment centers, with large employers weighted more heavily than smaller employers. Lower jobs proximity scores indicate a higher travel time and cost for home/work trips. Higher jobs proximity scores correlate with higher access to economic opportunity in the south coast and Santa Ynez Valley areas, as seen in Figure D-24.

Local Trends

In Carpinteria, the highest jobs proximity scores are found in the eastern half of the city (Figure D-25) while higher economic opportunity scores vary considerably depending on location. Most of the city received less positive economic scores as seen in Figure D-26. The City does not have data that clearly explains the reason for the lower economic scores. In general, there are fewer job opportunities in Carpinteria than in the nearby cities of Santa Barbara and Goleta. The lower cost of housing in Carpinteria relative to these other areas has resulted in some Carpinteria residents commuting to jobs in other cities.

As discussed in the Housing Needs Assessment, approximately 24% of the city's working residents were employed in educational services, health care and social assistance occupations (Table I-9). Many of these jobs are located in the other south coast cities of Santa Barbara and Goleta. Other industries with relatively high employment in Carpinteria included Professional, Scientific, Management, Administrative and Waste Management (13%), and Other Services (10%).

Figure D-23
Jobs Proximity Index – Santa Barbara County

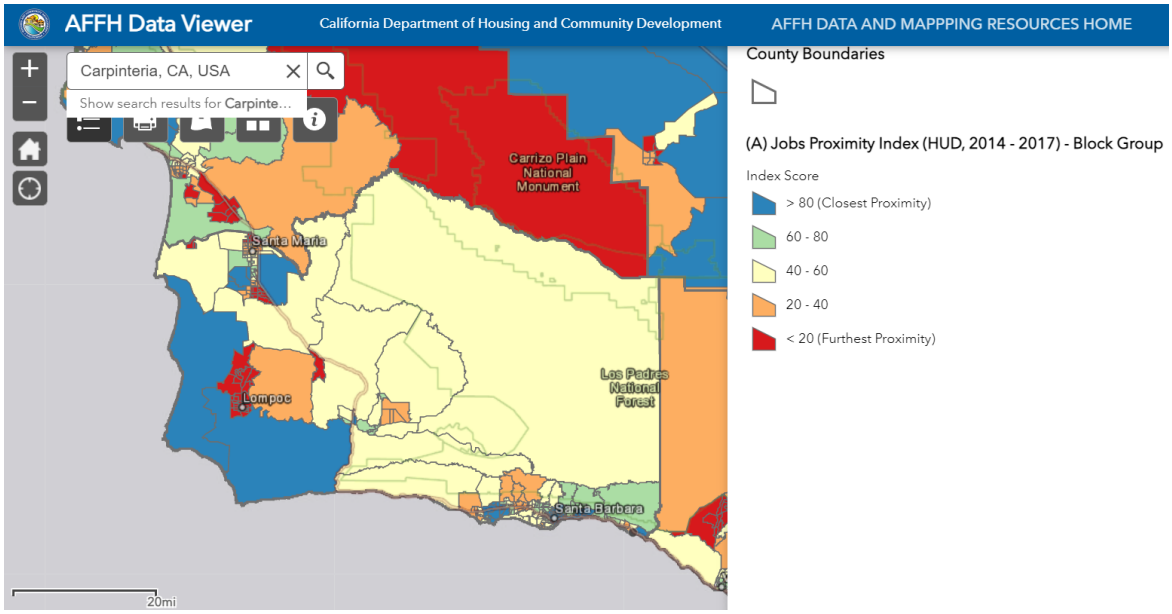


Figure D-24
TCAC Economic Opportunity – Santa Barbara County

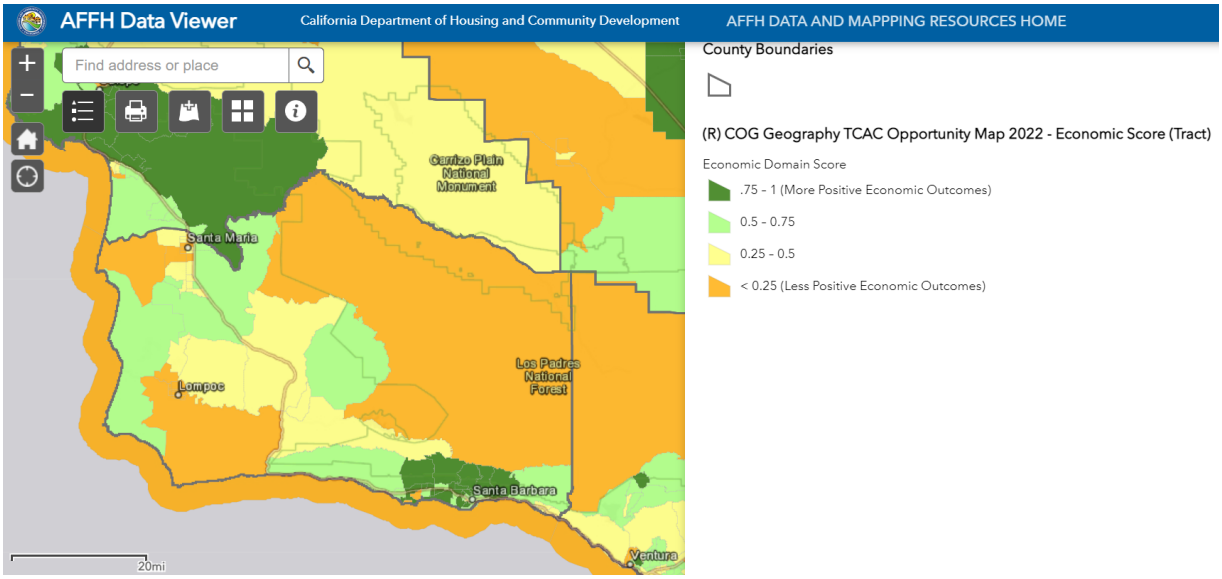


Figure D-25
Jobs Proximity Index – Carpinteria

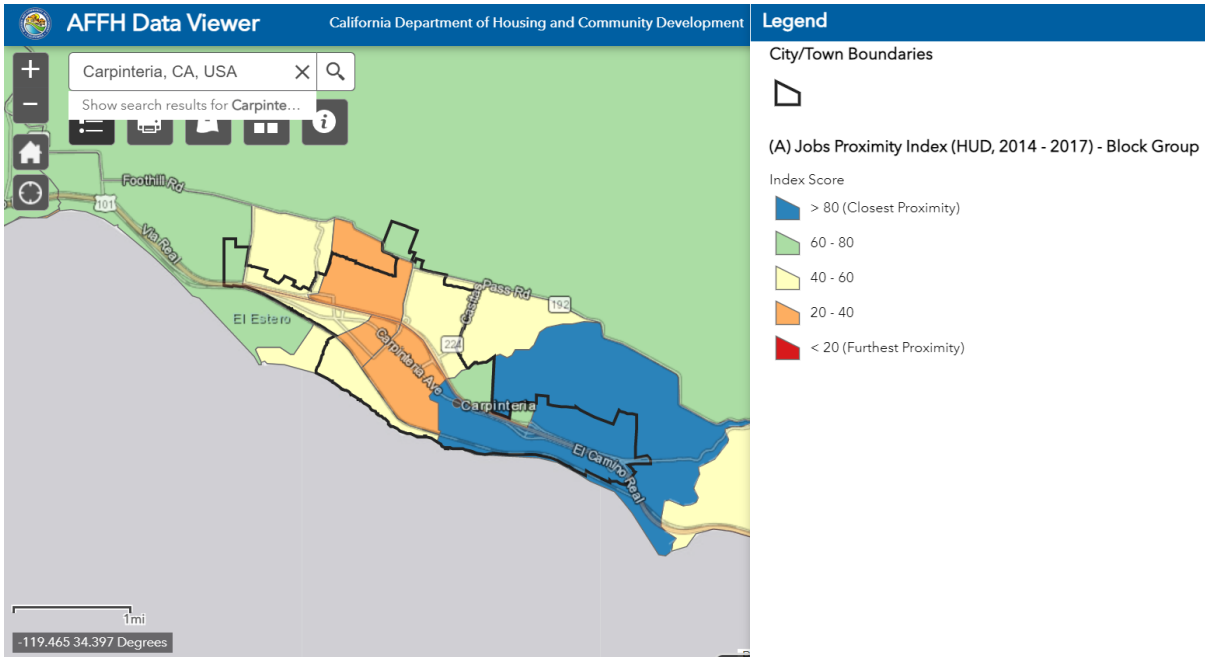
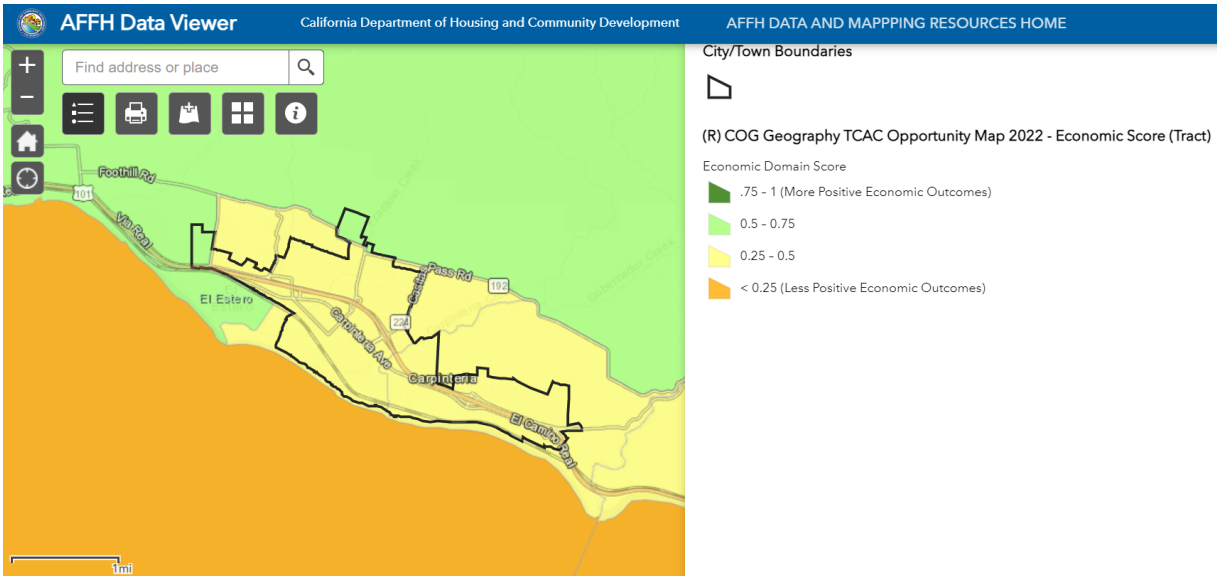


Figure D-26
TCAC Economic Opportunity – Carpinteria



d. Transportation Opportunities

Public transportation is of critical importance to households without access to a private automobile. Public transit is important for ensuring access of lower-income persons to employment opportunities, schools, social and medical services, shopping, cultural facilities and recreation. It is particularly important that public transportation serve lower-income communities where many adults may not own a car or are unable to drive due to a disability. Lack of transportation can restrict housing opportunities for the transit-dependent population.

Regional Trends

At the regional level, several bus and train options are available, particularly for the southern/coastal areas of the county. Major public transportation providers include the following:

- Coastal Express by Ventura County Transportation Commission (VCTC) provides daily service between Camarillo, Oxnard, Ventura, Carpinteria, Santa Barbara, Goleta, and the University of California Santa Barbara (UCSB).
- Greyhound provides several inter-city bus trips daily between San Luis Obispo, Santa Maria, Santa Barbara, Ventura, and Los Angeles.
- Amtrak's Pacific Surfliner serves stations from San Diego to San Luis Obispo counties. There are daily round-trips between San Diego and Los Angeles, with some trips extending up to Santa Barbara or San Luis Obispo. An early-morning train service connects commuters from Ventura County and Carpinteria to Santa Barbara and Goleta.

According to the County AI, the most common form of transportation in Santa Barbara County is driving a car, truck, or van. Of that group, it is most common that workers drive alone rather than carpool. A distant second are those working from home. With some variance between public transportation and walking to work, the method of commuting in the cities of the Consortium is similar to that of the county and state.

Local Trends

The Santa Barbara Metropolitan Transit District (MTD) provides bus service on one route connecting Carpinteria to the Santa Barbara area to the west (Figure D-27). MTD offers many services for passengers with disabilities. All MTD buses are equipped with wheelchair lifts or ramps and can accommodate all wheelchairs and three-wheeled scooters that comply with the Americans with Disabilities Act guidelines. Passengers with disabilities may be eligible for the Mobility Pass, a reduced fare to ride MTD buses. To assist visually impaired riders, all transfer point bus stops and major intersections are announced by onboard annunciators. Additionally, as the bus approaches a transfer point bus stop, the onboard annunciator announces the bus line number, which is heard externally by waiting passengers. Passengers may also contact Easy Lift, the provider of paratransit service for persons who are unable to ride MTD buses due to a disability.

Compared to more densely urbanized areas, some transit users face longer walking distances from their residence to bus service and longer service intervals, which hinder opportunity. The City works cooperatively with MTD on bus routes and schedules as part of its land use planning activities with the goal of improving service for transit-dependent residents.

Figure D-27
SBMTD Bus Routes – Carpinteria



e. Environmental Opportunities

Access to a healthy environment is an important quality of life issue. Environmental health addresses patterns in disparities between different neighborhoods and socio-economic groups.

Recent state laws including AB 1550, SB 535 and SB 1000 emphasize the importance of environmental justice as a fair housing issue. Environmental justice, as defined by HUD, means the fair treatment and meaningful involvement of all people regardless of race, color, national origin, disability, or income, including tribal persons, with respect to both positive and negative environmental and health impacts of a project.

Environmental Opportunity scores are based on the California Fair Housing Task Force Methodology for the 2021 TCAC/HCD Opportunity Map[9] as described below. The environmental opportunity metric relies on twelve of the indicators that are used in the California Office of Environmental Health Hazard Assessment (OEHHA)'s CalEnviroScreen 3.0 tool under the "exposures" and "environmental effect" subcomponents of the "pollution burden" metric. To mirror the CalEnviroScreen 3.0 approach to calculating pollution burden scores, the exposure indicators are weighed twice as heavily as the environmental effects burden indicators because they are considered to have more of an impact on pollution burden. The indicators for each category are listed below:

Exposure indicators:
1. Ozone Concentrations
2. PM2.5 Concentrations
3. Diesel PM Emissions
4. Drinking Water Contaminants
5. Pesticide Use
6. Toxic Releases from Facilities
7. Traffic Density

Environmental effects indicators:
8. Cleanup Sites
9. Groundwater Threats
10. Hazardous Waste Generators and Facilities
11. Impaired Water Bodies
12. Solid Waste Sites and Facilities

CalEnviroScreen 3.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution based on a variety of indicators. The indicators were selected based on scientific literature that confirms their detrimental effects on human, and especially child, health; the completeness, accuracy, and currency of the data; and the widespread concerns about each indicator in California. CalEnviroScreen 3.0 was developed to support the Affordable Housing and Sustainable Communities program and other programs that allocate funding from sale of cap-and-trade revenue, but it is explicitly acknowledged as a tool that can be used for a variety of policy and planning purposes. For more information on CalEnviroScreen 3.0, see the OEHHA website.[10]

One limitation of the environmental quality indicators is that the levels of a pollutant are generally measured at a limited number of points statewide; the levels of the pollutant are then estimated for other areas that are not immediately adjacent to the measurement site. Additionally, there are some indicators which may have a large impact in one area of a census tract, but which could have only a marginal effect at another location in the same census tract.

[9] https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf
[10] California Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 website: https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30.

This is particularly true of stationary polluting sources, where the impact decreases as the distance from the site decreases.

Regional Trends

Environmental opportunity scores for Santa Barbara County as a whole are shown in Figure D-28. This map shows that the highest environmental scores are found in the central portion of the county (Lompoc and Santa Ynez Valley areas) and the south coast areas. Scores in the cities of Santa Barbara and Goleta show more variation than in Carpinteria with portions of each city having both higher and lower scores as compared to Carpinteria. This greater variation is to be expected given the larger size of these cities relative to Carpinteria.

Lower scores in the city as compared to surrounding areas may be due to both Highway 101 and the UPRR railroad tracks extending east to west through the City, which contributes to reduced air quality. Historically, the Carpinteria Oil and Gas Processing Facility located at 5675 Carpinteria Avenue may have also contributed to lower scores. However, this facility has now been shuttered and is in the early stages of decommissioning, which may improve future CalEnviro scores as data are updated. Less urbanized areas surrounding each of the cities have the highest scores.

Local Trends

In Carpinteria, higher environmental opportunity scores are found in the eastern and northwestern portions of the city, away from the SR-101 freeway (Figure D-29), although scores are generally lower than in areas surrounding the City. The southwest portion of the city has the lowest category of environmental opportunity. This may be due to the Carpinteria Salt Marsh being located adjacent to the southwest edge of the City resulting in increased flooding and other coastal hazard risks in this area.

Figure D-28
TCAC Environmental Opportunity – Santa Barbara County

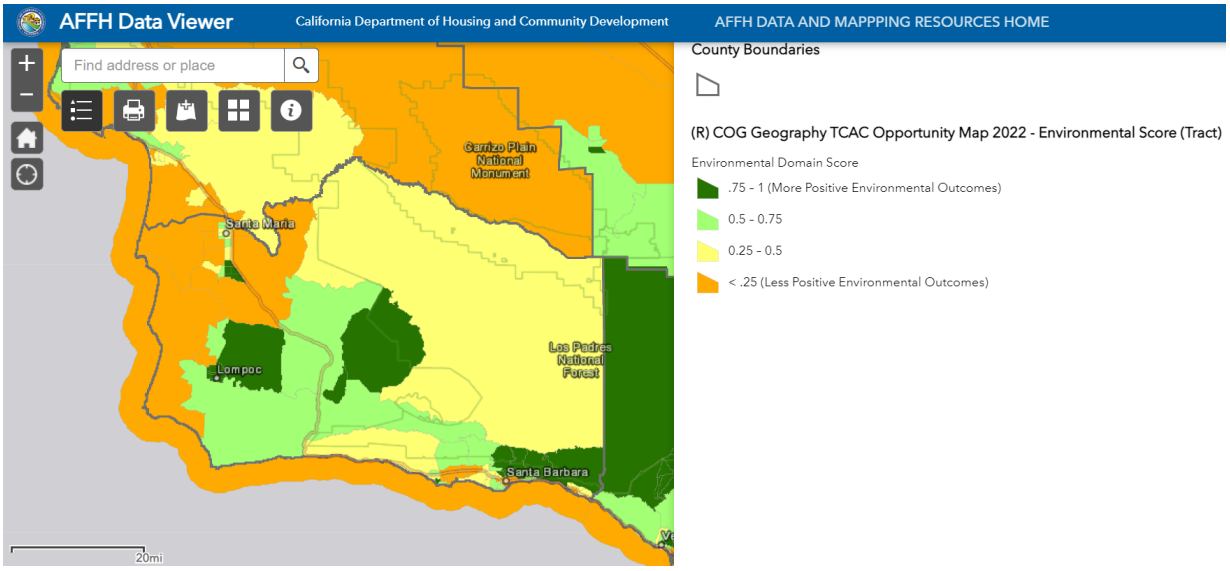
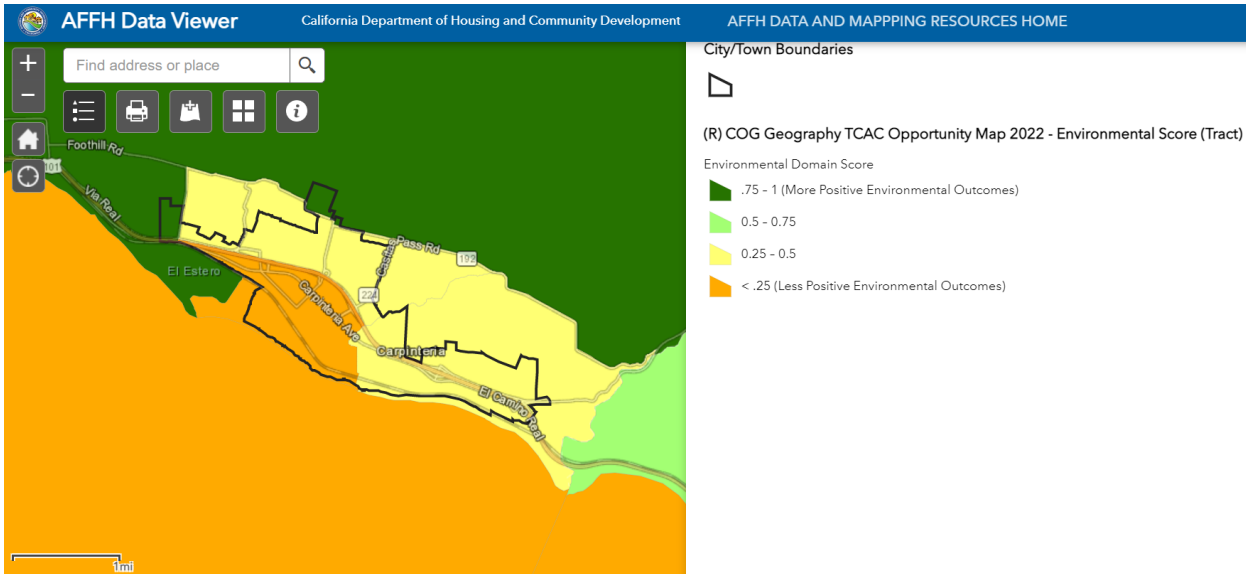


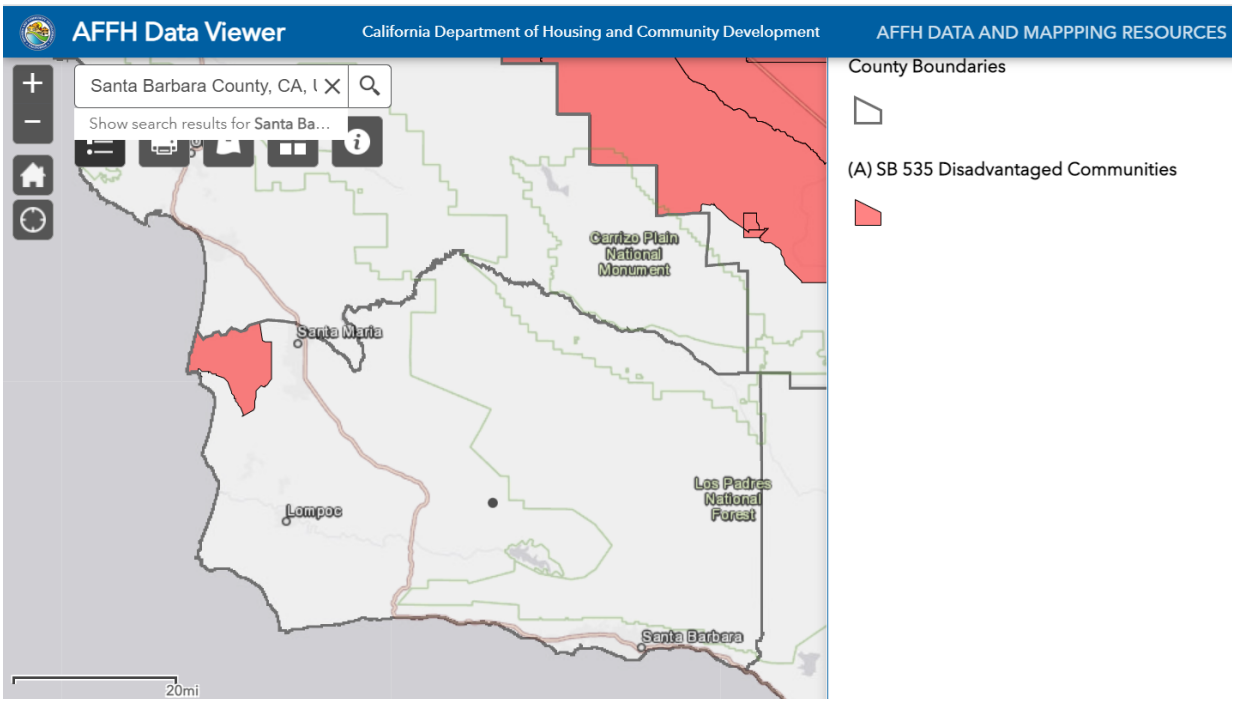
Figure D-29
TCAC Environmental Opportunity – Carpinteria



f. Disadvantaged Communities

Senate Bill 1000 (SB 1000) of 2016 requires cities with designated disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, identify disadvantaged communities. As seen in Figure D-30, there are no identified disadvantaged communities in Carpinteria. The only designated disadvantaged community in Santa Barbara County is located in the northwestern corner of the County.

Figure D-30
Disadvantaged Communities – Santa Barbara County



7. Disproportionate Housing Needs and Displacement Risk

The AFFH Rule Guidebook (24 C.F.R. § 5.152) defines "disproportionate housing needs" as "a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area." The analysis of disproportionate housing needs is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

a. Cost Burden (Overpayment)

A household is considered cost-burdened if it spends more than 30% of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

Regional Trends

The County AI reported that renters are, by far, the most cost burdened group in the Consortium. Approximately 57.9% of renters pay more than 30% of their income to housing costs, and 48% of these pay in excess of 35%. Homeowners with a mortgage have a lower, but still significant cost burden rate. About 38.1% of those with a mortgage are cost burdened. Homeowners without a mortgage are the least at risk of being cost burdened, with only 15.7% paying over 30% to housing costs. However, homeowners without a mortgage also tend to be

elderly and may lack disposable income, meaning any increase in housing costs can cause significant challenges.

Three areas of the Consortium stand out with a disproportionately high homeowner cost burden, over 40%. These areas are north of Santa Maria, central areas bordering Los Padres National Forest and along the southern coastline west of Goleta. Many of the tracts located around the cities in the County have cost burden higher than the rural tracts of the region.

Cost burdened renters exhibit a different geographic pattern than cost burdened home owners. The lowest rates, under 30%, are found in tracts to the south and west of Santa Maria and in central areas bordering Los Padres National Forest. Renter households with the highest cost burdened rates, over 60%, are found in the northwest part of the County, including Santa Maria, Lompoc and around the cities in the southern coastal area.

Figure D-31 and Figure D-32 show overpayment rates for renters and homeowners in Santa Barbara County.

Figure D-31
Renters Overpaying for Housing – Santa Barbara County

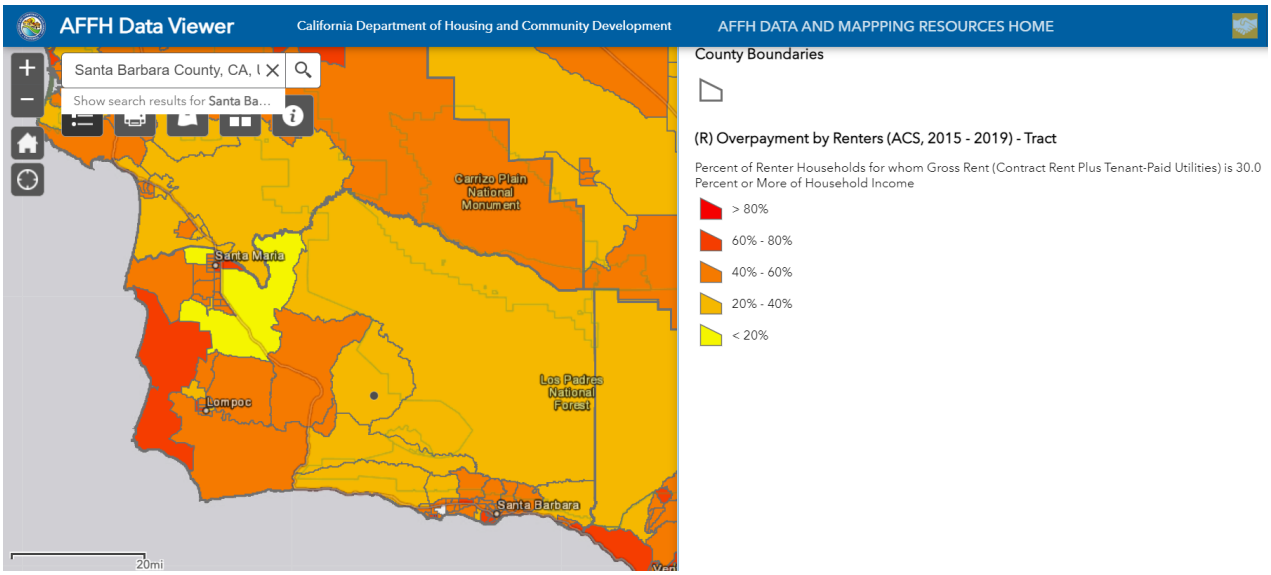
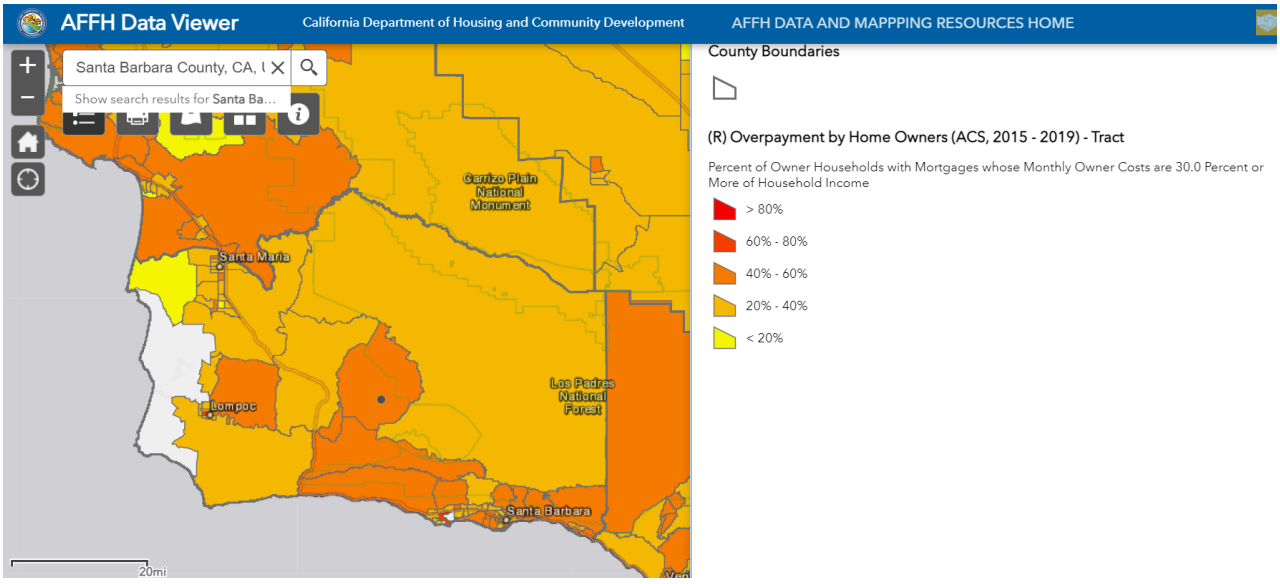


Figure D-32
Homeowners Overpaying for Housing – Santa Barbara County



Local Trends

Low-income households and persons in protected classes disproportionately experience severe housing problems. Housing problems include units with physical defects, overcrowded conditions, and housing cost burden. According to recent HUD/CHAS data based on 2014-2018 ACS estimates (Table D-2) approximately 1,215 renter households (51% of all renters) and 849 owner households (31% of all owners) in Carpinteria were paying more than 30% of income for housing. Of those, 720 renter households (30%) and 455 owner households (17%) were paying more than 50% of income for housing. The highest rates of overpayment occur among very-low income and extremely-low income households.

A comparison of 2010-2014 CHAS data (Table D-3) with 2014-2018 CHAS data (Table D-2) indicates that cost burden for Carpinteria residents generally increased over the past decade. Among all renters, overpayment increased from 49% to 51% of households, while the overpayment rate among owners remained steady at 31%. During both time periods, extremely-low-income households had the highest rates of overpayment.

The impact of housing overpayment on lower-income households is particularly significant for special needs populations – seniors, persons with disabilities, and female-headed households with children.

In the eastern portion of Carpinteria (Figure D-33) overpayment affects 60-80 percent of all renter households while overpayment rates in the western portion of the city are somewhat lower (40-60 percent). As seen in Figure D-34, the highest rates of overpayment for Carpinteria homeowners (40-60 percent) occurs in the southern portion of the City nearer to the coast.

The problems of overpayment are addressed in the Housing Plan through rental assistance programs such as Housing Choice Vouchers and efforts to facilitate production and preservation of affordable housing.

Table D-2
Cost Burden by Tenure and Income Category – Carpinteria (2014-2018)

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	275	260	335
Household Income >30% to less-than or= 50% HAMFI	195	185	255
Household Income >50% to less-than or= 80% HAMFI	415	250	565
Household Income >80% to less-than or= 100% HAMFI	195	25	310
Household Income >100% HAMFI	135		900
Total	1,215	720	2,370
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**
Household Income less-than or= 30% HAMFI	159	155	170
Household Income >30% to less-than or= 50% HAMFI	125	90	225
Household Income >50% to less-than or= 80% HAMFI	185	115	300
Household Income >80% to less-than or= 100% HAMFI	30	20	140
Household Income >100% HAMFI	350	75	1,900
Total	849	455	2,735

Source: HUD/CHAS based on 2014-2018 ACS

Table D-3
Cost Burden by Tenure and Income Category – Carpinteria (2010-2014)

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	355	305	370
Household Income >30% to less-than or= 50% HAMFI	195	170	260
Household Income >50% to less-than or= 80% HAMFI	295	75	460
Household Income >80% to less-than or= 100% HAMFI	179	4	395
Household Income >100% HAMFI	95		790
Total	1,119	554	2,280
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**
Household Income less-than or= 30% HAMFI	165	155	195
Household Income >30% to less-than or= 50% HAMFI	90	75	180
Household Income >50% to less-than or= 80% HAMFI	100	25	260
Household Income >80% to less-than or= 100% HAMFI	145	65	330
Household Income >100% HAMFI	370	100	1,835
Total	870	420	2,805

Source: HUD/CHAS based on 2010-2014 ACS

Figure D-33
Renters Overpaying for Housing – Carpinteria

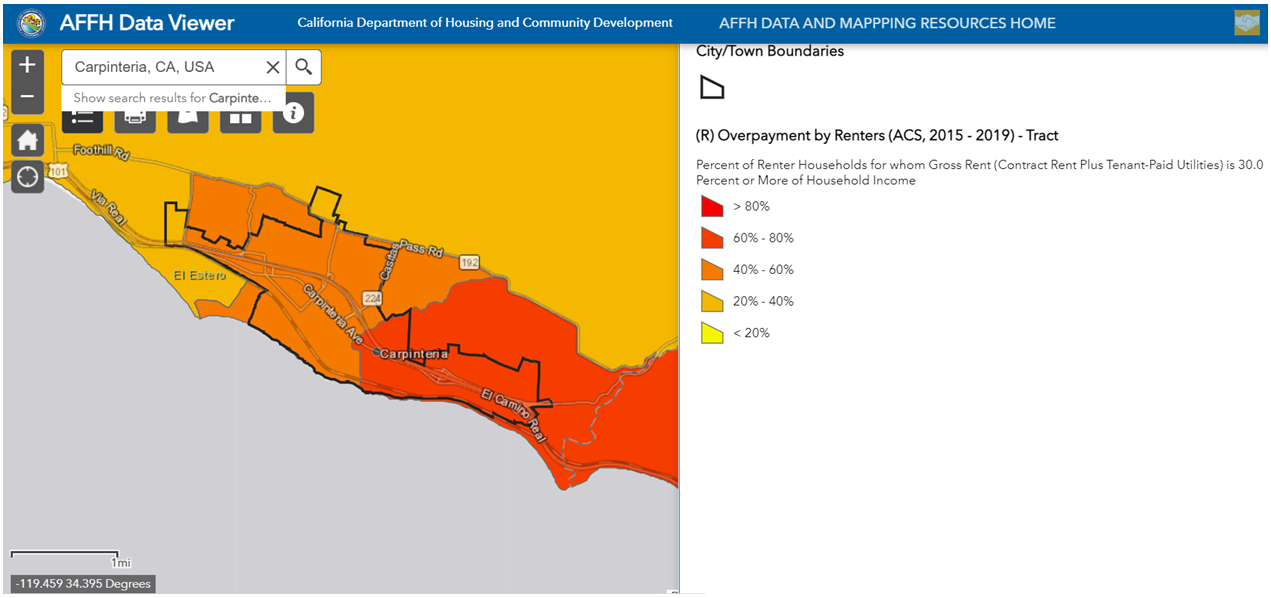
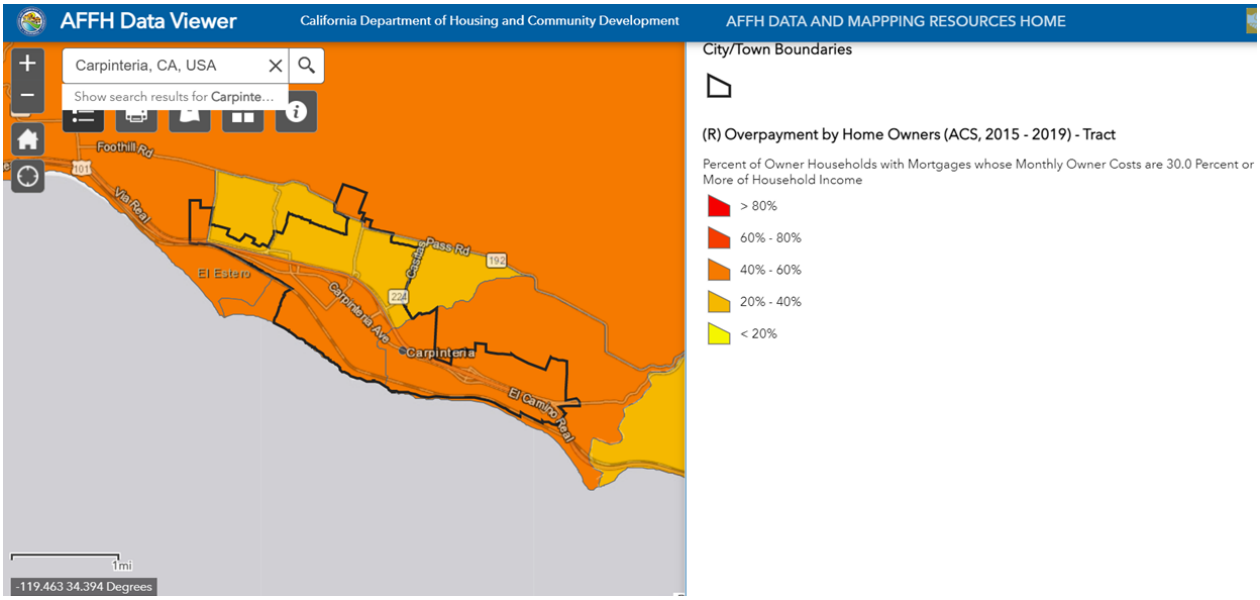


Figure D-34
Homeowners Overpaying for Housing – Carpinteria



b. Overcrowding

"Overcrowding" is defined by the Census Bureau as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered "severely overcrowded." The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units at affordable cost. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs or may "double-up" to save money. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress, and adverse health impacts.

Potential fair housing issues can occur if large or non-traditional households are denied housing due to a perception of overcrowding. Cultural preferences may also contribute to overcrowded conditions since some cultures tend to have larger households due to extended family members living together. In addition to being a potential fair housing concern, overcrowding can also increase demands on infrastructure and public services, contribute to parking problems, and accelerate the deterioration of homes. As a result, some landlords may be reluctant to rent to larger families, making access to adequate housing more difficult and resulting in a disparate impact on some racial or ethnic groups and lower-income households.

Regional Trends

For Santa Barbara County as a whole, nearly 11 percent of all Santa Barbara County households are overcrowded according to recent ACS estimates. However, overcrowding is more prevalent for renters (16%) as compared to only 5% of owners. Overcrowding is most common in the northwestern portion of the County to the west of Santa Maria (Figure D-35).

Local Trends

In Carpinteria, the highest rates of overcrowding (15 to 20 percent) occur in the eastern portion of the City (Figure D-36). The housing stock in this area is almost entirely multi-family housing.

Recent ACS estimates show that about 9% of both owner-occupied and renter-occupied units were overcrowded in Carpinteria compared to about 5% of owner-occupied units and about 16% of renter-occupied units in the county as a whole. Only about 2.6% of owner households and 1.5% of renter households were severely overcrowded. A comparison of 2012 and 2020 ACS estimates shows that overcrowding for owner-occupied units in Carpinteria has increased substantially from 3% to 9% over the past decade while overcrowding has declined from 16% to 9% of renter-occupied units during this period. The increase in overcrowding of owner-occupied units may be due to the significant increase in the median sales price of homes over the past decade. The California Economic Forecast Project's 2021 Carpinteria Valley Economic Profile indicates the median sales price of existing single-family residential properties increase 45% between 2015 and 2021. Median condominium sales process increased at a slower rate of 21% between 2015 and 2021. While market rental rates are also unaffordable to many households, the 2021 Carpinteria Valley Economic Profile reported that there are more affordable housing options in Carpinteria than in other parts of the south coast given that approximately 53% of the housing stock is comprised of apartments and mobile homes, and 3% is comprised of income-restricted units. The relative affordability of rental housing in Carpinteria compared to the rest of the south coast may be a reason for the decline in overcrowding in renter-occupied units.

The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing as well as through rental assistance programs such as Housing Choice Vouchers.

Figure D-35
Overcrowded Households – Santa Barbara County

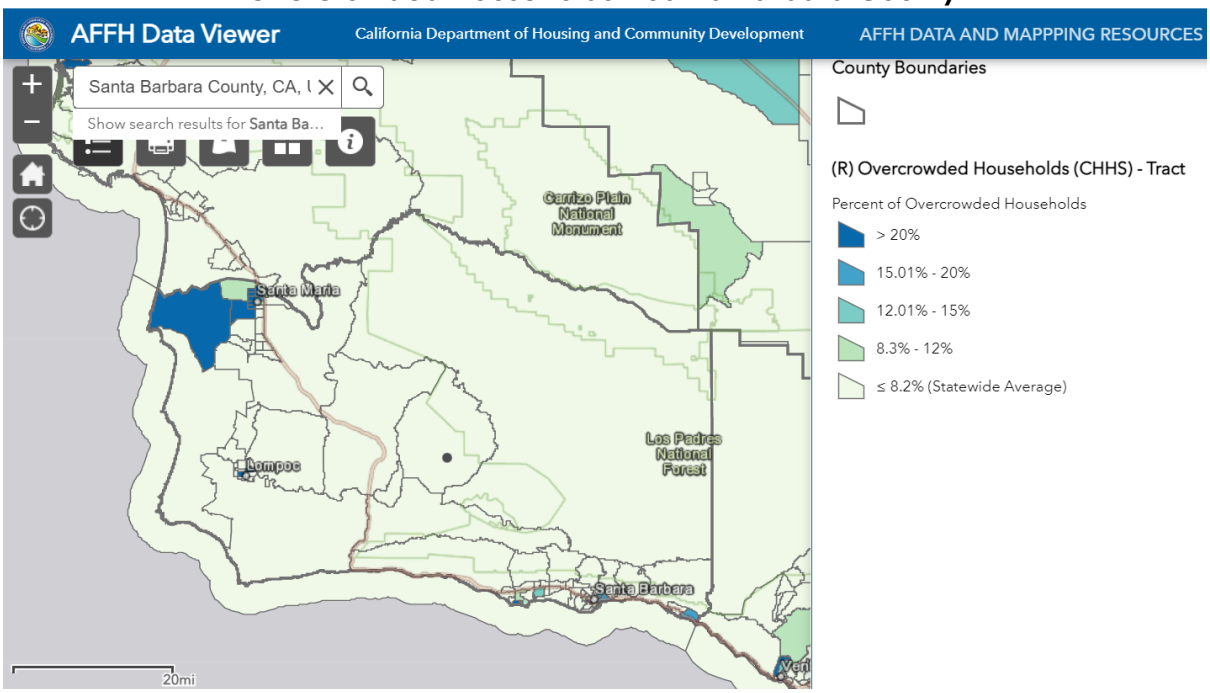
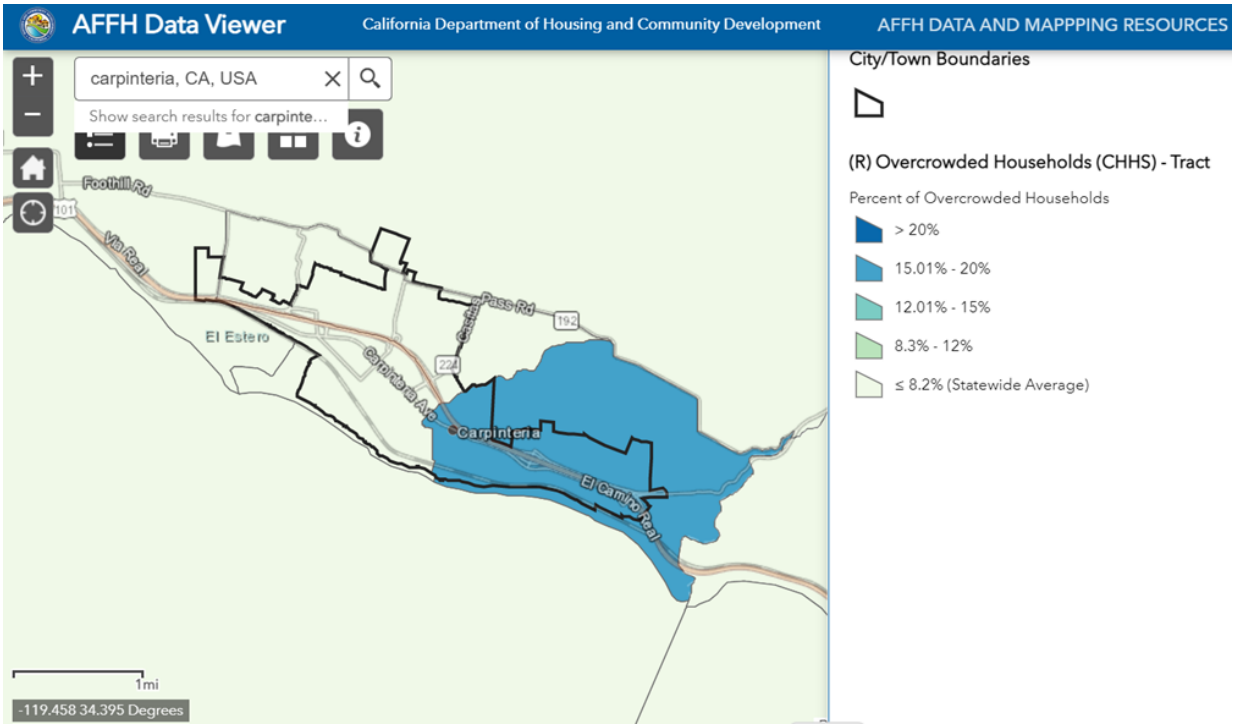


Figure D-36
Overcrowded Households – Carpinteria



c. Substandard Housing

Housing age is often an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age 6 and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table D-4 shows the age characteristics of the housing stock in Carpinteria compared to Santa Barbara County as a whole as reported in recent U.S. Census data. Approximately 90% of the City's housing stock was built prior to 1990 and is over 30 years old and likely to be in need of ongoing maintenance and repair.

Table D-4
Age of Housing Units – Carpinteria vs. Santa Barbara County

Year Built	Carpinteria		SB County	
	Units	%	Units	%
2014 or later	46	0.7%	3,159	2.0%
2010 to 2013	109	1.8%	3,110	2.0%
2000 to 2009	238	3.8%	12,677	8.0%
1990 to 1999	250	4.0%	15,974	10.0%
1980 to 1989	1,017	16.4%	24,336	15.3%
1970 to 1979	2,224	35.9%	29,501	18.5%
1960 to 1969	834	13.5%	31,793	20.0%
1950 to 1959	923	14.9%	19,799	12.4%
1940 to 1949	207	3.3%	5,971	3.7%
1939 or earlier	341	5.5%	12997	8.2%
Total units	6,189	100.0%	159,317	100.0%

Source: Census 2020 ACS

Based on the observations of City Building and Code Compliance staff, it is estimated that approximately 800 housing units may be in need of some type of rehabilitation and approximately 60 units may require replacement. Due to relatively high housing values, market forces are expected to encourage more private maintenance, rehabilitation, and lead paint remediation, as compared to lower-income communities. City staff notes that areas in the southwest and northeast corners of the City may have slightly higher levels of substandard housing but there are no substantial geographic concentrations of substandard housing in the City. Overall, however, City staff has observed a general improvement in the condition of housing as property values have risen along with the commensurate increase in sales prices and rental rates, as well as the availability of financing for home improvements at lower interest rates in recent years. 2021 ACS estimates indicate the highest levels of renter occupied housing are located in the southwest portion of the City. Substandard housing in this area may be due to the age of the residential structures, the additional upkeep costs to maintain housing near the coast, and/or lower rates of property owner investment in maintaining rental property.

As described in the Housing Policy Plan, the City is continuing its efforts to identify, preserve, maintain and rehabilitate existing housing through code compliance and the provision of financial assistance for home maintenance and repairs (Programs 15 and 16).

d. Homelessness

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

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.[11]

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

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

- Substance abuse and alcohol
- Domestic violence
- Mental illness

Since 2003, all Continuum of Care Communities (those receiving Federal grant funds serving the homeless) have been required to report the number of people who are homeless at a particular point in time. The most recent Point in Time (PIT) homeless survey in Santa Barbara County was conducted by the Santa Maria/Santa Barbara County Continuum of Care (CoC) on February 23, 2022. The County and CoC provided oversight of the PIT Count, working as the Administrative Entity for the CoC, with Simtech Solutions and more than 400 volunteers.

Countywide, 1,962 homeless persons were recorded in 2022, an increase of 34% compared to the 2013 homeless count. Approximately 53% of the homeless population was located on the south coast with most others located in the cities of Santa Maria (457 people) and Lompoc (290 people). In Carpinteria the number of homeless persons increased from 10 in 2013 to 21 in 2022 (Table D-5). The 2022 countywide count included 1,367 unsheltered persons and 595 persons living in emergency shelters or transitional housing.

Table D-5
Homeless Counts in the South Coast Area

Geographic Area	2013 Homeless Count	2022 Homeless Count
Carpinteria	10	21
Isla Vista/Goleta	81	203
Santa Barbara	946	822
County Total	1,466	1,962

Source: Central Coast Collaborative on Homelessness, 2013; Santa Maria/Santa Barbara County Continuum of Care, 2022

According to the 2022 PIT count, majority of homeless individuals enumerated identified as White (83%), which is higher than the general population at 50%. Eight percent identified as Black or African-American which is higher than the general population at 2%. Four percent identified as multiracial, while 3% identified as American Indian or Alaska Native. One percent identified as Asian, and one percent identified as Native Hawaiian or other Pacific Islander. A majority of survey respondents (62%) identified as Non-Hispanic, while 38% identified as Hispanic.

Twenty-nine percent of individuals reported having a chronic health condition, with 27% reporting having a physical disability, 31% reported substance abuse issues, 39% reported having a mental health disability, and approximately 9% reported having a developmental disability. One percent reported having an HIV/AIDS related illness.

According to Santa Barbara County's Homeless Management Information System (HMIS) dashboard,[12] in the two-year period from January 2021 to December 2022, the CoC made contact with 19 persons experiencing homelessness in the City and entered them into the CoC's Coordinated Entry System for providing services. Disability rates of persons experiencing homelessness were very high with twelve of the CoC contacts reported having one disabling condition and six reported having multiple disabling conditions. Data indicates two individuals were Black or African American and the remainder were white while seven reported Hispanic ethnicity. The proportion of Black or African American people experiencing homelessness in the

[12] https://www.countyofsb.org/453/Community-Data-Dashboard-Homeless-Manage

City is higher than the general population while the proportion of people who reported Hispanic ethnicity is lower than the general population. One of these contacts was a family and one was a transitional aged youth, the remaining 17 were single individuals.

As shown in Table D-5, the number of persons experiencing homelessness in Carpinteria is significantly lower than in Santa Barbara and Goleta. However, according to the HMIS dashboard, the demographics are generally similar in each of the south coast cities.

People experiencing homelessness in the City tend to congregate downtown and near shopping centers during the day. During evening and nighttime hours, they also tend to be located in open space areas.

Facilities serving the homeless in Carpinteria and the South Coast area include the following:

- Santa Barbara Rescue Mission: The Santa Barbara Rescue Mission provides hot meals and overnight accommodations seven days a week, 365 days per year. Shelter is provided every night to 100 men and 24 women.
- People Assisting the Homeless (PATH): This 24-hour transitional shelter program provides food, clothing, medical care, job development, social services, life coaching, substance abuse recovery, and other vital services to assist homeless people into employment and permanent housing. The 24-hour shelter program provides 100 beds, expanding to 200 beds from December 1 to March 31.
- Transition House: Three-stage housing program for homeless families that offers emergency shelter for 15-22 homeless families (70 people), transitional housing, and permanent affordable supportive housing. Services include meals and childcare when at the emergency shelter, and career counseling, financial management, and educational enhancements throughout all stages.
- Health Care for the Homeless (HCH): The Santa Barbara County Public Health Department runs the HCH program, which provides comprehensive medical and dental care for the homeless population, including a significant medical outreach component led by Public Health Nurses stationed in thirteen homeless shelters and transitional living centers. The nurses provide triage care and make referrals to the health care centers and shelter-based clinics for those needing additional care.
- New Beginnings Counseling Center: New Beginnings operates several programs for the homeless population, including the Safe Parking Program and the Supportive Services for Veteran Families Program. The Safe Parking Program provides safe overnight parking for individuals and families who are living in their vehicles. Included in this program are social services and case management provided by New Beginnings case workers.
- Supportive Services for Veteran Families is designed to help end homelessness among the veteran population in Santa Barbara County. This housing-first model aims to provide housing stability by providing cash assistance to those in danger of losing their housing and to rapidly transition those who are homeless into stable housing.
- Unitarian Society of Santa Barbara Warming Center Program: Emergency homeless sheltering program that opens warming centers in various locations on nights when temperatures are expected to drop below 35 degrees, when there is at least a 50 percent chance of rain, or when there is rain with temperatures under 40 degrees. The facilities

provide a safe and warm place for the homeless individuals to get off the streets and have a clean bed for a night with dangerous weather conditions.

- Showers of Blessing: The Interfaith Initiative of Santa Barbara County has operated the Showers of Blessing program throughout southern Santa Barbara County. Showers of Blessings provides showers to homeless individuals weekly using portable shower trailers, including a two-stall ADA accessible unit. The program also provides a freshly laundered towel and washcloth, a pair of new cotton socks, a pair of new underwear, hygiene items, toiletries and limited emergency clothing. A free, often hot meal is provided before or after the showering times.

- Salvation Army Hospitality House: Hospitality House is a 69-bed Homeless Shelter for Men and Women. Twenty-four of these beds are designated for a County Drug Detox Residential and Withdrawal Management Program, leaving 45 for the general homeless population. The shelter has an 85% average occupancy and services include food, shelter, transportation and employment assistance. Occupancy requires abstinence from drugs and alcohol, and urinalysis testing for drug use is conducted both randomly and when there is suspected use.

- County of Santa Barbara Behavioral Wellness Department (BeWell): BeWell has its own division for Homeless Services Assertive Community Treatment and the department provides a broad spectrum of essential services to people who are experiencing homelessness and/or who are at-risk of chronic homelessness. These services aim to assist those persons experiencing distress who are not reached by traditional mental health treatment services to obtain a more adaptive level of functioning. BeWell works closely with the local Continuum of Care, local emergency and transitional shelters, and other agencies serving those experiencing homelessness or at risk of homelessness in our community.

Additional information regarding the City's regulations for emergency shelters, low barrier navigation centers, transitional housing and supportive housing is provided in Technical Report, Section III – Constraints.

e. Displacement Risk

Displacement refers to any involuntary household move caused by landlord action or market changes. Displacement can be caused by public or private decisions related to investment, or disinvestment or natural disasters such as fires, floods or earthquakes. These factors can lead to rising housing costs, insufficient affordable housing opportunities, expiration of affordability covenants, evictions, housing discrimination, or the physical demolition of existing housing to make way for new development.

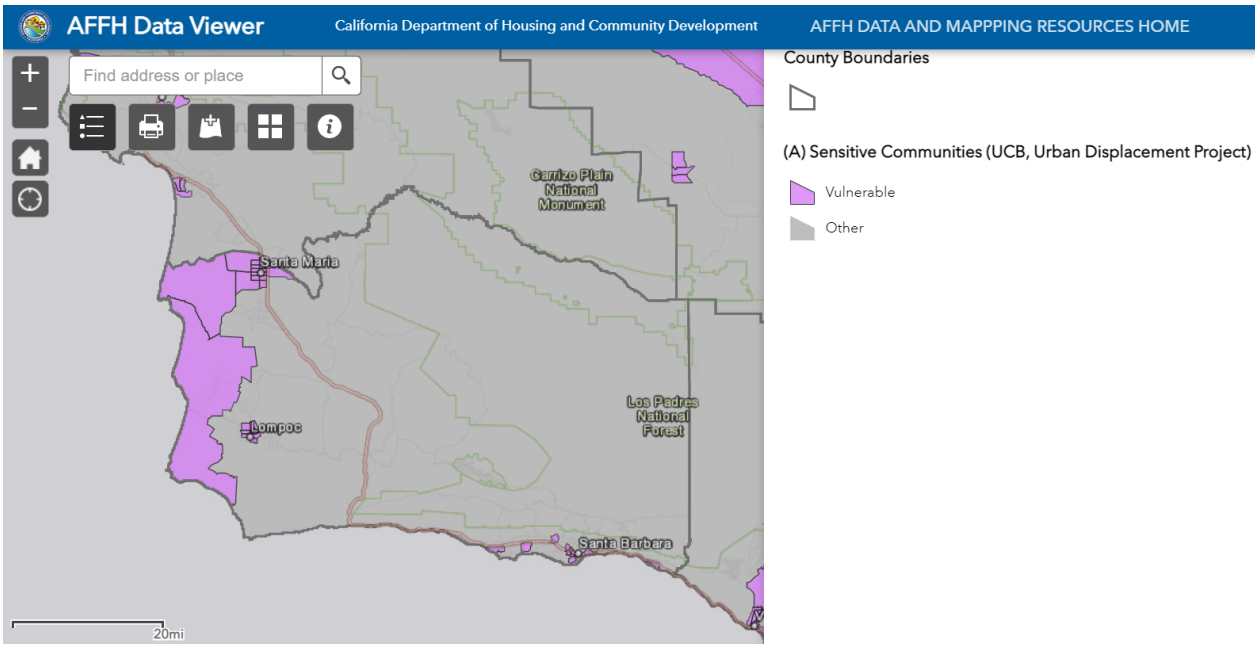
Regional Trends

As seen in Figure D-37, a large area in western portion of Santa Barbara County as well as some smaller areas along the south coast face displacement risk. There is significant overlap between areas of displacement risk and other indicators such as minority concentrations and areas of poverty. In Santa Barbara County and particularly on the south coast of the county, displacement risk is affected by economic as well as natural factors such as flooding and wildfires, which may work in tandem such as flooding and mudflows after a wildfire such as occurred on January 9, 2018, when mud and debris loosened from burn-scarred areas in the Santa Ynez mountains plowed through Montecito, killing 23 persons and destroying more than

100 homes.[13] At the time it occurred, the Thomas Fire was the largest wildfire in California history.

Renter evictions are cited in the housing elements of both the cities of Santa Barbara and Goleta as a cause of displacement. Historically, California law allowed landlords to evict tenants without providing a reason for eviction. Tenants could be subjected to eviction in retaliation for repair requests or organizing with their neighbors against rent hikes and displacement. The California Legislature enacted the Tenant Protection Act of 2019 (Assembly Bill 1482) to establish statewide just cause eviction protection and rent stabilization for residential tenants. The Tenant Protection Act of 2019 applies to certain residential tenancies in the city. All of the cities on the south coast as well as the County have adopted, or are in the process of adopting, increased protections for renters to address displacement caused by evictions.

Figure D-37
Vulnerability to Displacement – Santa Barbara County



Local Trends

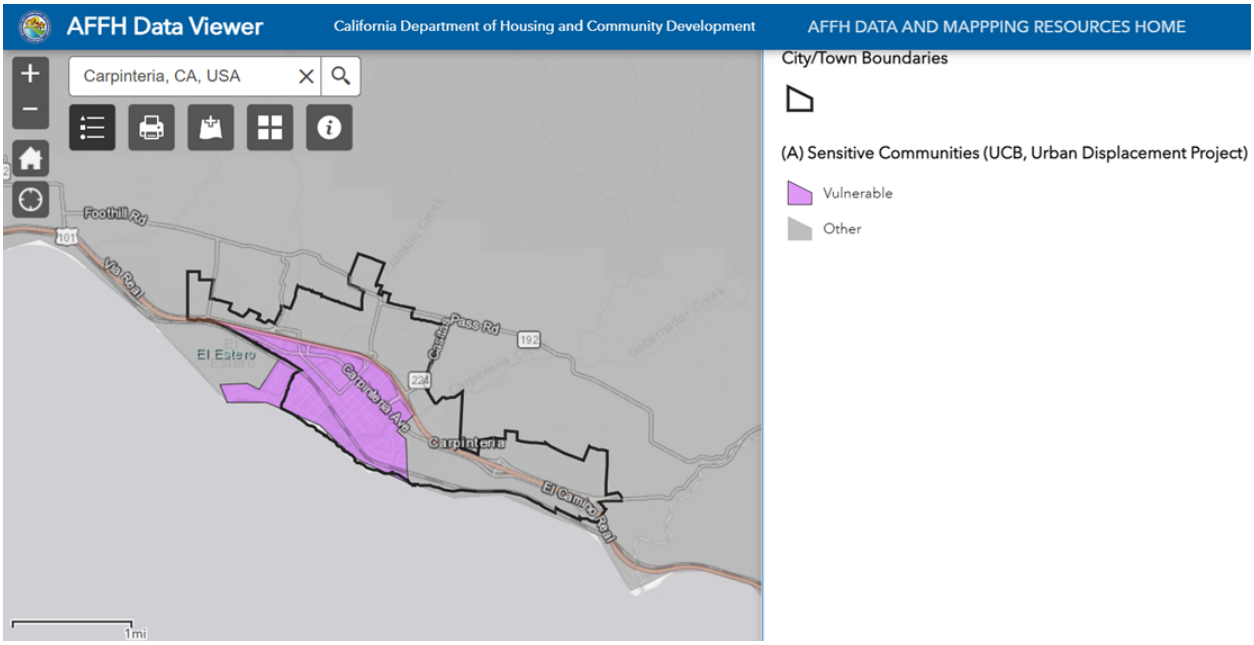
Figure D-38 shows areas in Carpinteria that have been identified as vulnerable to displacement by the UC Berkeley Urban Displacement Project. As seen in this map, the southwestern portion of the city is considered to be a sensitive community vulnerable to displacement. Environmental factors such as flood risk and risks associated with sea level rise may make this area more vulnerable to displacement. Additionally, this Census tract includes the area within the city where short-term rentals area allowed under the city's Short-Term Rental Ordinance which has the potential to displace residents. The City's Short-Term Rental Ordinance, however, controls the number of short-term rentals allowed in the city to reduce the number of long-term rental

[13] California Governor's Office of Emergency Services (https://news.caloes.ca.gov/remembering-the-montecito-mudslides-two-years-later/)

properties that are converted into short-term rental properties. Given the high price of housing, disinvestment has not been and is not expected to be a factor causing displacement in Carpinteria.

On September 11, 2023, the Carpinteria City Council adopted Ordinance No. 770 (see Attachment D-4) to establish local just cause termination for residential tenancy protections. Ordinance No. 770 provides additional protections beyond those provided by the Tenant Protection Act of 2019 by requiring property owners to provide additional notice to tenants prior to termination of a residential tenancy for a no-fault termination, mandating additional relocation assistance for no-fault terminations of residential tenancies, and only allowing termination of a residential tenancy after the property owner has secured all necessary entitlements for a remodel or rehabilitation project. The Tenant Protection Act of 2019 and the city's Ordinance No. 770 are anticipated to reduce displacement risk within the city. The city also continues to explore additional anti-displacement measures described in Resolution No. 6235 (see Attachment D-3) to further reduce displacement risks.

Figure D-38
Vulnerability to Displacement – Carpinteria



Displacement mitigation strategies include tenant protections, physical maintenance and conservation of the existing affordable housing stock, preservation of existing deed-restricted affordable units at-risk of conversion to market-rate, acquisition and rehabilitation of existing housing units, requiring the replacement of existing affordable units demolished as part of redevelopment, and facilitating construction of additional affordable housing. Prevention of natural disasters such as fires and floods is an increasingly difficult regional and statewide challenge as the effects of climate change result in more intense storms, drought, and risk of wildfire.

As discussed above, in May 2023, the City Council initiated Municipal Code amendments to add or modify anti-displacement regulations to expand renter protections through adoption of

Resolution No. 6235. Program 17 in the Housing Plan further addresses risk of displacement and includes a commitment to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments.

As discussed in the Housing Needs Assessment, there are no assisted low-income housing developments in Carpinteria that are at risk of conversion to market rate in the next 10 years.

8. Other Relevant Factors

Historically, exclusionary housing policies throughout the nation, such as through redlining and discriminatory racial covenants, had the effect of reducing economic opportunities for racial minorities by denying them mortgages and leading to disinvestment in communities of color. As a result, minorities were often concentrated in segregated neighborhoods. While redlining has been prohibited by federal law, historic land use and economic policies resulted in patterns of segregation that are still present in the city and region. Some areas of Santa Barbara County that have higher median incomes, such as Santa Barbara city and the unincorporated areas of Montecito and Hope Ranch, have lower concentrations of minorities compared to areas with lower median income and higher poverty such as Guadalupe and Santa Maria.

The level of segregation in Carpinteria is relatively low, with most areas of the city having a mix of racial/ethnic groups. Compared to more affluent areas, particularly in unincorporated portions of the county, Carpinteria is more diverse and racially integrated.

Segregation is principally the result of minorities' lower incomes and inability to afford housing in the more expensive areas of Santa Barbara County. In coastal areas, higher property values and rents close to the beach can have the effect of excluding minority populations. In Carpinteria, areas zoned for lower-density single-family housing are mostly located away from the beach north of the freeway, which helps to moderate affordability issues to some extent; however, as housing values have risen sharply in recent years, the displacement of lower-income minority communities is a major contributing factor to fair housing in Carpinteria. Providing more mixed-income developments through implementation of the R Overlay zoning amendment (Program 1 in the Housing Plan) should help to address this issue because the candidate sites for the R Overlay are distributed throughout the City as discussed in more detail relative to fair housing objectives below.

9. Sites Inventory Analysis

Overview

The Housing Element must demonstrate that there are adequate sites zoned for the development of housing for households at each income level sufficient to accommodate the number of new housing units needed at each income level as identified in the RHNA. In the context of fair housing, the adequate sites requirement also must consider whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

The City's inventory of sites for potential housing is presented in Appendix B. The sites inventory is comprised of approved and pending projects, vacant sites, non-vacant underutilized sites, future ADUs and candidate opportunity sites that could be rezoned to facilitate additional housing development. The sites analysis shows that very little vacant developable land is

available in Carpinteria and non-vacant, underutilized sites currently provide the majority of potential future housing capacity. Vacant sites designated for residential use can only accommodate about 15 new units suitable for moderate or above-moderate housing. Underutilized sites, shown in Appendix B, Figure B-1, have an estimated total capacity of 56 lower-income units, 200 moderate-income units, and 153 above-moderate units based on assumptions derived from recent development trends on sites with non-residential zoning (see detailed discussion in Appendix B). To bridge the shortfall of sites compared to the RHNA allocation, candidate sites for potential rezoning are identified in Table B-6 and shown on Figure B-2a and Figure B-2b. The following analysis evaluates the extent to which the sites inventory furthers fair housing objectives.

Access to Opportunity

HCD and TCAC opportunity maps identify areas with characteristics that support positive economic outcomes (e.g., low poverty, high employment, high median household income), educational outcomes (e.g., reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (e.g., low exposure to pollution) for lower-income families, and long-term outcomes for children. The HCD/TCAC Composite Opportunity Maps rank census tracts from *Highest Resource* to *Low Resource* based on these metrics. A census tract with a designation of *High Resource* or *Highest Resource* indicates positive opportunities for residents.

Figure D-40 shows composite TCAC/HCD Opportunity Map for Santa Barbara County as a whole. Carpinteria is located in the southeastern corner of the county. The highest opportunity ratings are found along the south coast and in the Santa Ynez Valley. The nearest areas to Carpinteria classified as *High* or *Highest Resource* are located in the unincorporated county areas to the north and west of the city.

As seen in Figure D-39, the City encompasses portions of five census tracts: 16.01, 16.04, 17.04, 17.06 and 9900, although tract 9900 is offshore and contains no population or land area suitable for development. The majority of the city is within tracts 16.01, 16.04, 17.04. Tract 17.06 only includes two small areas within the Carpinteria city limits, one north of Foothill Road encompassing Carpinteria High School, and the other at the western edge of the city north of Via Real, east of Sunset Drive and west of Cravens Lane (Sandpiper Mobile Home Park). Most of tract 17.06 is within unincorporated county territory to the north and west of the city.

Figure D-41 shows that all portions of the city except for the two small areas in tract 17.06 are categorized by the TCAC/HCD Opportunity Map as *Moderate Resource*. Although tract 17.06 is designated *High Resource*, the two Carpinteria neighborhoods in this tract are both fully developed with no opportunity for additional residential development in the foreseeable future. No census tracts in Carpinteria were identified as *Highest Resource* in the TCAC/HCD Opportunity Maps.

Figure D-41 shows opportunity areas within the City. All of the sites identified in Appendix B as candidate opportunity sites for rezoning (Table B-6 and Figures B-2a and B-2b) are located in areas designated *Moderate Resource* on the TCAC/HCD Composite Opportunity Map as these are the only areas in the city available for additional residential development.

As discussed and depicted in the figures above, the city is relatively homogenous in terms of many AFFH factors including educational and economic opportunity, access to transit, poverty rate, and integration. Nonetheless, the City's criteria for identifying sites for the sites inventory

included measures intended to affirmatively furthering fair housing. The criteria prioritizes sites in close proximity to public transit, grocery stores, health care services, schools, recreation, and employment and avoids sites with significant environmental constraints. Site identification criteria is discussed in detail in Appendix B. The discussion below provides additional analysis of AFFH factors relative to the site inventory.

Integration and Segregation

The racial/ethnic makeup of Carpinteria is very similar to the county as a whole, with Hispanics representing 45.6% of the city's population compared to 45.7% countywide. Non-Hispanic whites are the largest group in Carpinteria (48.6% compared to 43.9% countywide). As seen previously in Figure D-5, the percentage of non-white population in Carpinteria is highest in the western and central portions of the City, with some block groups containing 61-80% non-white population. The underutilized sites are primarily located in the western portion of the city due to the characteristics of those individual properties that indicate suitability for redevelopment. However, candidate sites for rezoning represent a larger proportion of sites and are distributed throughout the central and eastern portions of the city. Therefore, the locations of sites further fair housing objectives and do not concentrate future housing development in one area of the City.

Racially and Ethnically Concentrated Areas of Poverty and Affluence

As shown previously, there are no designated R/ECAP or RCAA areas in Carpinteria; therefore, the locations of sites do not exacerbate racial/ethnic or economic concentrations.

Disproportionate Housing Needs and Displacement Risk

Higher rates of renter cost burden and overcrowding are generally found in the eastern portion of the city. Since the majority of sites identified for future housing development are also in the eastern area, additional housing on these sites would reduce disproportionate housing needs by expanding the supply of housing in areas where cost burden and overcrowding are most prevalent.

As seen previously (Figure D-38) areas in Carpinteria that have been identified as vulnerable to displacement are located in the southwestern portion of the city. Since the candidate sites for rezoning are located in the central and eastern portions of the city, the sites inventory furthers fair housing objectives by avoiding concentrating future housing development in areas with high displacement.

Figure D-39
Census Tract Map – Carpinteria



Source: U.S. Census Bureau, On the Map, 2022

Figure D-40
TCAC Opportunity Composite Scores – Santa Barbara County

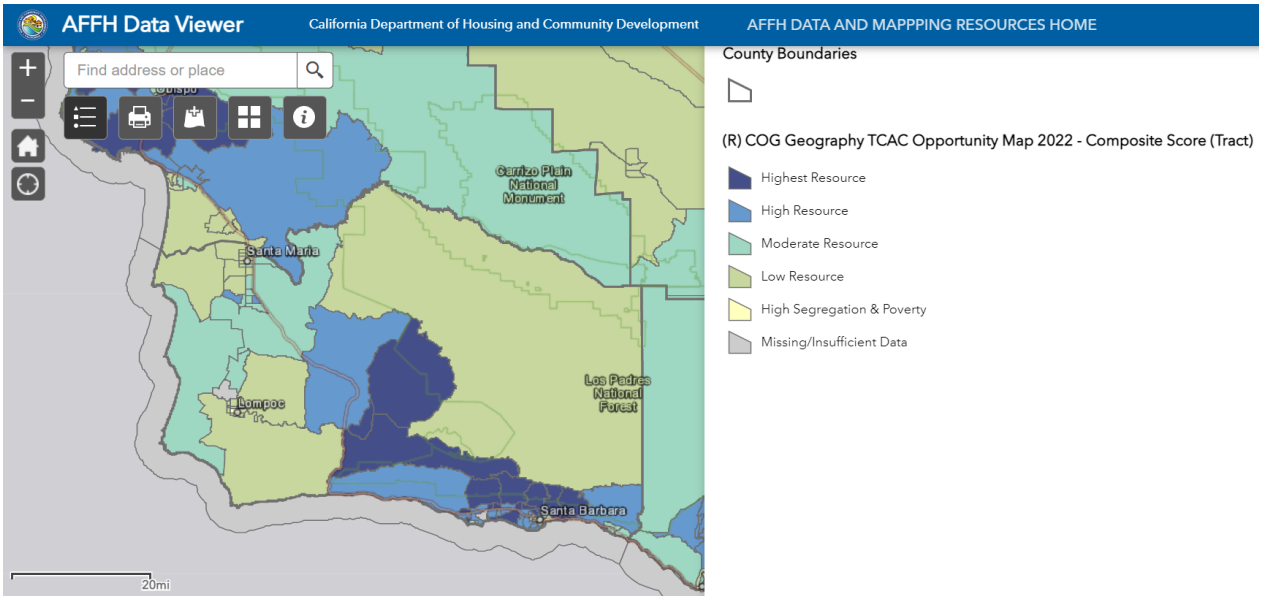
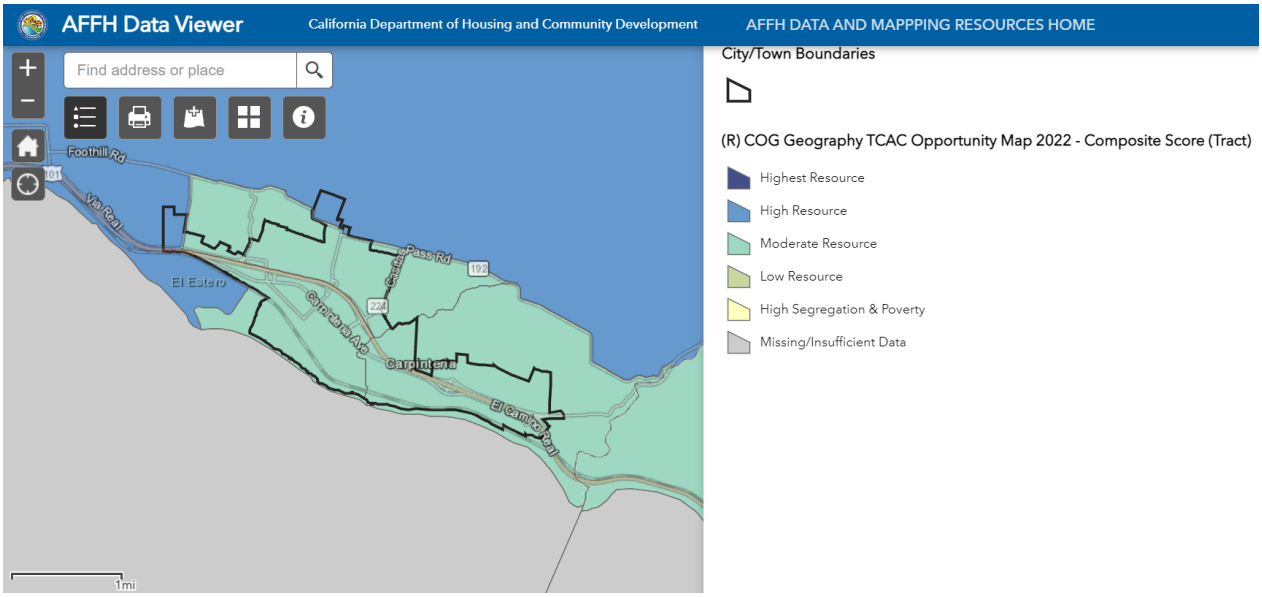


Figure D-41
TCAC Opportunity Composite Scores – Carpinteria



10. Contributing Factors

The Housing Element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. “Fair housing contributing factor” means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.

Through the participation of stakeholders, fair housing advocates, and the assessment of fair housing issues described in this Appendix, the City has identified fair housing issues and contributing factors as well as meaningful actions to address those issues as described in the Goals, Policies, and Actions section below.

11. Goals, Policies, and Actions

Based upon the analysis presented above, the City has identified fair housing issues, contributing factors, and meaningful actions that will be taken to address those issues during the planning period. The Analysis of Impediments to Fair Housing 2020 (County AI) prepared by the County of Santa Barbara HOME Consortium, of which the City of Carpinteria is a participating jurisdiction, was of key importance in helping to identify these issues, contributing factors and actions.

As noted in Section IV: Fair Housing Impediments and Action Plan of the County AI, “It is the goal of the jurisdictions to undertake actions that can help reduce and eliminate existing housing discrimination and prevent its reemergence in the future, as well as to address other

impediments to equal housing opportunity. While the jurisdictions cannot control systemic issues related to fair housing and fair housing choice challenges, they can work to coordinate actions that improve fair housing, encourage coordination among disparate public entities, encourage stakeholders to act and report on fair housing issues, analyze existing data sources, report progress on fair housing issues, highlight findings from data analyses, and encourage meaningful action and cooperation at community levels."

Housing affordability, homelessness, and fair housing education are the primary fair housing impediments identified by the City. Prioritization of these issues is as follows:

1. Housing Affordability

Housing affordability gaps in the City continue to increase. The California Economic Forecast Project's 2021 Carpinteria Valley Economic Profile indicates the median sales price of existing single-family residential properties increase 45% between 2015 and 2021. Median condominium sales process increased at a slower rate of 21% between 2015 and 2021. The City has more affordable housing options in Carpinteria than in other parts of the south coast due to a larger portion of the housing stock being comprised of apartments and mobile homes as well as 3 percent of units being income-restricted. Nevertheless, most market rental rates in the City are not affordable to lower-income households. When market rents are compared to the amounts households can afford to pay, it is clear that very-low- and extremely-low-income households have a very difficult time finding housing without overpaying. At a rent of $2,250 per month for a two-bedroom unit, the gap between market rent and affordable rent at the very-low-income level is about $500 per month, while the gap at the extremely-low-income level is about $1,200 per month.

According to recent HUD/CHAS data based on 2014-2018 ACS estimates approximately 51% of all renters and 31% of all owners in Carpinteria were paying more than 30% of income for housing. Of those, 30% or renter households and 17% of owner households were paying more than 50% of income for housing. The highest rates of overpayment occur among very-low income and extremely-low income households. (Housing affordability is discussed in greater detail on Technical Report, pp. I-13 to 15 and Appendix D, pp. D-44 to 49.)

The impact of housing overpayment on lower-income households is particularly significant for special needs populations – seniors, persons with disabilities, and female-headed households with children. In the eastern portion of Carpinteria overpayment affects 60-80 percent of all renter households while overpayment rates in the western portion of the city are somewhat lower at 40-60 percent.

2. Homelessness

The number of homeless persons in Carpinteria is increasing. Based on data from annual point in time surveys, the number of homeless persons increased from 10 in 2013 to 21 in 2022. The City works collaboratively with service providers and other local governments on the south coast to address the needs of the homeless population. A detailed analysis of the homeless population and the existing programs and services provided by the City and its partners is described on Technical Report, pp. I-20 to 24 and Appendix D, pp. D-53 to 55.

3. Fair Housing Education

Public outreach conducted as part of the 2020 County AI found that knowledge of fair housing laws and awareness of opportunities for fair housing education were contributing factors to fair housing problems in the region. For example, the AI survey specifically focusing on fair housing found that only 36% of respondents were familiar or very familiar with fair housing laws and nearly half were unsure of their legal rights regarding fair housing. In terms of education on fair housing issues, half of the respondents were not aware of any fair housing or anti-discrimination education opportunities in their community, and 85% had never participated in any kind of fair housing educational opportunity.

While the number of fair housing complaints filed in the City is low – one complaint filed between 2015 and 2019 – given the survey results, this may be due to lack of knowledge of fair housing rights and the resources available when rights are violated. Fair housing education is needed in Carpinteria to ensure that residents have knowledge and access to resources to ensure their housing rights are respected.

Each fair housing impediment is listed in Table D-6 below, with geographic target areas identified and details regarding the specific programs in the Housing Plan which will result in meaningful actions to affirmatively further fair housing when implemented. Specific timeframes for implementing these actions are included in the Housing Plan 2023-2032 Housing Element Implementation Table (Table H-2).

Table D-6
Fair Housing Impediments, Contributing Factors and Meaningful Actions

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
1. Housing Affordability & Access to Opportunity and Mobility	Housing affordability gaps are increasing for both renters and owners, but renters are more likely to face cost-burden challenges. While these challenges are significant for most residents, they pose particular risks for vulnerable populations, including seniors, persons with disabilities, and female-headed households with children. Increasing housing opportunities in areas with good opportunity makes it easier for lower-income households to access the types of services and amenities that further social mobility.	Citywide and candidate opportunity sites	<u>Facilitate Construction of Affordable Housing Near Transit and Services</u> Adopt General Plan and Zoning Code amendments and submit Local Coastal Plan amendments to the Coastal Commission, including rezoning of at least 14.6 acres of land to provide adequate sites to accommodate the city's RHNA allocation, amendments to development standards including 30-foot height limit, and establishment of affordability requirements consistent with statutory timeframes; (Program 1) When selecting sites for rezoning to accommodate regional housing needs for lower-income units, give priority consideration to sites with close access to public transit and services. (Program 1) Adopt streamlined review procedures with objective standards for residential development (Program 1) Facilitate the construction of 418 lower-income units, including 143 ELI units, during the planning period, commensurate with the City's RHNA allocation. (Program 5) <u>Facilitate Construction of ADUs and Lot Splits to Expand Affordable Housing Options in Existing Single-Family Neighborhoods</u> Offer incentives including fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons. (Program 2) Provide two standardized pre-approved ADU plans on the City website and at City Hall to reduce costs associated with ADU development and encourage more production of this housing type throughout the City. (Program 2) Monitor ADU production and affordability annually and take additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements, or in response to changes in state law. (Program 2)

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			Establish lot consolidation incentives which may include parking reductions, alternative parking such as shared or tandem parking or modification of covered parking requirement, and/or concurrent and expedited processing for projects that include affordable units. (Program 8) Encourage consolidation of small lots and subdivision of large lots by posting incentives on the city's website and on a project-by-project basis throughout the planning period through incentives and discussions with housing developers during preliminary project reviews. (Program 8) Amend the zoning code and local coastal program to implement SB 9 (Program 8) In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9. (Program 8) <u>Support Affordable Rental Housing Programs</u> Maintain 177 Section 8 vouchers in Carpinteria throughout the planning period. (Program 4) Continue to partner with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City (Program 4) <u>Facilitate Affordable Housing Development Through Financial and Regulatory Concessions and Incentives</u> Partner with nonprofit organizations to leverage housing funds in order to obtain enough financing to rehabilitate existing housing and produce new affordable housing units, including the following specific actions: • Annual outreach and collaboration with affordable housing developers • Priority processing for projects with ELI units • Fifty percent reduction of Development Impact Fees • Deferral and/or waiver of City planning fees • Reduction in the number of parking spaces required • Modifications to development standards • Provision of surplus property at no cost

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			• Provide funding support through the City's Housing Trust Fund or other sources for soft costs • Support in the funding application process for low-income housing tax credits and other housing grant programs • Encourage development of affordable family apartments with 2 or more bedrooms (Program 5) Update City density bonus regulations in conformance with current state law requirements and promote the use of density bonus to facilitate affordable housing production on the City website (Program 7) Establish lot consolidation incentives which may include parking reductions, alternative parking such as shared or tandem parking or modification of covered parking requirement, and/or concurrent and expedited processing for projects that include affordable units. (Program 8) Provide concessions and incentives for affordable housing including but not limited to relief from covered parking and parking space requirements, encouraging smaller units above commercial uses in the downtown district to reduce parking needs and facilitate affordability, reducing development impact fees, and other incentives that may be requested pursuant to state density bonus law. (Programs 5, 7, 9, 10) Grant fee deferrals, reductions and waivers on an ongoing basis to help owner-builder projects, projects with minimal public service impacts, retrofitting projects and affordable housing developments. (Program 10) <u>Eliminate Barriers to Affordable Housing for People with Special Needs</u> Support reasonable accommodation for persons with disabilities by amending regulations to remove subjective findings for approval. (Program 11) Amend permitting requirements and necessary findings for residential care facilities for seven or more persons and amend the Zoning Code, as necessary, to ensure that they are consistent with all applicable State law and fair housing requirements. (Program 11) Continue to actively engage the community regarding housing through the City Council Ad Hoc Senior Services Planning Committee. (Program 11)

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			Promote the Single-Family Housing Rehabilitation Program in coordination with the Ad Hoc Senior Services Committee as a way for persons with disabilities and older adults to implement accessibility modifications to help existing residents of housing continue to reside in their homes. (Program 15) Assist potential homebuyers from the local workforce in applying for loan through the Workforce Homebuyer Down Payment Loan Program. (Program 18) <u>Preserve and Rehabilitate Existing Affordable Housing Stock</u> Facilitate preservation of all mobile home parks (comprising 861 housing units) by continuing to enforce Mobile Home Park Closure Ordinance, Mobile Home Park Rent Stabilization Ordinance, and Mobile Home Park Rent Stabilization Disclosure Ordinance. (Program 12) Continue to implement the Mobile Home Rent Stabilization Program by annually setting the maximum rent to be charged based on the Consumer Price Index and publishing information following the release of the CPI updated each March, and no letter than July 1. (Program 12) Continue to facilitate preservation of existing apartment units through implementation of the Condominium Conversion Ordinance. (Program 13) Facilitate rehabilitation 5 units occupied by extremely-low-income owner households and 5 units occupied by very-low-income owner households during the planning period (Program 15) Facilitate rehabilitation of multi-family rental housing including units occupied or available to 5 extremely-low-income, 5 very-low-income, and 10 low-income households during the planning period (Program 16) Submit for CDBG grant funding and other sources as available to make funds available for the rehabilitation of multi-family housing on an annual basis. (Program 16) Promote the Multi-Family Housing Rehabilitation Program annually on the City website, through social media posts, and targeted neighborhood noticing. (Program 16)

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
2. Homelessness	Greater coordination in service delivery to at-risk populations is needed to address needs and prevent homelessness. The City is experiencing increases in homelessness and at-risk populations become increasingly more likely to become homeless when there is a lack of affordable housing options and service delivery is disconnected. Further, in an environment where resources are limited, efficiency and partnership are necessary to connect what's available to those in need.	Citywide	Amend zoning code requirements to reduce or eliminate barriers to housing and services meeting the needs of the homeless population, including the following: • Amend zoning regulations for emergency shelters consistent with AB 139 (2019) and AB 2339 (2022). • Adopt regulations for low barrier navigation centers consistent with AB 101 (2019). • Analyze and amend regulations for supportive housing as necessary for consistency with AB 2162 (2018). • Amend regulations to remove the conditional use permit requirement for SROs and continue to facilitate the production of SRO housing to serve the needs of lower-income persons on a project-by-project basis. (Program 11) Continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities throughout the planning period including providing fee reductions, waivers, and deferrals on a project-by-project basis and partnering with nonprofit organizations to leverage housing funds in order to obtain financing for transitional and supportive housing development. (Programs 5, 9, 11) Continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and annually evaluate information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services. (Program 11) Other strategies discussed under Housing Affordability above will also facilitate the provision of additional permanent affordable housing to address the issue of homelessness.
3. Fair housing education	Fair housing protections and education efforts have increased, but residents still report a lack of fair housing knowledge and specific discrimination around source of income. Education around fair housing rights and enforcement is an ongoing challenge that governments must address continuously. In	Citywide	<u>Enhance and Expand Fair Housing Education Efforts</u> Continue to address discrimination by referring fair housing complaints to the Santa Barbara Rental Housing Mediation Program or other appropriate organizations with the objective of increasing the number of residents assisted by 25% each year. (Program 17) Facilitate and provide fair housing training and education opportunities, specifically related to rental properties, that will be directed to housing service providers, management companies, and rental residents with the objective of increasing the distribution of fair housing information by 25%

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
	particular, California's fair housing law includes source of income as a protected class, but residents reported that over 60% of discrimination they were aware of was based on source of income.		during the planning period. Ensure information is made available in both English and Spanish to improve outreach to the City's Spanish speaking communities. Include, in particular: • An emphasis on the protection for source of income under California law, • Rights and responsibilities related to people with disabilities. (Program 17) During fair housing education workshops and other outreach, establish and maintain a comprehensive list of interested nonprofits, property owners and community members for future outreach. (Program 17) Proactively engage local housing organizations representing the interests of lower-income and special needs households and neighborhoods with higher concentrations of lower-income households in future City actions related to land use and housing, including targeted stakeholder interviews or a committee representative of these interests. (Program 4) <u>Ensure Safe Living Conditions for Low-Income and Special Needs Renters</u> Continue to facilitate preservation and appropriate maintenance of the existing housing units through Code compliance efforts and annual public announcements throughout the planning period (Program 14) Conduct housing condition surveys two times during the 6th cycle to determine the nature and extent of housing deterioration and rehabilitation assistance needs (Program 14) Contact property owners/landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips (Program 14) Connect property owners/landlords subject code compliance actions with financial assistance opportunities for rehabilitation work (Program 14)

Attachment D-1
City Council Resolution No. 5981

RESOLUTION NO. 5981

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA CONDEMNING THE UNJUSTIFIED USE OF FORCE AND BRUTALITY USED AGAINST BLACK PEOPLE AND PEOPLE OF COLOR BY LAW ENFORCEMENT AND STANDING IN SOLIDARITY WITH NON-VIOLENT PROTESTORS OF RACIAL INJUSTICE AROUND THE COUNTRY

WHEREAS, the City of Carpinteria ("City") is horrified by the recent instances of police brutality and unjustified killings of Black people and people of color in the United States; and

WHEREAS, the City strongly denounces and condemns the recent unjustified killing of George Floyd and thousands of other Black people and people of color across the nation, and condemns all acts of racism, police brutality, racial profiling, and use of excessive force; and

WHEREAS, such killings highlight a history of systemic racism, trauma, and injustice to which many people of color, but in particular the Black community, have been subjected; and

WHEREAS, Santa Barbara County ("County") history itself is colored by the legacies of slavery, in that the County's first Black resident, Jerry Forney, was a slave; and

WHEREAS, the City is not immune from a history of injustice and racism, including once being a city with racially-segregated schools; and

WHEREAS, unjust use of force and brutality by law enforcement undermines community trust in the justice system and compromises important and necessary collaborative work between law enforcement, the justice system, and racial minorities in our communities; and

WHEREAS, marginalized communities, including LGBTQ+ individuals, immigrants, and those with disabilities, are also more likely to be subjected to unjust treatment by law enforcement; and

WHEREAS, the City stands in solidarity with non-violent protestors across the country who are demanding a more just nation, and recognizes the important role that such protests have played—and will continue to play—in our history to affect necessary change; and

WHEREAS, the City believes that steps to address racism and create a more just and inclusive society begin with community commitment, expressed by policies enacted at the local level; and

21069816

WHEREAS, the City's Mission Statement reflects the foundational importance of equity and inclusion in the provision of local government services and in the fulfillment of our commitment to democracy, and the City is proud of our history of condemning racial injustice and hate crimes, as expressed in Resolution No. 5938, the Resolution Condemning White Nationalism and White Supremacy; and

WHEREAS, as elected community leaders, the City Council recognizes the importance of ensuring that government, including the justice system and law enforcement, is held to the highest standards and actively works to recognize and counteract both systemic racism and unconscious bias; and

WHEREAS, the City recognizes that government authority and all citizens should work together to promote and protect equal justice under law, to work collaboratively, celebrating both our differences and our common commitment, and to bring all Americans together in unity to achieve these ends; and

WHEREAS, the City welcomes and serves immigrants, visitors, and people of all national origins, ethnicities, religious beliefs, gender and racial identities, sexual orientations, and creeds; and

WHEREAS, the City Council supports policies and efforts that reflect and uphold its commitment to public safety and to realizing a diverse, equal, and just community within our City, the County , and the nation as a whole.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA RESOLVES:

Section 1. The recitals above are true and correct.

Section 2. The City condemns police brutality and unjustified use of force.

Section 3. The City will not tolerate racism.

Section 4. The City will continue to work collaboratively with our local law enforcement to build community trust and legitimacy, implement community-oriented policing, and maintain a safe community as exemplified in specific provisions in the City's law enforcement contract.

Section 5. The City recognizes that police brutality and systemic racism impacting and traumatizing Black people and people of color in our country demands urgent and sustained attention, action and change in the institutions of our society, including transparency and accountability from local government and common commitment by all citizens.

Section 6. The City recognizes that as a community we have to actively work to be anti-racist, including educating ourselves, better supporting leaders and institutions who are working to combat injustice and systematic racism, and working together toward the more equitable distribution of resources and public services. We commit to

21069816

continuing to learn about, reflect on, and incorporate anti-racist policies into City government, and strengthen a climate incompatible with racism in our community and nation.

Section 7. To accomplish the goals of this Resolution, the City will highlight and collaborate with minority leadership and social justice groups. The City commits to developing resources that support and amplify minority-owned businesses, community groups and non-profit organizations within our City and broader community.

Section 8. The City commits to both learning from other leaders and providing leadership on these critical issues in Carpinteria.

PASSED, APPROVED, AND ADOPTED on this 8th day of June, 2020, by the following vote:

AYES: COUNCILMEMBER(S): LEE, CARTY, SHAW, CLARK, NOMURA

NOES: COUNCILMEMBER(S): NONE

ABSENT: COUNCILMEMBERS(S): NONE

ABSTAIN: COUNCILMEMBERS(S): NONE

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted was adopted at a regular meeting of the City Council of the City of Carpinteria held on June 8, 2020.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

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

21069816

Attachment D-2
City Council Resolution No. 6001

RESOLUTION NO. 6001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA APPROVING THE FORMATION OF AN AD HOC RACIAL EQUITY AND SOCIAL JUSTICE PROGRAM PLANNING COMMITTEE OF THE CITY COUNCIL

WHEREAS, the City of Carpinteria ("City") City Council ("City Council") from time to time finds it beneficial to form a committee of its membership to address a particular subject or work matter and to make related recommendations to the City Council; and

WHEREAS, on June 8, 2020 the City Council adopted Resolution No. 5981 in response to the recent unjustified killing of George Floyd (as well as countless others) and to condemn the unjustified use of force and brutality against Black people, people of color and all marginalized communities, including lesbian, gay, bisexual, transgender, queer, intersex, asexual, and all sexual gender minorities (LGBTQIA+) by law enforcement and to stand in solidarity with protestors of systemic racism in our country; and

WHEREAS, through its adoption of Resolution No. 5981, the City Council committed the City to, among other things, (1) collaborate with law enforcement to further community-oriented policing, build trust with the community and ensure the safety of all community members, (2) review and revise City policies to incorporate anti-racist policies into City government and ensure the equitable distribution of resources and public services, and (3) collaborate with, support, and amplify minority-owned businesses, community groups and non-profit organizations within the City and broader community (jointly referred to herein as the City's "Resolution No. 5981 Commitments"); and

WHEREAS, in order to begin implementing Resolution No. 5981 Commitments, the City Council directed staff to move forward with sequentially forming two separate committees, the first being an ad hoc committee of the City Council formed to develop recommendations concerning the City's interest in establishing a racial equity and social justice program ("Ad Hoc Committee"); and

WHEREAS, the City Council has determined that the Ad Hoc Committee will be comprised of two councilmembers tasked with the responsibility to research and recommend to the City Council a consultant, and a process, schedule, and budget for the City to implement Resolution No. 5981 Commitments; and

WHEREAS, upon the completion of the above tasks, the City Council directs staff to terminate the Committee and to form a blue ribbon committee on racial equity and social justice ("Blue Ribbon Committee"), to include two councilmembers and community stakeholders (the parameters for community stakeholder involvement yet to be determined) and be tasked with implementing the City's Resolution No. 5981 Commitments.

21369281

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The recitals above are true and correct.

SECTION 2. The City Council hereby creates the Ad Hoc Committee consisting of councilmembers FRED SHAW and MAYOR WADE NOMURA.

SECTION 3. The Ad Hoc Committee shall have the following roles and responsibilities: research and recommend to the City Council a consultant to assist the City with implementing its Resolution No. 5981 Commitments; work with the consultant to develop a process, schedule, and budget for this work; and further define the role of the Blue Ribbon Committee.

SECTION 4. Unless otherwise amended by action of the City Council, the Ad Hoc Committee shall be terminated upon completion of its responsibilities outlined in Section 3 above.

SECTION 5. The Ad Hoc Committee will be subject to the Ralph M. Brown Act (Gov. Code §§ 54950 *et seq.*).

PASSED, APPROVED, AND ADOPTED on this 10th day of August, 2020, by the following vote:

AYES: COUNCILMEMBER(S): CARTY, LEE, SHAW, CLARK, NOMURA
NOES: COUNCILMEMBER(S): NONE
ABSENT: COUNCILMEMBERS(S): NONE
ABSTAIN: COUNCILMEMBERS(S): NONE

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted was adopted at a regular meeting of the City Council of the City of Carpinteria held on August 10, 2020.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

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

21369281

continuing to learn about, reflect on, and incorporate anti-racist policies into City government, and strengthen a climate incompatible with racism in our community and nation.

Section 7. To accomplish the goals of this Resolution, the City will highlight and collaborate with minority leadership and social justice groups. The City commits to developing resources that support and amplify minority-owned businesses, community groups and non-profit organizations within our City and broader community.

Section 8. The City commits to both learning from other leaders and providing leadership on these critical issues in Carpinteria.

PASSED, APPROVED, AND ADOPTED on this 8th day of June, 2020, by the following vote:

AYES: COUNCILMEMBER(S): LEE, CARTY, SHAW, CLARK, NOMURA

NOES: COUNCILMEMBER(S): NONE

ABSENT: COUNCILMEMBERS(S): NONE

ABSTAIN: COUNCILMEMBERS(S): NONE

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted was adopted at a regular meeting of the City Council of the City of Carpinteria held on June 8, 2020.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

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

21069816

ATTACHMENT B

City of Carpinteria

COUNCIL AGENDA STAFF REPORT
June 22, 2020

ITEM FOR COUNCIL CONSIDERATION

Consider and discuss options that align with the commitments identified in Resolution No. 5981 and discuss potential actions to support related objectives of furthering racial equity and justice within local law enforcement, City policies, and through engagement with stakeholders and community groups.

STAFF RECOMMENDATION

Action Item _X_; Non-Action Item ___

Receive staff report and provide direction to City staff as determined appropriate.

BACKGROUND

In response to the recent unjustified killing of George Floyd (as well as countless others) and the subsequent protests across the nation, the City of Carpinteria ("City") adopted Resolution No. 5981, attached hereto as Attachment A, to condemn the unjustified use of force and brutality against Black people, people of color and all marginalized communities including LGBTQ+ individuals by law enforcement and to stand in solidarity with protestors of systemic racism in our country.

By adopting Resolution No. 5981, the City has joined municipalities and local governments across the country in recognizing, and focusing on community engagement around racial equity issues, including intentional policy-making that reduces racial inequities and promotes community transparency and trust. The City's action also aligns with state and nationwide focus on these critical issues which are detrimental not only to particular racial groups, but also to the broader economic and social well-being of the entire community. On June 15, 2020 Gov. Gavin Newsom's Task Force on Business and Jobs Recovery issued an open letter, noting the effects of structural racism on society, including the economy, and urging action for a more inclusive and resilient economy. The letter outlines how people of color are disproportionately impacted by economic uncertainty, unemployment, and racism in policing, and highlights the income gaps across ethnicity, gender and ability that persist in our state. It notes, "taking a stand against racism is not just a moral imperative for our collective future, but an economic one. The discrimination inflicted upon Black Americans has entrenched discrimination that harms other people of color—leaving them, and our entire economy, vulnerable to a shock like the COVID-19 crisis." Moreover, "recovering from COVID-19 also presents an opportunity to re-imagine our society and economy by striking out against injustice."

The City is home to many minorities, indigenous people, and people of color, including a vibrant Hispanic and Latino comprising approximately 45% of our population.[1] As memorialized in Resolution No. 5981, the City itself if not immune from a history of injustice towards racial minorities and commits to engage in a process that actively promotes racial equity within the City's population by reviewing and improving existing policies and subsequently revising and/or implementing new policies, actions, and programs to combat identified sources of injustice. Specifically, through its adoption of Resolution No. 5981, the City made several key commitments which can be organized into the following three general categories: (1) committing to collaborate with law enforcement to further community-oriented policing, build trust with the community and ensure the safety of all community members (*see* Resolution No. 5981, § 4), (2) committing to review and revise City policies to incorporate antiracist policies into City government and ensure the equitable distribution of resources and public services (*see* Resolution No. 5981, § 6); and (3) collaborating with, supporting, and amplifying minority-owned businesses, community groups and non-profit organizations within the City and broader community (*see* Resolution No. 5981, § 7).

The purpose of this agenda matter is to create an opportunity for the City Council to discuss and identify next steps to furthering the commitments of addressing systemic racism and inequality through City government included in Resolution No. 5981.

DISCUSSION

At this time, the City is just beginning to gather ideas, resources, key metrics and proven policy examples from research institutions and other jurisdictions to assess and prioritize future actions to support antiracist governance. To begin this discussion, City staff has conducted research including documenting examples of policies, initiatives and case studies to advance racial equity and improve economic, social, and health conditions for all City residents.

City staff and the City Council recognize that confronting the legacy of racial injustice and actively promoting racial equity within our community (as well as across the nation) is both challenging and highly important work. These efforts will be an ongoing, long-term process that will require sustained effort, and openness to learning from and

[1] *See* https://www.census.gov/quickfacts/fact/table/carpinteriacitycalifornia/PE120218.

engaging with experts and minority community leaders in enacting research-based, community-tailored, anti-racist policies. Although the City's commitments (as outlined above and below) all share the same goal of ensuring and facilitating racial equity and justice, staff expects that the City's role in implementation of specific policies, initiatives, and programs will change based on the situation. For example, while the City will likely take a lead role in reviewing City policies and programs for inequities, it may make more sense for the City to take a more collaborative approach and coordinate with existing governmental and/or community organizations to ensure the equitable provision of non-City based services. Similarly, as addressed above and in the text of Resolution No. 5981, it will be important for both City staff and the City Council to collaborate with and continue to learn from leaders of minority and social justice groups. The City is lucky to be home to a number of community groups and organizations actively working to combat inequities within the Carpinteria community; in some instances, therefore, it may be most effective for the City to partner with these existing organizations to further the commitments outlined in Resolution No. 5981

Although the following staff report outlines and discusses various actions to combat racism, staff would like to highlight the City's practice and commitment to drafting and implementing inclusionary policies. For example, the City's Mission Statement recognizes the right of community members to influence decisions that affect their well-being and create forums for meaningful citizen participation, ensuring equitable regulation and service delivery. The City's Mission Statement also recognizes that needs and expectations may vary throughout the community, and the rights of our community members to take action to ensure diverse opportunities in housing, employment, and cultural activity in the community. The City's Sustainable Community Policy is also drafted to promote well-being and health, and ensure all community members have opportunities to contribute to a productive community. The following ideas and proposals are meant to build on the City's existing policies and to ensure that, going forward, policy-making is undertaken with intention to combat inequities and support racial justice and the equitable provision of public services across the City's diverse demographics.

The following policies, initiatives, and programs are not exhaustive and are included as initial examples to start a conversation among City staff, City Councilmembers and other elected and appointed City officials, and the broader community. Based on the discussion during this agenda item, and City Council's direction, staff plans to continue to research example policies, initiatives and actions, and collaborate with local community groups to build a robust process to implement Resolution No. 5981, consistent with the direction of this Council and the community. For the purpose of this discussion, staff has organized the following proposed policies, initiatives, and programs around the three commitments highlighted in Resolution No. 5981: (1) collaboration with law enforcement, (2) review of City policies, and (3) engagement with community groups and leaders.

3

1. **Collaboration with Law Enforcement**

   The City will continue to work collaboratively with our local law enforcement to build community trust and legitimacy, implement community-oriented policing, and maintain a safe community as exemplified in specific provisions in the City's law enforcement contract. (Resolution No. 5981, § 4.)

The issues raised on a national level concerning police brutality and unjustified use of force by law enforcement are important, valid and have implications for our local law enforcement. The City's contract with Santa Barbara County for law enforcement services creates a somewhat unique situation where many of the decisions to change trainings and/or protocols are not within the City Council's direct control, nor scope of work. The City can, however, review its contract with County law enforcement to ensure services are deployed in a manner consistent with the needs and priorities of our community and as determined necessary, begin the process of identifying areas for improvement that may be discussed during contract renegotiation. To this end, the City Council could consider directing staff to review the City's current contract with the County Sheriff's Office with the following concepts (and the goal of ensuring racial justice) in mind:

A. **Racial Sensitivity Trainings for Officers.** The City could request the County Sheriff's Office to consider implementing and requiring officers—particularly those stationed in the City—to undergo special racial sensitivity trainings.

B. **Community Representation.** Although nature of the City's contractual relationship with the County Sheriff's Office for law enforcement services means that the City is not involved in hiring practices, the results of these practices are critical in ensuring that, over time, the Sheriff's Office is able to deliver adequate services within the City. For example, the City may want to consider working with the County Sheriff's Office with the goal of ensuring that the officers stationed within the City are representative of City demographics, including ensuring that officers have adequate Spanish and other language fluency skills to appropriately communicate with the City's residents.

C. **Data Sharing to Improve Transparency.** A key aspect of pursuing the City's commitments outlined above will be reviewing and understanding data in an attempt to identify opportunities for improvement. To this end, the City could work with the County Sheriff's Department to ensure that both the Sheriff's Office and the City have adequate systems and personnel in place to collect and share data and information on how law enforcement services are being provided within the City.

D. **Review of Patterns and Trends in Service Calls.** The City may also want to collaborate with the Sheriff's Office to review patterns and trends in (1) local calls for service (location, type, etc.) and (2) the outcome of those calls (contact, citation, arrest, follow-up action, etc.) in order to better understand how local law

4

enforcement services are being used across demographics within the City and identify areas for improvement.

E. **Review of City Code Enforcement Policy.** The City may also want to review specific aspects of the City's Code Enforcement policy—including policies, regulations, and practices—pertaining to minor crimes and infractions that may disproportionately burden and/or impact low-income and minority individuals. For example, various aspects of the City's parking enforcement program (and resulting violations) may disproportionately impact lower-income and/or minority residents and households.

F. **Development of Action Plan.** Because of the contractual nature of the City's law enforcement, the City may want to coordinate and engage with the Sheriff's Office in how to best facilitate initiating a process for determining and prioritizing opportunities for the improvement of local law enforcement services to ensure that these services align with the City's values, such as transparency, accountability, community trust building, and are equitably delivered to all City residents.

2. Review of City Policies

The City recognizes that as a community we have to actively work to be antiracist, including educating ourselves, better supporting leaders and institutions who are working to combat injustice and systematic racism, and working together toward the more equitable distribution of resources and public services. We commit to continuing to learn about, reflect on, and incorporate antiracist policies into City government, and strengthen a climate incompatible with racism in our community and nation. (Resolution No. 5981, § 6.)

To begin implementing the above commitment, one option is for your Council to request City staff to review and audit its policies and programs within the various City departments (Community Development; Public Works; Parks, Recreation and Public Facilities; community communication; City staffing; volunteer services; and Emergency Services) to better understand usage, equity of benefits across the spectrum of economic, social and racial groups within our community. This work will help to first identify how the City's services are used by and benefit various groups within our community, where inequities exist in opportunities and services, inequities in community representation and how inequities can subsequently be improved, including:

A. **District Elections.** Moving from the City's current at-large election process to district elections could improve the equity of representation across various racial and economic groups within the community on the City Council.[2]

[2] Note that the City currently employs an at-large method of elections where each City Councilmember is elected by registered voters of the entire City instead of district elections. After the 2020 Census, the City is planning to begin the process of forming electoral districts, through a public process, for the City to implement district-based elections by 2021.

B. **City Staffing and Hiring.** To improve the demographic representation of City staff (from Management down to front-line workers), the City could explore opportunities to increase diversity in the applicant pool for open positions and ensure existing diverse City staff members are appropriately supported in their positions to promote retention and promotion.

C. **Appointment to Boards, Commission and Committees.** In making appointments to various City boards, commissions, and committee, the City Council could consider reviewing and revamping its outreach, advertisement and nomination process to ensure that it is reaching diverse segments of the City's population and residents and/or incentivize youth and broader community involvement.

D. **Parks and Open Space.** The City could audit the City's policies on providing recreation services, with a focus on locations, improvements, and types of facilities that actively promote diverse interaction and community building.[3]

E. **Transportation.** The City could audit its transportation goals and policies (pedestrian, bicycle, other public transit, etc.) in order to ensure that services are equitably benefitting all City residents and collaborate with SBCAG and MTD to improve outreach and participation for local dialogue regarding the adequacy/equity of service within the City.

F. **Housing.** The City could review its housing policies and regulations through the lens of understanding the racially disparate patterns of homeownership, rent burden and homelessness. As your Council is aware, the area of housing policy has received a lot of interest and attention in the state legislature over the past several years and, as a result, the City has been engaged in a lot of policy work on this matter.

G. **Implementing Trainings and Policies within City Administration.** The City could develop and implement internal programs and training focused on City staff and administration (including hiring practices) for addressing bias, racism and fostering a climate within our City government that helps serve as a model for the broader community of an antiracist and inclusive climate.

H. **Engagement with other Local Governments.** To support the development of antiracist policies and regulations, the City could consider engaging other

[3] For example, recent studies have found that skateboarding and skateparks facilitate a sense of community. As you are likely aware, the City is currently in the process of permitting a skate park to be located near City Hall.

municipalities with shared goals by becoming a member of Government Alliance for Race and Equality (GARE).

3. **Engagement with Community Groups and Leaders**

To accomplish the goals of this Resolution, the City will highlight and collaborate with minority leadership and social justice groups. The City commits to developing resources that support and amplify minority-owned businesses, community groups and non-profit organizations within our City and broader community. (Resolution No. 5981, § 7.)

The City is home to many minorities and recognizes the important contribution of all groups to our community including many social, racial and environmental justice groups that have long been working on issues of equity and inclusion. The City's work, to be effective, will need to reflect community values and to be a part of a sustained and coordinated effort with the local community and community groups. The goal to such coordination is to help ensure that the process to further articulate and define goals and specific actions reflects a diverse range of perspectives and appropriately prioritizes the community's needs and actions for the greatest benefit.

A. **Community Survey.** In order to develop resources that support and amplify minority-owned businesses, community groups and non-profit organizations, as an initial step the City could consider implementing a survey to gather community input and identifying community needs and interests. Such a survey could also be used to track community perception of racial inequality and promote community buy in.[4]

B. **Support of Minority-Owned Businesses and Groups.** The City could develop policies and programs to support existing local minority-owned small businesses. Further, the City could request targeted community feedback to understand what, if any, impediments at the City level exist to growing the number of locally-owned small businesses by diverse entrepreneurs.

C. **Collaboration with Existing Community Leaders and Groups.** The City could also choose to collaborate with existing community organizations and institutions—including the Carpinteria Unified School District, the Boys' and Girls' Club, Girls, Inc., the Family Resource Center, among others—to support and implement the City's commitments and further actions. These existing

[4] For example, the City of Seattle conducts an internal survey of all city employees every two years as well as a regular survey of city residents. These surveys allow Seattle to track the progress of the city as a whole, as well as individual departments. In terms of employee understanding of institutional and structural racism, and understanding of how departments are building racial equity into programs, policies, initiatives and budget decisions. Continued deployment of the survey allows the Seattle to track progress through time and evaluate the efficacy of programs at addressing racial equity and justice.

organizations could play an important role in bridging the relationship between local government and individual community members, specifically with issues related to educational opportunities.

D. **Creation of Racial Equity/Justice Position.** One potential approach could be for the City to review best practices and resources to memorialize job functions within the existing City structure and/or create new position(s) that improve community involvement and collaboration with minority leaders, as well as build capacity within underserved groups in our community.

FINANCIAL CONSIDERATIONS

As the City Council further considers and refines its desired actions, it may be necessary to hire additional City staff, collaborate with outside consultants and/or, contract with existing community organizations (see above discussion re coordinating with existing community groups and organizations and GARE) to oversee and manage projects and programs. Should the Council direct further consideration of the type of work described in this report, related matters will be brought to council for consideration, including recommendations for how the work is to be accomplished and related expense projections.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The City Attorney's Office has worked closely with City staff to research and develop this staff report and the various proposed policies, initiatives, and programs and will be available at the meeting to answer any questions.

OPTIONS

The City Council may receive and file this report, and/or direct staff to take further actions and/or bring back actions for the City Council to consider at future meetings.

ATTACHMENTS

Attachment A: Resolution No. 5981

Report prepared by and staff contact: Jena Acos
(805) 882-1427, jacos@bhfs.com

Signature

Report reviewed by: Dave Durflinger
(805) 684-5406, daved@ci.carpinteria.ca.us

Signature

ATTACHMENT A

RESOLUTION NO. 5981

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA CONDEMNING THE UNJUSTIFIED USE OF FORCE AND BRUTALITY USED AGAINST BLACK PEOPLE AND PEOPLE OF COLOR BY LAW ENFORCEMENT AND STANDING IN SOLIDARITY WITH NON-VIOLENT PROTESTORS OF RACIAL INJUSTICE AROUND THE COUNTRY

WHEREAS, the City of Carpinteria ("City") is horrified by the recent instances of police brutality and unjustified killings of Black people and people of color in the United States; and

WHEREAS, the City strongly denounces and condemns the recent unjustified killing of George Floyd and thousands of other Black people and people of color across the nation, and condemns all acts of racism, police brutality, racial profiling, and use of excessive force; and

WHEREAS, such killings highlight a history of systemic racism, trauma, and injustice to which many people of color, but in particular the Black community, have been subjected; and

WHEREAS, Santa Barbara County ("County") history itself is colored by the legacies of slavery, in that the County's first Black resident, Jerry Forney, was a slave; and

WHEREAS, the City is not immune from a history of injustice and racism, including once being a city with racially-segregated schools; and

WHEREAS, unjust use of force and brutality by law enforcement undermines community trust in the justice system and compromises important and necessary collaborative work between law enforcement, the justice system, and racial minorities in our communities; and

WHEREAS, marginalized communities, including LGBTQ+ individuals, immigrants, and those with disabilities, are also more likely to be subjected to unjust treatment by law enforcement; and

WHEREAS, the City stands in solidarity with non-violent protestors across the country who are demanding a more just nation, and recognizes the important role that such protests have played—and will continue to play—in our history to affect necessary change; and

WHEREAS, the City believes that steps to address racism and create a more just and inclusive society begin with community commitment, expressed by policies enacted at the local level; and

21069815

WHEREAS, the City's Mission Statement reflects the foundational importance of equity and inclusion in the provision of local government services and in the fulfillment of our commitment to democracy, and the City is proud of our history of condemning racial injustice and hate crimes, as expressed in Resolution No. 5938, the Resolution Condemning White Nationalism and White Supremacy; and

WHEREAS, as elected community leaders, the City Council recognizes the importance of ensuring that government, including the justice system and law enforcement, is held to the highest standards and actively works to recognize and counteract both systemic racism and unconscious bias; and

WHEREAS, the City recognizes that government authority and all citizens should work together to promote and protect equal justice under law, to work collaboratively, celebrating both our differences and our common commitment, and to bring all Americans together in unity to achieve these ends; and

WHEREAS, the City welcomes and serves immigrants, visitors, and people of all national origins, ethnicities, religious beliefs, gender and racial identities, sexual orientations, and creeds; and

WHEREAS, the City Council supports policies and efforts that reflect and uphold its commitment to public safety and to realizing a diverse, equal, and just community within our City, the County , and the nation as a whole.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA RESOLVES:

Section 1. The recitals above are true and correct.

Section 2. The City condemns police brutality and unjustified use of force.

Section 3. The City will not tolerate racism.

Section 4. The City will continue to work collaboratively with our local law enforcement to build community trust and legitimacy, implement community-oriented policing, and maintain a safe community as exemplified in specific provisions in the City's law enforcement contract.

Section 5. The City recognizes that police brutality and systemic racism impacting and traumatizing Black people and people of color in our country demands urgent and sustained attention, action and change in the institutions of our society, including transparency and accountability from local government and common commitment by all citizens.

Section 6. The City recognizes that as a community we have to actively work to be anti-racist, including educating ourselves, better supporting leaders and institutions who are working to combat injustice and systematic racism, and working together toward the more equitable distribution of resources and public services. We commit to continuing to learn about, reflect on, and incorporate anti-racist policies into City government, and strengthen a climate incompatible with racism in our community and nation.

Section 7. To accomplish the goals of this Resolution, the City will highlight and collaborate with minority leadership and social justice groups. The City commits to developing resources that support and amplify minority-owned businesses, community groups and non-profit organizations within our City and broader community.

Section 8. The City commits to both learning from other leaders and providing leadership on these critical issues in Carpinteria.

PASSED, APPROVED, AND ADOPTED on this 8th day of June, 2020, by the following vote:

AYES: COUNCILMEMBER(S): LEE, CARTY, SHAW, CLARK, NOMURA
NOES: COUNCILMEMBER(S): NONE
ABSENT: COUNCILMEMBERS(S): NONE
ABSTAIN: COUNCILMEMBERS(S): NONE

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted was adopted at a regular meeting of the City Council of the City of Carpinteria held on June 8, 2020.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

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

21069816

Attachment D-3
City Council Resolution No. 6235

RESOLUTION NO. 6235

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA INITIATING AMENDMENTS TO THE CARPINTERIA LOCAL COASTAL PROGRAM AND THE CARPINTERIA MUNICIPAL CODE TO PRESERVE AND PROMOTE AFFORDABLE HOUSING

WHEREAS, pursuant to the City of Carpinteria's ("City") police power, as granted broadly under Article XI, Section 7 of the California Constitution, the City Council of the City ("City Council") has the authority to enact and enforce ordinances and regulations for public health, safety, and welfare; and

WHEREAS, on January 1980, by Resolution No. 1019, the City Council adopted the Coastal Plan that was developed pursuant to The California Coastal Act of 1976 (Public Resources Code 30000 et seq.) ("Coastal Act"), which includes the entirety of the City's jurisdiction; and

WHEREAS, on October 12, 1981, by Ordinance No. 315, the City Council adopted Title 14 of the Carpinteria Municipal Code, in compliance with the State of California planning and zoning laws; and

WHEREAS, on April 10, 2023, by Resolution No. 4670, the City Council adopted the City's 6th Cycle 2023 - 2031 Housing Element ("Housing Element"), and subsequently sent it to the State Housing & Community Development (HCD) on April 12th for certification; and

WHEREAS, the Housing Element includes a number of programs in order to promote the development, affordability and maintenance of the City's housing supplies, including but not limited to Program 1 (Adequate Sites to Accommodate Regional Housing Needs), Program 2 (Accessory Dwelling Units), Program 4 (Section 8 Rental Assistance), Program 5 (Affordable Rental Housing Development Assistance), Program 6 (Inclusionary Housing), Program 7 (Density Bonus), Program 9 (Regulatory Concessions and Incentives for Affordable Housing), Program 11 (Special Needs Housing), Program 12 (Conservation of Mobile Home Parks and Rent Stabilization), Program 13 (Condominium Conversion Ordinance), Program 14 (Housing Code Compliance), Program 15 (Single-Family Housing Rehabilitation), Program 16 (Multi-Family Housing Rehabilitation and Preservation), Program 17 (Affirmatively Furthering Fair Housing) and Program 18 (Workforce Homebuyer Down Payment Loans); and

WHEREAS, the protection of the City's housing stock for long-term residency is important to maintain local workforce housing supporting the City's economy, including its tourism hospitality, and agricultural industries; and

WHEREAS, the City is experiencing a housing affordability shortage that threatens the public health, safety and welfare of its citizenry; and

WHEREAS, as reported in the 2021 Carpinteria Valley Economic Profile, the existing for-sale housing market offers few properties for sale per year and 2021 was the most limited on record; and

WHEREAS, as reported in the 2021 Carpinteria Valley Economic Profile, the median selling value of a home in Carpinteria during calendar year 2021 was $1,680,000, an increase of 35 percent over the median selling value of all homes sold in 2020; and

WHEREAS, as reported in the 2021 Carpinteria Valley Economic Profile, apartments and mobile homes represent 53 percent of the City's total housing stock and finds there are very few apartments available for rent within the City; and

WHEREAS, the loss of affordable residential units, eviction of tenants without just cause, and underutilization of residential buildings decreases the supply of affordable housing, increases the costs of housing, and often displaces residences, especially for the elderly, families and those with special needs, whom cannot find comparable housing within the City; and

WHEREAS, regulations to preserve existing affordable residential units, protect residential tenants, increase the supply of residential units, and decrease the conversion of long-term residential units to other uses, help protect the public health, safety and welfare of City residents and affirmatively further fair housing within the City; and

WHEREAS, the City Council desires to initiate amendments to the City's Local Coastal Program and Carpinteria Municipal Code in order to preserve and promote affordable housing within the City.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The above recitals are true and correct, and incorporated herein by reference.

SECTION 2. The City Council hereby initiates amendments to the Carpinteria Local Coastal Program, including, but not limited to, Title 14, Zoning, of the Carpinteria Municipal Code to preserve and promote affordable housing.

PASSED, APPROVED AND ADOPTED on May 8, 2023, by the following vote:

AYES:	COUNCILMEMBER(S):	Lee, Nomura, Solorzano, Alarcon, Clark
NOES:	COUNCILMEMBER(S):	None
ABSENT:	COUNCILMEMBER(S):	None
ABSTAIN:	COUNCILMEMBER(S):	None

Mayor, City of Carpinteria

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on May 8, 2023.

Brian C. Barrett, CMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

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

Attachment D-4
City Council Ordinance No. 770

ORDINANCE NO. 770

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, ADDING CHAPTER 7.04 ("JUST CAUSE FOR TERMINATION OF RESIDENTIAL TENANCY") TO A NEW TITLE 7 ("HOUSING REGULATIONS") OF THE CARPINTERIA MUNICIPAL CODE

WHEREAS, pursuant to the City of Carpinteria's ("City") police power, as granted broadly under Article XI, Section 7 of the California Constitution, the City Council has the authority to enact and enforce ordinances and regulations for public health, safety, and welfare; and

WHEREAS, there is a housing shortage in the City and the greater South Coast of Santa Barbara County, particularly for middle-, moderate-, low-, and very low-income households, with respective vacancy rates of 3% and less than 3%;[1] and

WHEREAS, since April 2020, apartment rents in the City have risen 30%;[2] and

WHEREAS, because housing, particularly affordable housing, is difficult to procure in the City, evictions without just cause can destabilize the housing market and result in the loss of affordable housing; and

WHEREAS, housing instability threatens the public peace, health and safety as eviction can undermine the housing market by increasing residential mobility and the loss of affordable housing; increase the risk of prolonged homelessness; displace members of the community; strain household finances due to rental deposits; increase commute times and create traffic impacts if tenants cannot find local housing of comparable affordability; and disrupt the education of impacted children; and

WHEREAS, eviction creates particular hardships for individuals with limited means, given the shortage of local affordable rental housing options; and

WHEREAS, recent high profile headlines highlighting mass termination of tenancies at apartment complexes, comprising of hundreds of units each, in Isla Vista within Santa Barbara County and Los Angeles have drawn attention to an urgent need to protect tenants at a time of scarce rental inventory and low vacancy rates in the City and County; and

---

[1] Source: 2020 census data that reports 191 rental housing units were vacant, which equates ~3% of the City's estimated housing units in the City. See also Santa Barbara South Coast Chamber of Commerce (Dashboard April 2023) at https://sbsccchamber.com/wp-content/uploads/2023/05/Data-Dashboard-April-2023.pdf

[2] California Economic Forecast, The 2023 Carpinteria Valley Economic Profile (September 2023), pg. 21.

25666944.11

WHEREAS, City staff have received anonymous inquiries regarding City regulations surrounding remodels and upgrades to multi-unit rental properties that may permanently displace residential tenants within the City; and

WHEREAS, on May 8, 2023, the City Council received a report on anti-displacement regulatory options for potential inclusion in the Carpinteria Municipal Code ("CMC") and adopted Resolution No. 6235 initiating amendments to the City's Local Coastal Program and CMC related to such measures; and

WHEREAS, a just cause for termination of residential tenancy ordinance amending the CMC was one such measure identified in Resolution No. 6235;

WHEREAS, the Tenant Protection Act of 2019 (Assembly Bill ["AB"] 1482) established statewide just cause eviction protections and rent stabilization for residential tenants, but also authorized cities to enact more protective local regulations that supersede state law; and

WHEREAS, the City wishes to provide stronger tenant protections citywide than what is provided in state law, including AB 1482, and enact local regulations to protect renters from displacement and homelessness and to promote housing and neighborhood stability; and

WHEREAS, City regulations are intended to provide additional tenant protections beyond state law requirement by making permanent the temporary protections provided under AB 1482, which would otherwise sunset in 2030; and

WHEREAS, absent City regulations, owners may terminate the tenancy of residential tenants under state law, including AB 1482, without oversight by the City; and

WHEREAS, City regulations enacted by this Ordinance are more protective than the provisions of AB 1482 because the City regulations provide additional tenant protections and specific requirements for the exercise of no-fault just cause terminations of residential tenancies; and

WHEREAS, the City Council finds and determines that regulating the relationship between residential landlords and tenants will increase certainty and fairness in the residential rental market, and be consistent with the stricter tenant protections that exist in neighboring localities;

WHEREAS, said tenant protective measures are in line with the City's General Plan policies that support affordable housing, including, but not limited to, Program 1 (Adequate Sites to Accommodate Regional Housing Needs), Program 5 (Affordable Rental Housing Development Assistance), and Program 17 (Affirmatively Furthering Fair Housing) in the City's recently adopted Housing Element; and,

WHEREAS, said tenant protective measures are also consistent with existing City regulations aimed at preserving rental stock and affordable housing, such as CMC Chapter 14.74, which limits the conversions of rental apartments into condominiums,

Chapters 5.75 and 5.76, enacting procedures for the closure of mobilehome parks and notification to mobilehome tenants about the City's rent stabilization program, and Chapters 14.47 and 14.52, which regulate short term rentals and homestays to prevent the proliferation of short term rentals that would displace longer term rental arrangements.

NOW THEREFORE, THE CITY COUNCIL HERBY ORDAINS AS FOLLOWS:

SECTION 1. Recitals Incorporated. The above recitals are incorporated herein and are each relied upon independently by the City Council in its adoption of this Ordinance.

SECTION 2. Declaration of Urgency. Based on the findings contained in the foregoing recitals, which are deemed true and correct, this ordinance is urgently needed for the preservation of the public peace, health or safety. This Urgency Ordinance shall take effect immediately upon adoption in accordance with the provisions set forth in Government Code section 36937.

SECTION 3. Amendment of the CMC. Chapter 7.04 ("Just Cause for Residential Evictions") is hereby added to a new Title 7 ("Housing Regulations") of the Carpinteria Municipal Code to read as follows:

"TITLE 7 –HOUSING REGULATIONS

Chapter 7.04 - JUST CAUSE FOR TERMINATION OF RESIDENTIAL TENANCY

7.04.010 – Purpose.

Housing instability can lead to increased residential mobility and commute times, loss of community, interrupted education of children, financial strain and prolonged homelessness. New rental housing, particularly affordable housing, is difficult to procure not only in the City but the broader South Coast of Santa Barbara County. The purpose of this ordinance is to enact stronger tenant protections than those established in state law for the termination of residential tenancies. Regulating relations between residential landlord and tenants is intended to increase certainty and fairness within the residential rental market in the City and thereby serve the public health, safety and welfare.

7.04.020 – Applicability.

This Chapter applies to all rental units except:

A. Transient and tourist hotel occupancy as defined in Civil Code Section 1940(b).

B. Housing accommodations in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code, or an adult residential facility, as defined in Chapter 6 of Division 6 of Title 22 of the Manual of Policies and Procedures published by the State Department of Social Services.

C. Dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12, inclusive, school.

D. Housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner who maintains their principal residence at the rental unit.

E. Single-family owner-occupied residences, including both of the following: a residence in which the owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit or a junior accessory dwelling unit; or a mobilehome.

F. A property containing two separate dwelling units within a single structure in which the owner occupied one of the units as the owner's principal place of residence at the beginning of the tenancy, so long as the owner continues in occupancy, and neither unit is an accessory dwelling unit or a junior accessory dwelling unit.

G. Housing that has been issued a certificate of occupancy within the previous 15 years, unless the housing is a mobilehome.

H. Rental unit, including a mobilehome, that is alienable separate from the title to any other dwelling unit, provided that both of the following apply:

1. The owner is not any of the following:

(i) A real estate investment trust, as defined in Section 856 of the Internal Revenue Code.

(ii) A corporation.

(iii) A limited liability company in which at least one member is a corporation.

(iv) Management of a mobilehome park, as defined in Civil Code 798.2.

2.

(i) The tenants have been provided written notice that the residential property is exempt from this section using the following statement:

"This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12(d)(5) and 1946.2(e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation."

(ii) For a tenancy existing before the effective date of this Chapter, the notice required under subsection H.2.i of this section may, but is not required to, be provided in the rental agreement.

(iii) For any tenancy commenced or renewed on or after the effective date of this Chapter, the notice required under subsection H.2.i. must be provided in the rental agreement.

(iv) Addition of a provision containing the notice required under subsection H.2.i to any new or renewed rental agreement or fixed-term lease constitutes similar other terms for the purposes of Section 7.04.030.B.1.v.

I. Housing restricted by deed, regulatory restriction contained in an agreement with a government agency, or other recorded document as affordable housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code, or subject to an agreement that provides housing subsidies for affordable housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code or comparable federal statutes.

7.04.030 – Definitions.

As used in this Chapter, the following terms have the meanings set forth in this Section:

A. Early Tenant Alert Notice means the written notice of no-fault just cause termination of a tenancy of a qualified tenant described in section 7.04.060.B that is provided at least 60 days before the date of termination of tenancy.

B. Just Cause. At-fault just cause and no-fault just cause, are defined as follows:

1. At-Fault Just Cause means any of the following:

(i) Default in the payment of rent.

(ii) A breach of a material term of the lease, as described in paragraph (3) of Section 1161 of the Code of Civil Procedure, including, but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.

(iii) Maintaining, committing, or permitting the maintenance or commission of a nuisance as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.

(iv) Committing waste as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.

(v) The tenant had a written lease that terminated on or after January 1, 2020, or January 1, 2022, if the lease is for a tenancy in a mobilehome, and after a written request or demand from the owner, the tenant has refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that

those terms do not violate this section or any other provision of law.

(vi) Criminal activity by the tenant on the rental unit, including any common areas, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the Penal Code, on or off the rental unit, that is directed at any owner or agent of the owner of the rental unit; provided that criminal activity or criminal threat directed at a tenant who is a victim of domestic violence shall not be the basis for at-fault or no-fault just cause eviction of the tenant who is a victim of domestic violence.

(vii) Assigning or subletting the premises in violation of the tenant's lease, as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.

(vii) The tenant's refusal to allow the owner to enter the rental unit as authorized by Sections 1101.5 and 1954 of the Civil Code, and Sections 13113.7 and 17926.1 of the Health and Safety Code.

(viii) Using the premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.

(ix) The employee, agent, or licensee's failure to vacate after their termination as an employee, agent, or a licensee as described in paragraph (1) of Section 1161 of the Code of Civil Procedure.

(x) When the tenant fails to deliver possession of the rental unit after providing the owner written notice as provided in Civil Code Section 1946 of the tenant's intention to terminate the hiring of the real property, or makes a written offer to surrender that is accepted in writing by the owner, but fails to deliver possession at the time specified in that written notice as described in paragraph (5) of Section 1161 of the Code of Civil Procedure.

2. No-Fault Just Cause means any of the following:

(i) The owner seeks in good faith to recover possession of the rental unit for use and occupancy by the owner or their spouse, domestic partner, children, grandchildren, parents, or grandparents. For leases entered into on or after July 1, 2020, or July 1, 2022, if the lease is for a tenancy in a mobilehome, clause (i) shall apply only if the tenant agrees, in writing, to the termination, or if a provision of the lease allows the owner to terminate the lease if the owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the rental unit.

(ii) The owner seeks in good faith to recover possession to permanently withdraw the rental unit from the rental market in accordance with applicable state law.

(iii) The owner seeks in good faith to comply with any of the following:

a. An order issued by a government agency or court relating to habitability that necessitates vacating the rental unit.

b. An order issued by a government agency or court to vacate the rental unit.

c. A local ordinance that expressly requires vacating the rental unit.

(iv) The owner seeks in good faith to recover possession to totally demolish or to substantially remodel the rental unit, provided the owner has done all of the following:

a. Given the tenants an early tenant alert notice advising the tenants of the owner's intent to terminate the tenancy in reliance on this subsection.

b. Obtained all permits necessary to carry out the demolition or substantial remodel from applicable governmental agencies.

c. Served the tenants with a copy of the permits along with a written notice stating the reason for the termination, the type and scope of work to be performed, why the work cannot be reasonably accomplished in a safe manner with the tenant in place, and why the work requires the tenant to vacate the rental unit for at least 30 days. The copy and notice shall be contained in or served concurrently with the notice to terminate tenancy required by Section 7.04.060.

d. Filed with the Community Development Department, a copy of the documents served on the tenant.

C. Owner means an owner as defined in Civil Code Section 1954.51.

D. Qualified Tenant means a tenant who has continuously and lawfully occupied a rental unit for 12 months or who otherwise qualifies as an tenant meriting just cause eviction protection under Civil Code Section 1946.2, Subdivision (a).

E. Relocation Assistance Payment means the amount established by resolution of the City Council, or one month's rent that was in effect when the owner issued the notice to terminate tenancy plus one dollar, whichever is greater, that is due to qualified tenants in a no-fault just cause eviction action. See Sections 7.04.050 and 7.04.070.

F. Rent means the total consideration charged or received by an owner in exchange for the use or occupancy of a rental unit.

G. Rental Unit means any unit in any real property, regardless of zoning status, including the land appurtenant thereto, that is rented or available for rent for residential use or occupancy (regardless of whether the unit is also used for other purposes) except as provided in Section 7.04.020.

H. Substantially Remodel means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable Federal, State, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the rental unit for at least 30 days. Substantial remodeling does not include cosmetic improvements, including painting, decorating, minor repairs, routine maintenance, or other work that can be performed safely without having the rental unit vacated .

I. Tenant. Any renter, tenant, subtenant, lessee, or sublessee, or person entitled by written or oral agreement to occupy a rental unit, or any successor of any of the foregoing."

J. Termination of Residential Tenancy means for purposes of this Chapter only, a termination of residential tenancy either with at-fault or no-fault just cause. The term is generally synonymous with eviction."

7.04.040 - Just cause for termination of residential tenancy.

A. The owner of a rental unit shall not engage in a termination of residential tenancy of a qualified tenant without just cause stated in full in the notice to terminate tenancy.
B. Just cause includes at-fault just cause or no-fault just cause as defined in Section 7.04.030.

7.04.050 - Relocation assistance payments for no-fault just cause termination of residential tenancy.

A. The owner of a rental unit who issues a notice to terminate tenancy based upon no-fault just cause shall make a relocation assistance payment to each qualified tenant in an amount established by resolution of the City Council, or one month's rent that was in effect when the owner issued the notice to terminate tenancy plus one dollar, whichever is greater.
B. When more than one qualified tenant occupies a rental unit, the owner shall divide the relocation assistance payment equally among the qualified tenants and make the divided relocation assistance payment to each qualified tenant.
C. Any relocation assistance or rent waiver required by State law shall be credited against the relocation assistance payment required by this chapter, but only to the extent such credit is required by State law.

7.04.060 - Just cause termination of residential tenancy notice requirements.

A. The written notice to terminate tenancy shall state in full the facts and circumstances constituting the at-fault just cause or no-fault just cause for termination.
B. A written notice to terminate tenancy based upon no-fault just cause must be provided at least 60 days before the date of termination through an early tenant alert notice and must inform each qualified tenant of their right to and the amount of a relocation assistance payment required by this Chapter.
C. Before the owner of a rental unit issues a notice to terminate a tenancy for just cause that is a curable lease violation, the owner shall first give notice of the violation to each qualified tenant with an opportunity to cure the violation pursuant to paragraph (3) of Section 1161 of the Code of Civil Procedure. If the violation is not cured within the time period set forth in the notice, a three-day notice to quit without an opportunity to cure may thereafter be served to terminate the tenancy.

7.04.070 - Relocation assistance payment requirements.

A. The owner of a rental unit who issues a notice to terminate tenancy based upon no-fault just cause shall make the relocation assistance payment required by this Chapter to each qualified tenant within 15 calendar days after service of the notice.
B. The owner of a rental unit who issues an early tenant alert notice may elect to make one-half of the relocation assistance payment required by this Chapter to each qualified tenant within 15 calendar days after service of said notice, and the remaining one-half of the relocation assistance payment to each qualified tenant no later than the time that qualified tenant surrenders possession of the rental unit.
C. If a qualified tenant fails to vacate after the expiration of the notice to terminate tenancy, the actual amount of any relocation assistance paid to the qualified tenant shall be recoverable as damages from that qualified tenant.
D. A qualified tenant is not entitled to relocation assistance if any government agency or court determines that the tenant is at-fault for the condition or conditions triggering an eviction order or need to vacate for reasons listed, but not limited to, those in Section 7.04.030.B.1.

7.04.080 - Remedies.

A. Failure to provide each of the notices required by this chapter shall be a defense to any unlawful detainer action.
B. Failure to include all required information in the notices required by this chapter shall be a defense to any unlawful detainer action.
C. Failure to make a relocation assistance payment in a timely manner shall be a defense to any unlawful detainer action.
D. Any violation of this chapter shall entitle the aggrieved tenant to actual damages according to proof and costs and attorney's fees.
E. A tenant may seek injunctive relief on his or her own behalf and on behalf of other affected tenants to enjoin the owner's violation of this Chapter.

F. Remedies provided in this section are in addition to any other existing legal remedies and not intended to be exclusive.
G. The City Attorney is authorized to enforce this Chapter through administrative, civil, or criminal action. The City Attorney is further authorized to bring actions for injunctive relief on behalf of the City. The City Attorney shall seek recovery of costs, expenses, and attorney's fees as allowed by law.

SECTION 4. Effective Date and Termination. This Urgency Ordinance shall become effective immediately pursuant to Government Code Section 36937 and shall continue until it is terminated by the City Council.

SECTION 5. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Urgency Ordinance. The City Council hereby declares that it would have passed this Urgency Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 6. CEQA Exemption. The City Council finds that this Urgency Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations, CEQA Guidelines sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a "project" as defined in section 153 78). This Urgency Ordinance has no potential for resulting in physical change to the environment, either directly or indirectly, in that it merely regulate existing physical development.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2023, by the following vote:

AYES: COUNCILMEMBERS: Lee, Nomura, Solorzano, Alarcon, Clark

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

Mayor, City of Carpinteria

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk, City of Carpinteria

25668944.11

I hereby certify that the foregoing Ordinance was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held this 11th day of September, 2023.

Brian C. Barrett, CMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

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

25666944.11

Appendix E
Housing Element Implementation Plan

Program No.	Program Name	Action	Timeframe
1	Adequate Sites to Accommodate Regional Housing Needs	Adopt General Plan and Zoning Code amendments and submit Local Coastal Plan amendments to the Coastal Commission, including rezoning of at least 14.6 acres of land to provide adequate sites to accommodate the city's RHNA allocation, amendments to development standards including 30-foot height limit, and establishment of affordability requirements	Consistent with statutory deadlines
1	Adequate Sites to Accommodate Regional Housing Needs	When selecting sites for rezoning to accommodate regional housing needs for lower-income units, give priority consideration to sites with close access to public transit and services	During General Plan and Zoning Code amendment process
1	Adequate Sites to Accommodate Regional Housing Needs	Adopt streamlined review procedures and objective standards for residential development	City Council adoption by December 2024
1	Adequate Sites to Accommodate Regional Housing Needs	Continue to post and update all zoning regulations, development standards, and fees on the City website	Annually by April each year throughout the planning period
1	Adequate Sites to Accommodate Regional Housing Needs	Continue to review and amend development review process and criteria to improve development certainty and objectivity consistent with the Coastal Act	Review annually by April each year throughout planning period; Additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements
1	Adequate Sites to Accommodate Regional Housing Needs	Continue to comply with No Net Loss requirements	Project-by-project basis throughout planning period
1	Adequate Sites to Accommodate Regional Housing Needs	Enforce replacement requirements consistent with State law	Project-by-project basis throughout planning period
1	Adequate Sites to Accommodate Regional Housing Needs	Notify water and sewer providers immediately upon adoption of the Housing Element.	Immediately following City Council adoption
2	Accessory Dwelling Units	Offer incentives such as fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons	Project-by-project basis throughout planning period

Program No.	Program Name	Action	Timeframe
2	Accessory Dwelling Units	Post information regarding ADU opportunities at City Hall and on the website	Annually by April each year throughout the planning period
2	Accessory Dwelling Units	Provide two standardized pre-approved ADU plans on the City website and at City Hall	Available on City website and at City Hall by May 2023
2	Accessory Dwelling Units	Monitor ADU production and affordability annually and take additional actions to improve certainty and objectivity by the mid-point in the planning period, when review identifies potential improvements, or in response to changes in state law	Annual monitoring by April each year throughout planning period; Additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements, or in response to changes in state law
3	Energy Conservation	Minimize residential energy use continually as projects are processed by the City;	Project-by-project basis throughout planning period
3	Energy Conservation	Monitor changes to state law and best practices	Annually report by April each year throughout planning period
3	Energy Conservation	Update City Building Code in response to changes to California Building Standards Code	Update City Building Code in 2025, 2028, and 2031
4	Section 8 Rental Assistance	Ongoing promotion of the use of Section 8 vouchers on the City website, newsletters and social media	Ensure website is updated as necessary throughout planning period; include information in newsletters and social media posts at least annually throughout planning period
4	Section 8 Rental Assistance	Continue to partner with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City	Ongoing throughout planning period
4	Section 8 Rental Assistance	Target proactive outreach efforts in areas with higher rates of poverty	Ongoing at least annually
4	Section 8 Rental Assistance	Maintain 177 Section 8 vouchers in City during the planning period	Ongoing throughout planning period
4	Section 8 Rental Assistance	Review Section 8 program annually and pursue changes by the mid-point in the planning period when review identifies potential improvements	Review annually by April each year throughout planning period; pursue changes by the mid-point in the

Program No.	Program Name	Action	Timeframe
			planning period (2027), when review identifies potential improvements
5	Affordable Rental Housing Development Assistance	Annual outreach to affordable housing developers and annual application for grant funding, if available	Annually based on grant funding schedules
5	Affordable Rental Housing Development Assistance	Ongoing posting of available affordable units on City website as they become available	Ongoing throughout planning period as units become available
5	Affordable Rental Housing Development Assistance	Continue to provide assistance to nonprofit housing developers on an ongoing basis as qualifying projects are processed by the City	Project-by-project basis throughout planning period
6	Inclusionary Housing	Process Inclusionary Housing Agreements for workforce housing on an ongoing basis	Project-by-project basis throughout planning period
6	Inclusionary Housing	Provide incentives necessary for the development of single- and multi-family housing projects with inclusionary workforce housing units on a project-by-project basis	Project-by-project basis throughout planning period
7	Density Bonus	Update City density bonus regulations in conformance with current state law	City Council adoption by April 2024
7	Density Bonus	Post and annually update density bonus regulations on the City website	Annually by April each year throughout planning period
7	Density Bonus	Update density bonus regulations in response to changes to state law and/or by the mid-point in the planning period if housing production is not meeting objectives	Update in response to additional changes to state law and/or by the mid-point in the planning period (2027) if housing production is not meeting objectives
8	Facilitate Lot Consolidation and Subdivision	Establish lot consolidation incentives which may include parking reductions, alternative parking such as shared or tandem parking or modification of covered parking requirement, and/or concurrent and expedited processing for projects that include affordable units	City Council adoption by December 2024
8	Facilitate Lot Consolidation and Subdivision	Encourage consolidation of small lots and subdivision of large lots by posting incentives on the City's website and on a project-by-project basis throughout the planning period through discussions with housing developers during preliminary project reviews	Post incentives on City website by December 2024 and promote on a project-by-project basis

Program No.	Program Name	Action	Timeframe
8	Facilitate Lot Consolidation and Subdivision	Amend the zoning code and local coastal program to implement SB 9 (2021)	City Council adoption by December 2024
8	Facilitate Lot Consolidation and Subdivision	In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9	Ongoing throughout planning period
9	Regulatory Concessions and Incentives for Affordable Housing	Continue to provide concessions and incentives for affordable housing on a project-by-project basis	Project-by-project basis throughout planning period
10	Fee Mitigation	Grant fee deferrals, reductions and waivers on an ongoing basis to help owner-builder projects, projects with minimal public service impacts, retrofitting projects and affordable housing developments on a project-by-project basis throughout the planning period	Project-by-project basis throughout planning period
10	Fee Mitigation	Continue to implement Resolution No. 5238 to reduce development impact fees by 50% for qualifying 100% lower-income affordable projects and reduce development fees whenever feasible to facilitate construction of affordable units commensurate with the city's needs throughout the planning period	Project-by-project basis throughout planning period
11	Special Needs Housing	Emergency Shelters: Amend zoning regulations for emergency shelters consistent with AB 139 (2019) and AB 2399 (2022)	City Council adoption by April 2024
11	Special Needs Housing	Emergency Shelters: Continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and continuously evaluate information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services	Ongoing throughout planning period with report in March each year
11	Special Needs Housing	Low Barrier Navigation Centers: Adopt zoning regulations for low barrier navigation centers consistent with AB 101 (2019)	City Council adoption by April 2024

Program No.	Program Name	Action	Timeframe
11	Special Needs Housing	Transitional and Supportive Housing: Analyze and amend zoning regulations for supportive housing as necessary for consistency with AB 2162 (2018)	City Council adoption by April 2024
11	Special Needs Housing	Transitional and Supportive Housing: Continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities on a project-by-project basis throughout the planning period	Project-by-project basis throughout planning period See also Programs 4, 5, 9 and 17
11	Special Needs Housing	SRO Housing: Amend zoning regulations to remove the conditional use permit requirement for SROs	City Council adoption by April 2024
11	Special Needs Housing	SRO Housing: Continue to facilitate the production of SRO housing to serve the needs of lower-income persons on a project-by-project basis throughout the planning period	Project-by-project basis throughout planning period See also Programs 4, 5, 9 and 17
11	Special Needs Housing	Reasonable Accommodation: Support reasonable accommodation for persons with disabilities by amending zoning regulations to remove subjective findings for approval	City Council adoption by April 2024
11	Special Needs Housing	Residential Care Facilities: Analyze permitting requirements and necessary findings in zoning regulations for residential care facilities for seven or more persons and amend the Zoning Code, as necessary, to ensure that they are consistent with all applicable State law and fair housing requirements	City Council adoption by April 2024
11	Special Needs Housing	Elderly: Continue to actively engage the community regarding housing through the City Council Ad Hoc Senior Services Planning Committee	Ongoing throughout planning period
11	Special Needs Housing	Elderly: Receive a report from the Ad Hoc Senior Services Planning Committee with feedback on potential interim and long-term service models and partnerships for active adult/senior services in order to develop an actionable plan, or plans, for implementation	Ad Hoc Senior Services Planning Committee report to City Council by December 2023
11	Special Needs Housing	Large Households: Continue to implement programs designed to address housing affordability and accessibility that could benefit large households	See Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18 for related actions and timeframes

Program No.	Program Name	Action	Timeframe
11	Special Needs Housing	Continue to work with non-profit housing organizations to facilitate affordable housing to benefit large households and others struggling with housing affordability	Ongoing throughout planning period
11	Special Needs Housing	Female-Headed Households: Continue to implement programs designed to address housing affordability and accessibility that could benefit female-headed households	See Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18 for related actions and timeframes
11	Special Needs Housing	Farm Workers: Continue to support farmworker housing through programs to facilitate affordable housing development and rental assistance	See Programs 4, 5, and 9 for related actions and timeframes
12	Conservation of Mobile Home Parks and Rent Stabilization	Facilitate preservation of all mobile home parks throughout the planning period	Ongoing throughout planning period
12	Conservation of Mobile Home Parks and Rent Stabilization	Continue to implement the Mobile Home Rent Stabilization Program by annually setting the maximum rent to be charged based on the Consumer Price Index (CPI) and publish information following the release of the CPI update each March, and no later than July 1 each year	Annually set maximum rent as soon as possible following the release of the CPI update each March, and no later than July 1 each year
12	Conservation of Mobile Home Parks and Rent Stabilization	Continue to implement the City's Mobile Home Park Closure Ordinance and Mobile Home Park Rent Stabilization Disclosure Ordinance throughout the planning period	Ongoing throughout planning period
13	Condominium Conversion Ordinance	Continue to facilitate preservation of existing apartment units through implementation of the Condominium Conversion Ordinance	Ongoing throughout planning period
14	Housing Code Compliance	Continue to facilitate preservation of the existing housing stock through code compliance efforts and annual public announcements throughout the planning period	Ongoing throughout planning period
14	Housing Code Compliance	Conduct housing condition surveys two times during the 6th cycle (in 2024 and 2029) to determine the nature and extent of housing deterioration and rehabilitation assistance needs	Complete surveys in 2024 and 2029

Program No.	Program Name	Action	Timeframe
14	Housing Code Compliance	Contact property owners and landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips	Property owner outreach follow surveys in 2024 and 2029
14	Housing Code Compliance	Continue neighborhood canvassing with code compliance and maintain a cooperative approach with residents to ensure violations are successfully processed without a need for legal action throughout the planning period	Ongoing throughout planning period
14	Housing Code Compliance	Connect property owners subject to code compliance actions with financial assistance opportunities for rehabilitation work on a case-by-case basis throughout the planning period	Case-by-case basis throughout planning period See also Programs 15 and 16
15	Single-Family Housing Rehabilitation	Annual contact with and review of USDA funding information	Annually by April each year throughout planning period
15	Single-Family Housing Rehabilitation	Promote the program on the City website, through social media posts, and through other public announcements and informational material	Ensure website is updated as necessary throughout planning period; include information through social media posts and other public announcements at least annually throughout planning period
15	Single-Family Housing Rehabilitation	Advise property owners subject to code enforcement actions of the availability of funding for repairs and improvements on a project-by-project basis	Project-by-project basis throughout planning period
15	Single-Family Housing Rehabilitation	Assist property owners with grant or loan applications upon request	Ongoing throughout planning period
15	Single-Family Housing Rehabilitation	Promote the program in coordination with the Ad Hoc Senior Services Committee as a way for persons with disabilities and older adults to implement accessibility modifications to help existing residents of housing continue to reside in their homes	Ongoing throughout planning period
16	Multi-Family Housing Rehabilitation and Preservation	Submit for CDBG grant funding to make funds available for the rehabilitation of multi-family housing	Annually based on grant funding schedules
16	Multi-Family Housing Rehabilitation and Preservation	Promote the program on the City website, through social media posts, and through targeted neighborhood noticing	Ensure website is updated as necessary throughout planning period; include information through social

Program No.	Program Name	Action	Timeframe
			media posts and other public announcements at least annually throughout planning period
16	Multi-Family Housing Rehabilitation and Preservation	Contact affordable housing developments and coordinate with qualified entities on preservation actions at least one year prior to covenant expiration	At least one year prior to expiration of affordable housing covenants
17	Affirmatively Further Fair Housing – Housing Affordability & Access to Opportunity and Mobility	Facilitate Construction of Affordable Housing Near Transit and Services Adopt General Plan and Zoning Code amendments and submit Local Coastal Plan amendments to the Coastal Commission, including rezoning of at least 13.8 acres of land to provide adequate sites to accommodate the city's RHNA allocation, amendments to development standards including 30-foot height limit, and establishment of affordability requirements consistent with statutory timeframes (Program 1) When selecting sites for rezoning to accommodate regional housing needs for lower-income units, give priority consideration to sites with close access to public transit and services. (Program 1) Adopt streamlined review procedures with objective standards for residential development (Program 1) Facilitate the construction of 418 lower-income units, including 143 ELI units, during the planning period, commensurate with the City's RHNA allocation (Program 5) Facilitate Construction of ADUs and Lot Splits to Expand Affordable Housing Options in Existing Single-Family Neighborhoods Offer incentives including fast-track processing and reduced processing fees when ADUs are voluntarily deed-	See timeframes for each action listed under the referenced program.

Program No.	Program Name	Action	Timeframe
		restricted for low- or moderate-income persons (Program 2) Provide two standardized pre-approved ADU plans on the City website and at City Hall to reduce costs associated with ADU development and encourage more production of this housing type throughout the City (Program 2) Monitor ADU production and affordability annually and take additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements, or in response to changes in state law (Program 2) Amend the zoning code and local coastal program to implement SB 9 (Program 8) In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (Program 8) <u>Support Affordable Rental Housing Programs</u> Maintain 177 Section 8 vouchers in Carpinteria throughout the planning period (Program 4) Continue to partner with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City (Program 4) <u>Facilitate Affordable Housing Development Through Financial and Regulatory Concessions and Incentives</u> Partner with nonprofit organizations to leverage housing funds in order to obtain enough financing to rehabilitate existing housing and produce new affordable housing units, including the following specific actions:	

Program No.	Program Name	Action	Timeframe
		• Annual outreach and collaboration with affordable housing developers • Priority processing for projects with ELI units • Fifty percent reduction of Development Impact Fees • Deferral and/or waiver of City planning fees • Reduction in the number of parking spaces required • Modifications to development standards • Provision of surplus property at no cost • Provide funding support through the City's Housing Trust Fund or other sources for soft costs • Support in the funding application process for low-income housing tax credits and other housing grant programs • Encourage development of affordable family apartments with 2 or more bedrooms (Program 5) Update City density bonus regulations in conformance with current state law requirements and promote the use of density bonus to facilitate affordable housing production on the City website (Program 7) Establish lot consolidation incentives which may include parking reductions, alternative parking such as shared or tandem parking or modification of covered parking requirement, and/or concurrent and expedited processing for projects that include affordable units (Program 8) Provide concessions and incentives for affordable housing including but not limited to relief from covered parking and parking space requirements, encouraging smaller units above commercial uses in the downtown district to reduce parking needs and facilitate affordability, reducing development impact fees, and other incentives that may be requested pursuant to state density bonus law. (Programs 5, 7, 9, 10)	

Program No.	Program Name	Action	Timeframe
		Grant fee deferrals, reductions and waivers on an ongoing basis to help owner-builder projects, projects with minimal public service impacts, retrofitting projects and affordable housing developments (Program 10) Support reasonable accommodation for persons with disabilities by amending regulations to remove subjective findings for approval (Program 11) Amend permitting requirements and necessary findings for residential care facilities for seven or more persons and amend the Zoning Code, as necessary, to ensure that they are consistent with all applicable State law and fair housing requirements (Program 11) Continue to actively engage the community regarding housing through the City Council Ad Hoc Senior Services Planning Committee (Program 11) Promote the Single-Family Housing Rehabilitation Program in coordination with the Ad Hoc Senior Services Committee as a way for persons with disabilities and older adults to implement accessibility modifications to help existing residents of housing continue to reside in their homes (Program 15) Assist potential homebuyers from the local workforce in applying for loan through the Workforce Homebuyer Down Payment Loan Program (Program 18) <u>Preserve and Rehabilitate Existing Affordable Housing Stock</u> Facilitate preservation of all mobile home parks (comprising 861 housing units) by continuing to enforce Mobile Home Park Closure Ordinance, Mobile Home Park Rent Stabilization Ordinance, and Mobile Home Park Rent Stabilization Disclosure Ordinance (Program 12)	

Program No.	Program Name	Action	Timeframe
		Continue to implement the Mobile Home Rent Stabilization Program by annually setting the maximum rent to be charged based on the Consumer Price Index and publishing information following the release of the CPI updated each March, and no letter than July 1 (Program 12) Continue to facilitate preservation of existing apartment units through implementation of the Condominium Conversion Ordinance. (Program 13) Facilitate rehabilitation 5 units occupied by extremely-low-income owner households and 5 units occupied by very-low-income owner households during the planning period (Program 15) Facilitate rehabilitation of multi-family rental housing including units occupied or available to 5 extremely-low-income, 5 very-low-income, and 10 low-income households during the planning period (Program 16) Submit for CDBG grant funding and other sources as available to make funds available for the rehabilitation of multi-family housing on an annual basis (Program 16) Promote the Multi-Family Housing Rehabilitation Program annually on the City website, through social media posts, and targeted neighborhood noticing (Program 16)	
17	Affirmatively Further Fair Housing – Homelessness	Amend zoning code requirements to reduce or eliminate barriers to housing and services meeting the needs of the homeless population, including the following: • Amend zoning regulations for emergency shelters consistent with AB 139 (2019) and AB 2339 (2022). • Adopt regulations for low barrier navigation centers consistent with AB 101 (2019).	See timeframes for each objective listed under the referenced program.

Program No.	Program Name	Action	Timeframe
		• Analyze and amend regulations for supportive housing as necessary for consistency with AB 2162 (2018). • Amend regulations to remove the conditional use permit requirement for SROs and continue to facilitate the production of SRO housing to serve the needs of lower-income persons on a project-by-project basis (Program 11) Continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities throughout the planning period including providing fee reductions, waivers, and deferrals on a project-by-project basis and partnering with nonprofit organizations to leverage housing funds in order to obtain financing for transitional and supportive housing development. (Programs 5, 9, 11) Continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and annually evaluate information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services. (Program 11) Other strategies discussed under Housing Affordability above will also facilitate the provision of additional permanent affordable housing to address the issue of homelessness.	
17	Affirmatively Further Fair Housing – Fair Housing Education	<u>Enhance and Expand Fair Housing Education Efforts</u> Continue to address discrimination by referring fair housing complaints to the Santa Barbara Rental Housing Mediation Program or other appropriate organizations with the	Ongoing referrals; Review annually by April each year throughout planning period; Additional actions by October

Program No.	Program Name	Action	Timeframe
		objective of increasing the number of residents assisted by 25% each year (Program 17)	each year, if review identifies potential improvements
		Facilitate and provide fair housing training and education opportunities, specifically related to rental properties, that will be directed to housing service providers, management companies, and rental residents with the objective of increasing the distribution of fair housing information by 25% during the planning period. Ensure information is made available in both English and Spanish to improve outreach to the City's Spanish speaking communities. Include, in particular: • An emphasis on the protection for source of income under California law, • Rights and responsibilities related to people with disabilities. (Program 17)	Outreach through printed materials available at City Hall on an ongoing basis, workshops and other in-person gatherings facilitated by the Rental Housing Mediation Program at least once per year, and information posted on City website; Review annually by April each year throughout planning period; Additional actions by October each year, if review identifies potential improvements
		During fair housing education workshops and other outreach, establish and maintain a comprehensive list of interested nonprofits, property owners and community members for future outreach. (Program 17)	Ongoing during fair housing workshops and outreach efforts conducted at least annually
		Proactively engage local housing organizations representing the interests of lower-income and special needs households and neighborhoods with higher concentrations of lower-income households in future City actions related to land use and housing, including targeted stakeholder interviews or a committee representative of these interests. (Program 4)	At least annual coordination with local housing organizations throughout the planning period
		<u>Ensure Safe Living Conditions for Low-Income and Special Needs Renters</u> Continue to facilitate preservation and appropriate maintenance of the existing housing units through Code compliance efforts and annual public announcements throughout the planning period (Program 14)	See timeframes for each objective listed under the Program 14.

Program No.	Program Name	Action	Timeframe
		Conduct housing condition surveys two times during the 6th cycle to determine the nature and extent of housing deterioration and rehabilitation assistance needs (Program 14) Contact property owners/landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips (Program 14) Connect property owners/landlords subject code compliance actions with financial assistance opportunities for rehabilitation work (Program 14)	
18	Workforce Homebuyer Down Payment Loans	Assist potential homebuyers from the local workforce in applying for loan through the Workforce Homebuyer Down Payment Loan Program	Ongoing throughout planning period
18	Workforce Homebuyer Down Payment Loans	Promote the program on the City website and other public locations and through social media and public announcements	Ensure website is updated as necessary throughout planning period; include information through social media posts and other public announcements at least annually throughout planning period

Attachment B.

June 12, 2023 HCD Comment Letter

Carpinteria Housing Element Re-adoption
January 22, 2024 City Council Meeting

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

June 12, 2023

David Durflinger, City Manager
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

Dear David Durflinger:

RE: City of Carpinteria's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Carpinteria's (City) housing element adopted April 10, 2023 and received for review on April 12, 2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. HCD also considered comments received from the California Coastal Commission pursuant to Government Code section 65585, subdivision (c).

The adopted housing element addresses many statutory requirements described in HCD's February 21, 2023 letter; however, additional revisions are necessary to fully comply with State Housing Element Law (Gov. Code, § 65580 et seq). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law. The element will meet the statutory requirements of State Housing Element Law once it has been revised and re-adopted to comply with the above requirements.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (February 15, 2023), then any rezoning to make prior identified sites available or accommodate the regional housing needs allocation (RHNA) shall be completed no later than one year from the statutory deadline pursuant to Government Code sections 65583, subdivision I and 65583.2, subdivision(c). Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the City fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until these rezones are completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. During the housing element revision

process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the assistance the City's housing element team provided during the course of our review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Reid Mille, of our staff, at Reid.Miller@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief

Enclosure

APPENDIX
CITY OF CARPINTERIA

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at https://www.hcd.ca.gov/planning-and-community-development/hcd-memos. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

   Enforcement: While the element was revised on pg. III-12 to 16 of the technical report to demonstrate compliance with state and federal law regarding special needs housing and adds program activities that will bring City into compliance with state and federal law if not already compliant, it must still analyze the *City's* capacity to provide enforcement and outreach. Please see HCD's prior review.

   Outreach: While the element was revised to include an updated stakeholder list that includes more groups that could be inferred to serve lower-income communities, there is no added analysis describing efforts to reach out to neighborhoods with relatively concentrated poverty for input related to housing and community development needs and access to opportunities. Additionally, while the element was revised to demonstrate some outreach was conducted in Spanish, this appears to be limited to one community survey. The element should be revised to include programs for more thorough outreach to this population.

   Integration and Segregation: While the element was revised to provide additional regional analysis, this analysis is largely limited to comparing City trends to County data. A complete regional analysis must compare the City to the surrounding *region*, including other jurisdictions that border or are in close proximity to the City. Additionally, while further analysis added on geographic concentrations for race and ethnicity and familial status, this analysis must also be applied to disability and income. Future analysis should also address potential causes for geographic concentrations based on familial status, disability, and income. Finally, while the element was revised to discuss and analyze data for trends over time and patterns across census tracts for race, disabilities, and familial status, it must also do so for income.

Disparities in Access to Opportunity: While the element was revised to provide sufficient local and regional analysis for access to economic and transit opportunities, it must provide further information and analysis for access to educational and environmental opportunities. Specifically, while the adopted element provides further information on educational opportunities within the City, it does not provide any analysis on disparities in access to opportunities in different parts of the City. It also does not provide a regional comparison in access educational opportunities. Additionally, while additional information has been added to explain local and regional environmental opportunities, there must be additional analysis for potential causes of variations in scoring from local and regional data.

Disproportionate Housing Needs Including Displacement: While a sufficient regional analysis and analysis of patterns over time was added to the adopted element for displacement risk, overpayment, overcrowding, and persons experiencing homelessness, further analysis is needed to meet the requirements of this finding. Specifically, the element must provide a more detailed analysis of concentrations substandard housing within the City and include details on what contributes to overcrowding in certain areas of the City and how it relates to other fair housing factors. Additionally, the adopted element should be revised to provide additional local analysis of persons experiencing homelessness, including any demographics or characteristics for impacts on protected characteristics (e.g., race and disability) and access to shelter and services. Finally, the adopted element was not revised to analyze displacement risk both locally and regionally including displacement due to investment, disinvestment, and disaster driven displacement. Please see HCD's prior review.

Identified Sites and Affirmatively Furthering Fair Housing (AFFH): The element was largely not revised to address this requirement. For example, while the adopted element was revised to provide TCAC opportunity maps in relation to sites and their location in high to low resource areas, it must analyze the location of these sites and their impact on improving access to educational opportunities, transit, jobs, and a healthy environment for all income levels. Additionally, the element states that sites are all in "moderate" resource areas and cites this as evidence for a lack of concentration of sites to accommodate lower income in low resource areas. The element should be revised to include analysis of affordable opportunities in high resource areas and include programs as necessary to encourage housing mobility. Please see HCD's prior review.

Local Data and Knowledge, and Other Relevant Factors: While the adopted element was revised to include some historical context and analysis on local and regional land use policies and market trends' effect on housing mobility and opportunities in the City, some of the information seems to be anecdotal and sources are not cited. The element should be revised to clearly show how the City utilized knowledge from local and regional advocates, service providers and other planning documents or processes to inform its analysis, policies, and programs.

Contributing Factors to Fair Housing Issues: While the adopted element was revised to add priority levels, all contributing factors are listed as "high" priorities. The element

should re-assess contributing factors upon completion of analysis and make revisions as appropriate, including clearer prioritization.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Progress in Meeting the Regional Housing Needs Allocation (RHNA): While Table B-2 and B-3 have been revised to provide more detailed information as to the status and anticipated completion date of each pending and approved project, analysis should also address any barriers to development and other relevant factors such as build out horizons, phasing, and dropout rates to demonstrate the availability or likelihood of development in the planning period. Additionally, Table B-3 appears to list multiple projects as "approved" that are still in the review process. In order to be counted as an approved project, a project must be issued a building permit. The element should be revised to separate completed projects and approved projects and provide additional evidence to support the assertion that the pending projects will be completed in the planning period.

   Parcel Listing: While Table B-4 has been revised to add the parcel number and parcel size for each site, and Table B-6 has been revised to clarify that all sites listed in it are to address lower-income RHNA, Table B-5 still appears to assume a density bonus will be applied to Site 5, and this assumes a capacity of 32 dwelling units per acre. As stated in HCD's prior review, unless this site is a pending or approved project, the table should revise its capacity assumptions for this site to reflect the underlying zoning, which is 20 dwelling units per acre.

   Realistic Capacity: While the realistic capacity analysis has been revised to cite pending and approved projects as evidence for capacity on nonvacant sites, it does not link the characteristics of sites in Table B-2 and B-3 to the sites in the inventory in Tables B4 and B-5. More analysis is needed connecting developed projects to sites in the inventory in terms or size, affordability level and other similar characteristics, and this analysis should also address how land use controls and site improvements were factored into capacity calculations. Please see HCD's prior review for more information.

   Suitability of Nonvacant Sites: While the element includes specific information on each nonvacant site in the inventory including various characteristics about the site and existing uses, it only includes a general description of the methodology used to select these sites but does not describe how these factors relate to the potential to redevelop in the planning period. To support these factors, the element could relate the characteristics of example projection on Table B-2 to the characteristics outlined in the site descriptions and include market conditions or trends that support the assumptions.

   Small and Large Sites: The element was not revised to meet this requirement. While the adopted element seems to indicate that no sites larger than ten acres or smaller than half an acre are being used to accommodate lower income RHNA, analysis in

Figure 3 appears to indicate that sites 1, 2, 6, 11, 14, 15, 16, 18 and 20 are all larger than ten acres or smaller than half an acre and are being used to accommodate lower-income units. Since the City relies on both large and small site to accommodate its RHNA, the element must provide specific examples of past development in the City on similar site, with the densities, affordability and, if applicable, circumstances leading to consolidation. Additionally, while Program 8 was revised to include incentives for consolidating small parcels and subdividing large parcels and implement SB 9 requirements by 2024, it should be more specific as to what incentives will be offered and provide quantifiable objectives to match or exceed RHNA expectations.

Accessory Dwelling Units (ADU): While the adopted element provides some additional analysis stating its updated ADU ordinance will increase ADU production, and Program 2 (Accessory Dwelling Units) was revised to include monitoring of ADU production throughout the planning period, it is not clear if this production level will be achievable in the planning period. As a result, the element should be updated to include a realistic estimate of the potential for ADUs. Please see HCD's prior review.

Environmental Constraints: The adopted element was not revised to meet this requirement. Please see HCD's prior review. In addition, as stated in third party comments from the Coastal Commission sites expected to be rezoned may be inconsistent with the City existing Local Coastal Plan and sites located in proximity to the Carpinteria Salt Marsh raise issues with flooding and other coastal hazards, particularly with anticipated sea level rise. The Coastal Commission also raised concerns related potential sites that contain or are adjacent to creeks or other environmentally sensitive areas, raise issue with regard to ESHA protection, water quality, and flooding hazards in consideration of sea level rise. The element must describe and analyze these and other known conditions that preclude development (e.g., size, shape, easements, contamination, coastal policies).

Sites with Zoning for a Variety of Housing Types:

- Emergency Shelter Capacity: While the adopted element appears to indicate that new emergency shelter requirements brought on by AB 2339 will be addressed through Program 11 (Special Needs Housing), it is not clear in the program language that this is the case. The element must be revised to provide adequate emergency shelter capacity analysis, as well as program actions as necessary to accommodate the needs of the community. Please see HCD's prior review for more information.
- By-Right Permanent Supportive Housing: While the adopted element appears to indicate that Program 11 will adopt zoning amendments pursuant to Government Code section 65651 regarding by-right permanent supportive housing, the element must indicate exactly how the City's current policies do not align with state law, and what the program will change to bring them into compliance.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls,*

building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). (Gov. Code, § 65583, subd. (a)(5).)

Land-Use Controls: While the adopted element was revised to provide additional analysis on density, lot coverage, building height, lot size and site requirements, floor area ratio, setbacks, and open space requirements, the analysis is generalized and does not provide any determination stating if these controls constitute constraints in any particular areas of the City. Additionally, while the element was revised to add additional analysis on the 30-foot height limit for buildings up to three stories, program actions must still be added to address height limits as constraint.

R-Residential Overlay: The element was not revised to meet this requirement. Please see HCD's prior review.

Processing and Permit Procedures: While the element was revised to provide adequate analysis of the conditional use permit (CUP) and development plan process, it must still describe coastal zone regulations and provide an analysis of whether the City's coastal preservation policies will impact future or existing housing development within the coastal zone, particularly for sites that require rezoning.

Building Codes and Enforcement: The element was not revised to meet this requirement. Please see HCD's prior review.

Constraints on Housing for Persons with Disabilities: While the adopted element was revised to state that group homes of six or fewer are allowed by-right, and group homes of seven or more require a CUP, it does not state that this differentiation is a constraint and commit to amending it as part of Program 11 (Special Needs Housing). Program 11 must also be revised to commit to removing the reasonable accommodations findings mentioned in HCD's prior review.

Zoning, Development Standards and Fees: The element was revised to add a commitment in Program 1 to "post and update all zoning regulations and fees on the City website annually", this does not address the requirements of this finding. Please see HCD's prior review.

4. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section*

65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)

Approval Time and Requests Lesser Densities: While the element was revised to state that time from project approval to receiving a building permit is 3-4 months, the element does not include adequate analysis of requests to develop housing at densities below those identified. Specifically, while the element states that projects have been developed at densities lower than those identified, it provides no analysis as to what the projects consisted of or why they developed at lower densities.

5. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

   Special Housing Needs: While the adopted element was revised to provide an adequate analysis for female-headed households, it must still be revised to provide an estimate as to the number of permanent and seasonal farmworkers and provide the number of persons with developmental disabilities within the City.

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

   To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

   Program 5 (Affordable Rental Housing): The program was not revised to address this finding. Please see HCD's prior review.

   Program 8 (Facilitate Lot Consolidation): While the program was revised to state that lot consolidations would be implemented on a "project-by-project basis", it must

provide a more specific timeline of how actions and incentives to encourage lot consolidation will be put in place and implemented.

Program 9 (Regulatory Concessions and incentives for Affordable Housing): The program was not revised to adequately address this requirement. Specifically, it must provide a clearer implementation timeframe, and state if concessions are already in place or if they are still being developed.

Program 11 (Special Needs Housing): The program was not revised to address this requirement. Please see HCD's prior review.

Program 14 (Housing Code Compliance): While the program was revised to commit to proactive outreach, it must still provide a quantifiable objective as to the number of units that will be preserved through code compliance efforts.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.*
*(*Gov. Code, § *65583, subd. (c)(1).)*

   As noted in Finding A2, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. Additionally, the element should be revised as follows:

   Program 1 (Adequate Site to Accommodate RHNA): While the element was revised to provide the acreage of sites that will be rezoned to accommodate RHNA, it must provide a quantifiable metric of the number of units that will be rezoned to demonstrate the City is addressing its RHNA shortfall. Additionally, this program must still be revised to provide definitive implementation timelines for *each activity*. The program must also include specific commitments and timing related to required Coastal Commission Approvals for amendments to the Local Coastal Plan. HCD encourages the City to coordinate with Coastal Commission staff on revisions to the housing element to ensure sites to be rezoned are consistent with the Local Coastal Plan and free from potential constraints.

In addition, please be aware, the recent California appellate decision in *Martinez v. City of Clovis*.[1] found that while overlays can be used in a rezone, when the base zone allows residential development, both the base zone and the overlay zone must comply with the minimum density requirements of Government Code section 65583.2, subdivision (h). The City should analyze how this decision may impact its current rezone strategy using the R-Residential Overlay and may need to adjust accordingly.

Nonvacant Sites Reliance to Accommodate RHNA: The element was not revised to specifically address this requirement. Please see HCD's prior review.

3. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

   While Program 5 (Affordable Rental Housing Development Assistance) was revised to state that projects with extremely low-income units would receive "priority processing", it must specify what this process entails, and what the requirements are to qualify for it.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Findings A3 and A4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding A1, the element requires a complete AFFH analysis. Depending upon the results of that analysis, the City may need to revise or add programs.

   Additionally, the adopted element did not revise other program actions to address the City's obligation to AFFH including how programs address housing mobility

[1] *Martinez v. City of Clovis* (2023) 90 Cal.App.5th 193, 307 Cal.Rptr.3d 64.

enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. Program 5A also was not revised to describe how all the City's housing programs comply with and further the requirements and goals of Government Code section 8899.50, subdivision (b).

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

While the element was revised to include units to be constructed, rehabilitated, and conserved in the planning period, the number of mobile homes must still be broken down by income category.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)

While the element was revised to add additional information as to the number of groups that were contacted to take part in the public participation process, it still does not describe who participated in the public participation process, nor does it describe where the comments in Table C-2 come from. Additionally, while Program 17 commits to reaching out to special needs groups and neighborhoods of more concentrated lower-income residents, it must still describe what methods of outreach will be employed, and how often they will be carried out.

Attachment C.

City Responses to June 12, 2023 HCD Comment Letter

Carpinteria Housing Element Re-adoption
January 22, 2024 City Council Meeting

City of Carpinteria Response to June 12, 2023 HCD Review Letter

All page references included herein refer to page numbers of the November 2023 redline version of the Housing Element.

HCD Comments	City Response
A. Housing Needs, Resources, and Constraints *1. Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*	N/A
Enforcement: While the element was revised on pg. III-12 to 16 of the technical report to demonstrate compliance with state and federal law regarding special needs housing and adds program activities that will bring City into compliance with state and federal law if not already compliant, it must still analyze the City's capacity to provide enforcement and outreach. Please see HCD's prior review.	Appendix D, page D-15 has been updated to explain that because the City does not have in-house capacity to provide fair housing outreach and enforcement, it contracts with the Santa Barbara Rental Housing Mediation Program (RHMP) to provide these services to Carpinteria residents. Pages D-14 to 16 also describe the capacity and capabilities of RHMP and another local fair housing organization that serves the City, the Legal Aid Foundation of Santa Barbara County, with respect to enforcement and outreach.
Outreach: While the element was revised to include an updated stakeholder list that includes more groups that could be inferred to serve lower-income communities, there is no added analysis describing efforts to reach out to neighborhoods with relatively concentrated poverty for input related to housing and community development needs and access to opportunities. Additionally, while the element was revised to demonstrate some outreach was conducted in Spanish, this appears to be limited to one community survey. The element should be revised to include programs for more thorough outreach to this population.	As discussed on Appendix D, pages D-34 to 35, there are no R/ECAP or RCAA areas in the city. Analysis has been added on page D-34 indicating poverty status throughout the city is less than 10 percent and the city is generally racially integrated. As discussed in Appendix C, page C-1, the city worked to ensure individuals and groups representing lower-income populations and special needs groups were involved in the housing element process by direct mail and/or email to its list of stakeholders, which included housing advocates and non-profit organizations representing the interests of lower-income persons and special needs groups. Information has been added to indicate public outreach meetings were held both in-person and online to enable those with mobility difficulties to conveniently participate. The in-person location of most meetings was the Carpinteria City Hall. Given the city's small size and City Hall's location on a bus line, this location is readily accessible to residents throughout the city. The comment regarding outreach conducted in Spanish mischaracterizes the City's outreach efforts. Appendix C, pages C-1 to C-2 state that all housing

HCD Comments	City Response
	element materials were published on the city website in both English and Spanish and transcription of meetings in real-time and meeting minutes were made available. A summary of this information and a cross reference to Appendix C has also been added to outreach discussion on Appendix D, page D-10. Program 17 includes expansion of specific outreach efforts related to fair housing education, including to the Spanish-speaking community. (See Housing Plan, pages 31-39.)
Integration and Segregation: While the element was revised to provide additional regional analysis, this analysis is largely limited to comparing City trends to County data. A complete regional analysis must compare the City to the surrounding region, including other jurisdictions that border or are in close proximity to the City. Additionally, while further analysis added on geographic concentrations for race and ethnicity and familial status, this analysis must also be applied to disability and income. Future analysis should also address potential causes for geographic concentrations based on familial status, disability, and income. Finally, while the element was revised to discuss and analyze data for trends over time and patterns across census tracts for race, disabilities, and familial status, it must also do so for income.	The regional analysis of integration and segregation has been expanded to include analysis of the cities of Goleta and Santa Barbara and the reasons for similarities and differences in trends in these two cities also located on the south coast of Santa Barbara County. (See Appendix D, pages D-23 to 24.) Potential causes for the somewhat lower rate of people with disabilities in the northern portion of the city (<10% versus 10-20% in the rest of the city) is discussed on page D-26 to 27: "The lower rates of persons with disabilities in the northern portion of the City may be due to the lack of availability of housing that is both affordable and accessible and well as there being fewer public transit options in this area." The percentage of children in married couple households is over 60% throughout the city and conversely, female-headed households are less than 20% throughout the city. Analysis has been added on pages D-29 to 31 comparing the relatively homogenous familial status in Carpinteria to the more varied rates in the nearby cities of Goleta and Santa Barbara. One reason for this difference may be that female-headed households, which have a greater need for accessible child and health care and other services choose to live in these larger cities where more of these services are available. Potential causes for the higher concentration of lower-moderate income population in the southwest portion of the city is that there is a higher

HCD Comments	City Response
	percentage of rental housing in this area. A discussion of income trends over time and across census tracts has also been added. Generally, measures of income in the city have remained fairly consistent over time and throughout the city. This analysis has been added to pages D-31 to 33.
Disparities in Access to Opportunity: While the element was revised to provide sufficient local and regional analysis for access to economic and transit opportunities, it must provide further information and analysis for access to educational and environmental opportunities. Specifically, while the adopted element provides further information on educational opportunities within the City, it does not provide any analysis on disparities in access to opportunities in different parts of the City. It also does not provide a regional comparison in access educational opportunities. Additionally, while additional information has been added to explain local and regional environmental opportunities, there must be additional analysis for potential causes of variations in scoring from local and regional data.	Appendix D, Figure D-22 and pages D-37 to 39 indicate that the entire City has uniform and relatively high educational opportunity scores. The analysis has been updated to clarify that residents are served by two elementary schools and one middle and high school. Given the small size of the city, there are not disparities in access to educational opportunities. Figure D-21 shows the regional trends in access to educational opportunity. Additional information comparing the city of Carpinteria to the cities of Santa Barbara and Goleta has been added to the regional analysis. (See page D-38.) Additional analysis has been added regarding the potential causes of variations in local and regional environmental opportunity scores on pages D-44 to 47.
Disproportionate Housing Needs Including Displacement: While a sufficient regional analysis and analysis of patterns over time was added to the adopted element for displacement risk, overpayment, overcrowding, and persons experiencing homelessness, further analysis is needed to meet the requirements of this finding. Specifically, the element must provide a more detailed analysis of concentrations substandard housing within the City and include details on what contributes to overcrowding in certain areas of the City and how it relates to other fair housing factors. Additionally, the adopted element should be revised to provide additional local analysis of persons experiencing homelessness, including any demographics or characteristics for impacts on protected characteristics (e.g., race and disability) and access to shelter and services. Finally, the adopted element was not revised to analyze displacement risk both locally and	There are no substantial concentrations of substandard housing in the city. Analysis has been added to state this and to provide additional information on factors that may affect substandard housing in certain areas of the city. (See Appendix D, pages D-56 to 57.) Santa Barbara County recently published an online Homeless Management Information System (HMIS) dashboard which provides demographic and other information regarding people experiencing homelessness. Additional local and regional analysis has been added on pages D-57 to 60. Additional information has been added regarding displacement risk and causes of displacement on a local and regional level on pages D-60 to 63. The city added discussion of City Council Resolution No. 6235, which directed staff to evaluate six additional anti-displacement measures within the City on

HCD Comments	City Response
regionally including displacement due to investment, disinvestment, and disaster driven displacement. Please see HCD's prior review.	pages D-8 to 9 and included the resolution as Attachment D-3. Appendix D also includes discussion of the City's adoption of City Council Ordinance No. 770 which establishes additional protections for tenants in the event of a no-fault just cause termination of their residential tenancy. (See pages D-62 and Attachment D-4.)
Identified Sites and Affirmatively Furthering Fair Housing (AFFH): The element was largely not revised to address this requirement. For example, while the adopted element was revised to provide TCAC opportunity maps in relation to sites and their location in high to low resource areas, it must analyze the location of these sites and their impact on improving access to educational opportunities, transit, jobs, and a healthy environment for all income levels. Additionally, the element states that sites are all in "moderate" resource areas and cites this as evidence for a lack of concentration of sites to accommodate lower income in low resource areas. The element should be revised to include analysis of affordable opportunities in high resource areas and include programs as necessary to encourage housing mobility. Please see HCD's prior review.	Additional analysis has been added to Appendix D, pages D-63 to 67 regarding the location of sites relative to AFFH factors. The city is relatively homogenous in terms of many AFFH factors including educational and economic opportunity, access to transit, poverty rate, and integration. Nonetheless, the city's criteria for identifying sites for the sites inventory included measures intended to affirmatively furthering fair housing by prioritizing proximity to transit, services, and employment and avoiding areas with significant environmental constraints. Nearly the entire city is designated as moderate resource area. As stated on pages D-64 to 67 and depicted in Figure D-41, the only areas designated high resources in the city are small portions of census tracts that are largely outside of the city. Within the city, the high resource areas contain Carpinteria High School and Sandpiper Mobile Home Park. There is no undeveloped or underdeveloped land available for additional residential development in high resource areas within the city. Therefore, there is no opportunity for potential housing development in the city in any areas other than moderate resource areas.
Local Data and Knowledge, and Other Relevant Factors: While the adopted element was revised to include some historical context and analysis on local and regional land use policies and market trends' effect on housing mobility and opportunities in the City, some of the information seems to be anecdotal and sources are not cited. The element should be revised to clearly show how the City utilized knowledge from local and regional advocates, service providers and other planning documents or processes to inform its analysis, policies, and programs.	Additional information on participants involved in the Housing Element update process has been added on pages D-1 to 2. Participants in the Housing Element update included affordable housing developers including People's Self Help Housing; fair housing organizations including the Rental Housing Mediation Program and Gray Panthers Network of Santa Barbara; housing advocates including Californians for Homeownership, YIMBY Law, and California Housing Defense Fund; and community-based and faith-based organizations, including family service agencies, senior programs, and health and human services; and residents. The city also directly worked with People's Self Help Housing, which serves the interests of lower-income

HCD Comments	City Response
	households and special needs groups and has several successful lower-income housing projects in the City, to solicit comments and recommendations on housing needs, barriers to fair and affordable housing, and opportunities for development. (See email from People's Self Help Housing in Appendix C, pages C-52 to 53.) All comments received and how those comments were incorporated into the Housing Element are detailed in Appendix C, paged C-15 to 78. Additional discussion of outreach efforts is included in Appendix D, pages D-9 to 12. Citations to data sources are included where available throughout the Housing Element and where information is based on staff observations/local knowledge this has been noted.
Contributing Factors to Fair Housing Issues: While the adopted element was revised to add priority levels, all contributing factors are listed as "high" priorities. The element should re-assess contributing factors upon completion of analysis and make revisions as appropriate, including clearer prioritization.	The analysis has been revised to prioritize the fair housing contributing factors as follows: (1) Housing affordability, (2) Homelessness, (3) Fair housing education. See Appendix D, pages D-68 to 76.
2. An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)	N/A
Progress in Meeting the Regional Housing Needs Allocation (RHNA): While Table B-2 and B-3 have been revised to provide more detailed information as to the status and anticipated completion date of each pending and approved project, analysis should also address any barriers to development and other relevant factors such as build out horizons, phasing, and dropout rates to demonstrate the availability or likelihood of development in the planning period. Additionally, Table B-3 appears to list multiple projects as "approved" that are still in the review process. In order to be counted as an approved project, a project must be issued a building permit. The element should be revised to separate completed	The discussion of completed, approved, and pending projects on Appendix B, pp. B-2 to 3 has been updated to provide additional analysis regarding the likelihood of development of approved and pending projects during the planning period. The "Status" columns in Tables B-2 and B-3 have also been updated to clarify projects that are completed, under construction, have building permits issued, have planning permit approval, or are pending planning review. A new column has been added to Table B-3 indicating the anticipated completion date for projects that are not yet completed.

HCD Comments	City Response
projects and approved projects and provide additional evidence to support the assertion that the pending projects will be completed in the planning period.	Two additional projects for which formal applications have recently been submitted have been added to Table B-3. These projects are located on sites that had been identified as candidate sites for rezoning in Table B-6, specifically Candidate Sites 5 and 17. Therefore these sites have been removed from Table B-6.
Parcel Listing: While Table B-4 has been revised to add the parcel number and parcel size for each site, and Table B-6 has been revised to clarify that all sites listed in it are to address lower-income RHNA, Table B-5 still appears to assume a density bonus will be applied to Site 5, and this assumes a capacity of 32 dwelling units per acre. As stated in HCD's prior review, unless this site is a pending or approved project, the table should revise its capacity assumptions for this site to reflect the underlying zoning, which is 20 dwelling units per acre.	Table B-5 has been revised to indicate the anticipated capacity of Site 5 is 31 units based on the underlying zoning of 20 units per acre.
Realistic Capacity: While the realistic capacity analysis has been revised to cite pending and approved projects as evidence for capacity on nonvacant sites, it does not link the characteristics of sites in Table B-2 and B-3 to the sites in the inventory in Tables B4 and B-5. More analysis is needed connecting developed projects to sites in the inventory in terms or size, affordability level and other similar characteristics, and this analysis should also address how land use controls and site improvements were factored into capacity calculations. Please see HCD's prior review for more information.	Linking Characteristics of Sites in Trends Analysis to Site Inventory. The analysis of Completed, Approved and Pending Projects (Table B-3) determined sites allowing 100% multi-family residential uses (i.e., those sites in with PRD zoning) are being developed on average at 78% of the maximum allowed density. The PRD zoned sites in Tables B-3 and B-4 are of similar size, with an average size of 0.21 and 0.24 acres, respectively. Columns have been added to Table B-3 indicating the site identification criteria applicable to each site (see discussion of site identification criteria below). For the purposes of calculating realistic development potential of vacant multi-family residential sites, the city conservatively assumed they would be developed at 75% of allowed density. For single-family zoned sites, the analysis assumes one unit per lot. No vacant site is anticipated to yield more than 3 units. (See analysis of Completed, Approved, and Pending Projects and Vacant Sites in Appendix B, pages B-2 to 3.) To identify potentially developable sites on non-residentially zoned land, the City reviewed development trends on non-residentially zoned properties from 2015 to March 2023 to identify the common characteristics of these sites. Based on the common characteristics identified, the city developed a

HCD Comments	City Response
	list of site criteria that was used to identify potentially developable non-vacant sites. (See list of criteria on page B-4.) Columns have been added to Tables B-2, B-3, B-5, and B-6 indicating the criteria applicable to each of the sites. Affordability Assumptions. The city generally used the default density provisions of state law (Gov. Code, § 65583.2(c)(3)(B)) for the affordability assumptions in the site inventory analysis. However, in some cases, the city used more conservative assumptions regarding affordability. The specific affordability assumptions used for each type of site (e.g., vacant, underutilized, etc.) are specified in the footnotes of Tables B-3 through B-6. Land Use Controls & Site Improvements. Discussion has been added to indicate how land use controls and site improvement requirements have been incorporated into build out assumptions. (See page B-5.)
Suitability of Nonvacant Sites: While the element includes specific information on each nonvacant site in the inventory including various characteristics about the site and existing uses, it only includes a general description of the methodology used to select these sites but does not describe how these factors relate to the potential to redevelop in the planning period. To support these factors, the element could relate the characteristics of example projection on Table B-2 to the characteristics outlined in the site descriptions and include market conditions or trends that support the assumptions.	As stated above, the City developed a list of site identification criteria based on characteristics of recently developed sites. Columns have been added to Tables B-2, B-3, B-5, and B-6 indicating the criteria applicable to each of the sites.
Small and Large Sites: The element was not revised to meet this requirement. While the adopted element seems to indicate that no sites larger than ten acres or smaller than half an acre are being used to accommodate lower income RHNA, analysis in Figure 3 appears to indicate that sites 1, 2, 6, 11, 14, 15, 16, 18 and 20 are all larger than ten acres or smaller than half an acre and are being used to accommodate lower-income units. Since the City relies on both large and small site to accommodate its RHNA, the element must provide specific examples of past development in the City on similar site, with the densities,	½ Acre Threshold. Parcels were grouped into "sites" listed in Tables B-5 and B-6 when they were adjacent and had the potential for lot consolidation. All of the sites listed in Table B-5 are larger than one-half acre. However, some sites include multiple adjacent parcels that are less than one-half acre individually. Government Code Section 65583.2(c)(2)(A) does not define "site" for purposes of the half acre threshold, nor limit the definition of site to one parcel. The city has revised the analysis to assign all sites smaller than one acre and all individual parcels smaller than one-half acre to the moderate-income category for purposes of the sites inventory analysis. (See

HCD Comments	City Response
affordability and, if applicable, circumstances leading to consolidation. Additionally, while Program 8 was revised to include incentives for consolidating small parcels and subdividing large parcels and implement SB 9 requirements by 2024, it should be more specific as to what incentives will be offered and provide quantifiable objectives to match or exceed RHNA expectations.	discussion on Appendix B, page B-11 and footnotes in Tables B-5 and B-6 which reference this change.) 10 Acre Threshold. One parcel included in the inventory, a portion of Candidate Site 2 (Table B-6) is larger than 10 acres. Per Government Code Section 65583.2(c)(2)(B), for the purposes of the 10 acre threshold, "'site' means that portion of a parcel or parcels designated to accommodate lower income housing needs pursuant to this subdivision." The city revised the analysis to consider only a 10 acre portion of the 14.09 acre parcel as a candidate for rezoning with the R Overlay to accommodate lower income housing. (See footnote and changes to Table B-6.) Lot Consolidation & Subdivision. Program 8 has been revised to list specific incentives to encourage lot consolidation and commits the city to establishing the lot consolidation incentive program by December 2024. Further, Program 8 includes a quantified objective of approving 5 residential or mixed use projects involving lot consolidations during the planning period. Program 8 also includes a commitment to amend the zoning code to implement SB 9 to promote urban lot splits by December 2024. As the city has only identified one site in its site inventory that exceeds 10 acres and has adequate buffer such that it is not reliant on this site to meet its RHNA shortfall, it is not proposing a separate incentives program for subdivisions but is committed to continuing to encourage subdivisions through discussions with developers during preliminary project reviews. (See Housing Plan, pages 18-19.)
Accessory Dwelling Units (ADU): While the adopted element provides some additional analysis stating its updated ADU ordinance will increase ADU production, and Program 2 (Accessory Dwelling Units) was revised to include monitoring of ADU production throughout the planning period, it is not clear if this production level will be achievable in the planning period. As a result, the element should be updated to include a realistic estimate of the potential for ADUs. Please see HCD's prior review.	Based on methodology described in HCD's Site Inventory Guidebook, the city conducted an analysis of regional production of ADUs to estimate the number of ADUs that would be produced in Carpinteria in the current planning period. Given the lack of historic ADU production in the city, the city used estimated ADU production in the city of Santa Barbara to estimate a "base" ADU production rate. **Regional ADU Trends Analysis**

<table>
<tr><th>HCD Comments</th><th>City Response</th></tr>
<tr><td></td><td>
<table>
<tr><th></th><th>City of Santa Barbara</th></tr>
<tr><td>Estimated ADUs in planning period</td><td>629</td></tr>
<tr><td>ADUs per capita</td><td>.007</td></tr>
<tr><td>ADUs per housing unit</td><td>.016</td></tr>
<tr><td>Trend applied on per capita and per housing unit basis to Carpinteria for planning period</td><td>Approx. 90-100 total or 12 annually</td></tr>
</table>
Based on Census 2020 ACS data for population and housing units.

Based on trends in the nearby city of Santa Barbara, the city estimates a “base” ADU production of 12 units per year or 96 units for the planning period.

In addition, there is deferred demand for ADU development in Carpinteria as compared to the city of Santa Barbara where State law changes that expanded ADU production went into effect in January 2017. This deferred demand is evidenced by the fact that in the first six months the city’s current ADU regulations have been in place, the city has received 20 permit applications and has issued seven building permits. Given the current trend of pending and approved ADUs over the past six months, the city conservatively estimates that in addition to the base ADU production, the annual rate of production in 2023 and 2024 will include an additional 8 units per year. Therefore, estimated ADU projection during the planning period is as follows:

96 base units + 16 deferred demand units = 112 ADUs

(See ADU analysis on Appendix B, pages B-12 to 13.)</td></tr>
<tr><td><u>Environmental Constraints</u>: The adopted element was not revised to meet this requirement. Please see HCD’s prior review. In addition, as stated in third party comments from the Coastal Commission sites expected to be rezoned may be inconsistent with the City existing Local Coastal Plan and sites located in proximity to the Carpinteria Salt Marsh raise issues with flooding and other coastal hazards, particularly with anticipated sea level rise. The Coastal Commission also raised concerns related potential sites that contain or are adjacent to creeks or other environmentally sensitive</td><td>The Housing Element describes site specific environmental constraints in Figures B-3 and B-4. The city added additional analysis of how environmental constraints, particularly those identified by the Coastal Commission, could impact housing development on identified sites. (See Appendix B, page B-15.)

The City’s RHNA shortfall is 292 lower income units. Based on realistic development assumptions for these non-vacant sites (described in Appendix</td></tr>
</table>

HCD Comments	City Response
areas, raise issue with regard to ESHA protection, water quality, and flooding hazards in consideration of sea level rise. The element must describe and analyze these and other known conditions that preclude development (e.g., size, shape, easements, contamination, coastal policies). Prior Comment: While the element generally describes a few environmental conditions within the City (p. II-26), it must describe how these conditions relate to identified sites including any other known environmental or other constraints within the City that could impact housing development in the planning period.	B, pages B-3 to 6) candidate sites for rezoning listed in Table B-6 can accommodate 1,932 lower income units. The city identified this surplus of seven times the RHNA shortfall such that if the Coastal Commission determines certain sites cannot be rezoned due to Local Coastal Plan inconsistency, there are adequate other sites to meet the RHNA shortfall.
Sites with Zoning for a Variety of Housing Types: • Emergency Shelter Capacity: While the adopted element appears to indicate that new emergency shelter requirements brought on by AB 2339 will be addressed through Program 11 (Special Needs Housing), it is not clear in the program language that this is the case. The element must be revised to provide adequate emergency shelter capacity analysis, as well as program actions as necessary to accommodate the needs of the community. Please see HCD's prior review for more information. • By-Right Permanent Supportive Housing: While the adopted element appears to indicate that Program 11 will adopt zoning amendments pursuant to Government Code section 65651 regarding by-right permanent supportive housing, the element must indicate exactly how the City's current policies do not align with state law, and what the program will change to bring them into compliance.	The analysis of compliance with emergency shelter requirements brought on by AB 2339 has been expanded. (See Technical Report, pages III-14 to 15.) The city's zoning ordinance complies with the requirement that emergency shelters be allowed by right in a zone that also allows residential uses. The city has objective development standards for emergency shelters consistent with Gov. Code Sec. 65583(a)(4)(B). And the city has adequate vacant sites included in its site inventory to accommodate the needed emergency shelter capacity in addition to its RHNA shortfall. Based on the most recent point in time survey multiplied by 200 square feet per person of land area, the city needs 4,200 square feet (0.096 acre) of land for emergency shelters. The city has 7.86 acres of vacant land zoned to meet this requirement and additional underutilized acreage that could also accommodate emergency shelters by right. Program 11 has been updated to specify in the Actions & Timeframes, under the Emergency Shelters subheading, that the city will amend regulations for emergency shelters consistent with AB 139 and AB2339 by April 2024. (See Housing Plan, pages 21-24.) Program 11 commits the city to amending regulations to comply with state law. The city has not yet completed analysis to identify exactly what sections of its code must be amended to comply with state law. This will be part of

HCD Comments	City Response
	the code amendment process. The program action has been revised to commit the city to both analyzing and amending regulations as necessary for consistency with AB 2162 by April 2024. (See Housing Plan, pages 21-24, Actions & Timeframes section under Transitional and Supportive Housing subheading.)
3. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). (Gov. Code, § 65583, subd. (a)(5).)	N/A
Land-Use Controls: While the adopted element was revised to provide additional analysis on density, lot coverage, building height, lot size and site requirements, floor area ratio, setbacks, and open space requirements, the analysis is generalized and does not provide any determination stating if these controls constitute constraints in any particular areas of the City. Additionally, while the element was revised to add additional analysis on the 30-foot height limit for buildings up to three stories, program actions must still be added to address height limits as constraint.	Tables III-3 and III-4 on Technical Report, pages III-9 to 11 list the development standards applicable to residential and non-residential zones, respectively. The development controls discussed on Technical Report, pages III-1 to 7 apply throughout the city in the zones described. Additional analysis has been added on page III-2 describing where specific zone districts are generally located within the city and on page III-7 discussing how the cumulative effect of development standards could be a constraint to residential development in certain zone districts and areas within the city. Program 1 has been amended to specifically address the 30-foot height limit and includes the following action: "Adopt General Plan and Zoning Code amendments and submit Local Coastal Plan amendments to the Coastal Commission, including rezoning of at least 14.6 acres of land to provide adequate sites to accommodate the city's RHNA allocation, amendments to

City of Carpinteria Response to June 12, 2023 HCD Review Letter

HCD Comments	City Response
	development standards including 30-foot height limit, and establishment of affordability requirements consistent with statutory deadlines." (See Housing Plan, pages 6-9.)
R-Residential Overlay: The element was not revised to meet this requirement. Please see HCD's prior review. Prior Comment: R-Residential Overlay: The element relies on sites in commercial and industrial zones that allow residential through the Residential Overlay. While some information was provided on how the overlay allows residential uses, the element must include a complete description and analysis of the Overlay, including a breakdown of affordability requirements if applicable.	Discussion of the R Overlay has been updated to specify maximum density, applicable development standards, and that there is currently no affordability requirement applicable to the R Overlay other than through the inclusionary housing program which encourages the development affordable for-sale units in the above-moderate income category in an effort to provide housing for middle-income and critical workforce households. The inclusionary program applies to subdivisions of 5 or more lots. (See Technical Report, pages III-3 to 4.) Also note, per Program 1, the city has committed to modify the R Overlay to allow a minimum density of 20 units per acre and will review development standards in consultation with local architects and developers and amend standards as necessary to ensure that allowable densities can be achieved and that standards do not pose unreasonable constraints on the cost and supply of housing. Program 1 also includes a commitment to establish affordability requirements as part of the R Overlay zoning amendment for candidate sites. (See Housing Plan, pages 6-9.)
Processing and Permit Procedures: While the element was revised to provide adequate analysis of the conditional use permit (CUP) and development plan process, it must still describe coastal zone regulations and provide an analysis of whether the City's coastal preservation policies will impact future or existing housing development within the coastal zone, particularly for sites that require rezoning.	The processing and permit procedures analysis have been updated to explicitly state that because the city is located entirely within the coastal zone, all development is subject to applicable coastal zone regulations including the city's certified Coastal Land Use Plan, which is combined with the city's General Plan and its certified Implementation Programs, including the city's Zoning Code. The analysis of coastal resource preservation policies has also been expanded to further address how these policies impact housing development, particularly for sites in the site inventory. (See Technical Report, pages III-23 to 24.)
Building Codes and Enforcement: The element was not revised to meet this requirement. Please see HCD's prior review.	The Housing Element states on Technical Report, page III-19 that the city utilizes the California Building Code with amendments primarily related to geotechnical review and provisions for adequate drainage. The analysis

City of Carpinteria Response to June 12, 2023 HCD Review Letter

HCD Comments	City Response
Prior Comment: Building Codes and Enforcement: The element must describe and analyze which building code is enforced, any local amendments to the building code and their enforcement for impacts on housing supply and affordability. For additional information and a sample analysis, see the Building Blocks at https://www.hcd.ca.gov/planning-and-community- development/housing-elements/building-blocks/codes-and-enforcement-and-onsite-offsite- improvement-standards.	states that these modifications to state regulations do not pose unreasonable constraints to housing supply or affordability.
Constraints on Housing for Persons with Disabilities: While the adopted element was revised to state that group homes of six or fewer are allowed by-right, and group homes of seven or more require a CUP, it does not state that this differentiation is a constraint and commit to amending it as part of Program 11 (Special Needs Housing). Program 11 must also be revised to commit to removing the reasonable accommodations findings mentioned in HCD's prior review.	Program 11 has been revised to clarify the city's commitment to amending regulations to (1) amend permit requirements and necessary findings for residential care facilities serving seven or more persons and (2) remove subjective findings for approval of reasonable accommodation requests. These are listed in the actions section of Program 11 under the subheadings Residential Care Facilities and Reasonable Accommodation, respectively. (See Housing Plan, pages 21-24.)
Zoning, Development Standards and Fees: The element was revised to add a commitment in Program 1 to "post and update all zoning regulations and fees on the City website annually", this does not address the requirements of this finding. Please see HCD's prior review. Prior Comment: Zoning, Development Standards and Fees: The element must clarify compliance with new transparency requirements for posting all zoning, development standards and fees on the City's website and add a program to address these requirements, if necessary.	The Actions & Timeframes portion of Program 1 has been updated as follows: "Continue to post and update all zoning regulations, development standards, and fees on the City website annually throughout the planning period." (See Housing Plan, page 9.)
4. An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove	N/A

HCD Comments	City Response
nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)	
Approval Time and Requests Lesser Densities: While the element was revised to state that time from project approval to receiving a building permit is 3-4 months, the element does not include adequate analysis of requests to develop housing at densities below those identified. Specifically, while the element states that projects have been developed at densities lower than those identified, it provides no analysis as to what the projects consisted of or why they developed at lower densities.	The analysis has been expanded to discuss the reasons projects have been developed at lower than maximum allowed densities. (See Technical Report, page III-26.)
5. Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)	N/A
Special Housing Needs: While the adopted element was revised to provide an adequate analysis for female-headed households, it must still be revised to provide an estimate as to the number of permanent and seasonal farmworkers and provide the number of persons with developmental disabilities within the City.	Prior HCD review stated "Specifically, the element should address the total number of permanent, seasonal farmworkers (e.g., *USDA county level data*)." (Emphasis added.) The city provided county level data on Technical Report, page I-15. The analysis has been updated to state that while the USDA does not provide farmworker data at the city-level and no other source for this data could be located, the proportion of permanent farmworkers in the Carpinteria Valley, including the city, is likely higher than in the county overall given the concentration of greenhouses in the area, which allows for year-round production. Technical Report, pages I-12 to 13 includes information on people with developmental disabilities. The analysis has been edited to clarify that people in Carpinteria with developmental disabilities are served by Tri-Counties Regional Center (TCRC). Approximately 164 clients in Carpinteria received services from TCRC, of which 138 lived in the home of a family member or guardian.
B. Housing Programs *1. Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may*	N/A

HCD Comments	City Response
recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)	
To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following: Program 5 (Affordable Rental Housing): The program was not revised to address this finding. Please see HCD's prior review. Prior Comment: This program should be revised to provide a specific timeline stating when the assistance and incentive actions will be implemented. Program 8 (Facilitate Lot Consolidation): While the program was revised to state that lot consolidations would be implemented on a "project-by-project basis", it must provide a more specific timeline of how actions and incentives to encourage lot consolidation will be put in place and implemented. Program 9 (Regulatory Concessions and Incentives for Affordable Housing): The program was not revised to adequately address this requirement. Specifically, it must provide a clearer implementation	Program 5 has been updated to clarify that the city's affordable rental housing program is an existing program which will continue. The city provides assistance and incentives to developers of affordable housing on an ongoing basis as projects are proposed and processed. (See Housing Plan, pages 14-15.) Program 8 has been revised to include specific incentives that may be offered to encourage lot consolidation and to commit the City to establishing the lot consolidation incentive program by December 2024. (See Housing Plan, pages 18-19.) The action and timeframe language in Program 9 has been revised to clarify that the city will continue to provide concessions and incentives for affordable housing through a program that is already in place. (See Housing Plan, page 20.) Program 11 has been revised to list the City's specific commitments to bring policies and procedures into compliance with state law for each category of special needs housing and has include a quantified objective of completing all zoning code amendments by April 2024. (See Housing Plan, pages 21-24.) Program 14 has been updated to indicate the city's quantified objective to complete two surveys during the planning period, contact property owners

HCD Comments	City Response
timeframe, and state if concessions are already in place or if they are still being developed. Program 11 (Special Needs Housing): The program was not revised to address this requirement. Please see HCD's prior review. Prior Comment: This program should be revised to specifically state what the City will be doing to bring policies and procedures into compliance with state law for each element of housing for special needs listed in the program. Each activity should have accompanying timeline and quantifiable metrics where applicable. Program 14 (Housing Code Compliance): While the program was revised to commit to proactive outreach, it must still provide a quantifiable objective as to the number of units that will be preserved through code compliance efforts.	and landlords with nonconforming conditions following each survey, and post annual announcements regarding property maintenance and code compliance. (See Housing Plan, pages 27-28.)
2. Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, §65583, subd. (c)(1).)	N/A
As noted in Finding A2, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a	Program 1 has been updated to include the quantified objective that the program will "[p]rovide adequate sites to accommodate the City's entire 2023-2031 RHNA allocation of 901 units including rezoning land to

HCD Comments	City Response
shortfall of sites or zoning available to encourage a variety of housing types. Additionally, the element should be revised as follows: Program 1 (Adequate Site to Accommodate RHNA): While the element was revised to provide the acreage of sites that will be rezoned to accommodate RHNA, it must provide a quantifiable metric of the number of units that will be rezoned to demonstrate the City is addressing its RHNA shortfall. Additionally, this program must still be revised to provide definitive implementation timelines for each activity. The program must also include specific commitments and timing related to required Coastal Commission Approvals for amendments to the Local Coastal Plan. HCD encourages the City to coordinate with Coastal Commission staff on revisions to the housing element to ensure sites to be rezoned are consistent with the Local Coastal Plan and free from potential constraints. In addition, please be aware, the recent California appellate decision in Martinez v. City of Clovis[1] found that while overlays can be used in a rezone, when the base zone allows residential development, both the base zone and the overlay zone must comply with the minimum density requirements of Government Code section 65583.2, subdivision (h). The City should analyze how this decision may impact its current rezone strategy using the R-Residential Overlay and may need to adjust accordingly.	accommodate a shortfall of 292 lower-income units." (See Housing Plan, pages 6-9.) Program 1 states that city will submit a rezone application to CCC its General Plan and Zoning Code amendments consistent with statutory deadlines. Implementation timeframes specific to the other actions included in Program 1 have also been added and/or clarified. (See Housing Plan, pages 6-9.) As HCD is aware, the city has been coordinating with Coastal Commission and HCD staff to address Coastal Commission concerns regarding consistency of rezone candidate sites with the Local Coastal Plan as well as potential site constraints. Based on coordination to date and revisions to the site inventory, the city believes the site inventory substantially complies with the statutory requirements of State Housing Element law and provides an adequate buffer of potential sites to accommodate the City's RHNA shortfall even if the Coastal Commission ultimately does not support rezoning of some of the sites. The city will continue to work expeditiously to process Local Coastal Plan amendments to implement the Housing Element Programs. However, the city has no authority to dictate the Commission's schedule since it is an independent state agency and therefore cannot commit to specific timing related to Coastal Commission approvals in the Housing Element. The city is aware of and intends to implement Program 1 consistent with *Martinez v. City of Clovis*. Program 1 states that "consistent with Government Code Section 65583.2(h) and (i), the Zoning Code amendment will ensure that sites rezoned with the R Overlay District to accommodate the city's RHNA shortfall do not retain underlying residential densities lower than 20 units per acre." (See Housing Plan, page 7.)

City of Carpinteria Response to June 12, 2023 HCD Review Letter

HCD Comments	City Response
Nonvacant Sites Reliance to Accommodate RHNA: The element was not revised to specifically address this requirement. Please see HCD's prior review. Prior Comment: Nonvacant Sites Reliance to Accommodate RHNA: As the element relies upon nonvacant sites to accommodate the regional housing need for lower-income households, it should include a program(s) to promote residential development of those sites. The program(s) could commit to provide financial assistance, regulatory concessions, or incentives to encourage and facilitate new, or more intense, residential development on the sites. Examples of incentives include identifying and targeting specific financial resources and reducing appropriate development standards.	The Housing Element includes several programs that promote residential development of nonvacant sites by providing financial assistance, regulatory concessions, and incentives and reducing development standards to encourage new, or more intense, lower-income residential development on these sites. Specifically, Program 1 (Adequate Sites to Accommodate RHNA) commits the city to amending development standards as necessary to ensure allowable densities can be achieved including amending the 30-foot height limit to allow 3-story development, and reducing parking standard. (See Housing Plan, pages 6-9.) Program 8 (Lot Consolidation and Subdivision) has been revised to include specific examples of incentives for lot consolidation to encourage consolidation of smaller lots which can improve the feasibility of lower-income housing development and to commit the city to implement the incentive program by December 2024. These incentives will increase the feasibility of redevelopment of nonvacant sites at maximum densities, particularly those smaller than 0.5 acres. (See Housing Plan, pages 18-19.) Cost is one of the biggest constraints to housing development in the city and region. Program 5 (Affordable Rental Housing Development Assistance) is an existing program that will be continued, which offers assistance to nonprofit housing developers including fee reductions, waivers, or deferrals; reduced parking or other modifications to development standards; the provision of surplus property at no cost; funding support through the city's Housing Trusts fund; and support in funding applications for tax credits or other housing grant programs. (See Housing Plan, pages 14-15.) Program 10 (Fee Mitigation) is an existing program that encourages redevelopment or more intense use of nonvacant lots by providing fee deferrals, reductions and waivers for projects with minimal public service

HCD Comments	City Response
	impacts, retrofit projects, and projects that include affordable housing. (See Housing Plan, pages 20-21.)
3. The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)	N/A
While Program 5 (Affordable Rental Housing Development Assistance) was revised to state that projects with extremely low-income units would receive "priority processing", it must specify what this process entails, and what the requirements are to qualify for it.	The list of involvement and assistance offered to nonprofit developers in Program 5 has been updated to specify that priority processing means that city staff prioritizes projects with ELI units over other projects while balancing workload with competing deadlines. As stated in Program 5, priority processing is provided for all projects that include ELI units. (See Housing Plan, pages 14-15.)
4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*	N/A
As noted in Findings A3 and A4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	The city identified the cumulative effect of development standards (e.g., parking, height limits, setback requirements) as a constraint to mixed use development, a 30-foot height limit in all zone districts as a potential constraint to achieving allowed densities, and potential inconsistencies with state law related various types of special needs housing as potential constraints to development of housing for persons with disabilities and/or special needs. (See Constraints Analysis, Technical Report, pages III-5 to 7.) Program 1 (Adequate Sites to Accommodate RHNA) includes a commitment to evaluate and amend development standards as necessary to ensure allowable densities can be achieved, including the current 30-foot height limit. Program 1 also includes a commitment to review and amend the development review process to improve certainty and objectivity. (See Housing Plan, pages 6-9.)

HCD Comments	City Response
	Program 11 (Special Needs Housing) includes a commitment to amend zoning regulations by April 2024 to comply with state laws related to emergency shelters, low barrier navigation centers, and SRO housing. It also commits the city to amending reasonable accommodation regulations to remove subjective findings for approval and amending permit requirements and required findings for residential care facilities of seven or more persons to ensure consistency with state law and fair housing requirements by April 2024. (See Housing Plan, pages 21-24.) In addition, the city's existing Density Bonus program (Program 7) and fee mitigation programs (Programs 5 & 10) help to reduce or remove governmental and non-governmental constraints to housing by allowing modifications to development standards to achieve allowed densities (including bonus density) and reducing the cost of housing development.
5. Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, 65583, subd. (c)(5).)	N/A
As noted in Finding A1, the element requires a complete AFFH analysis. Depending upon the results of that analysis, the City may need to revise or add programs. Additionally, the adopted element did not revise other program actions to address the City's obligation to AFFH including how programs address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. Program 5A also was not revised to describe how all the City's housing programs	The AFFH analysis has been expanded and revised based on the comments under Finding A1. Based on the revisions and as described below, the city does not believe revisions or additions to programs are necessary to substantially comply with state housing element law. As discussed in Appendix D, pages D-64 to 65, there is no land available for residential development in the very limited high opportunity areas that exist in the city. Further, the city is relatively homogenous in terms of many AFFH factors including educational and economic opportunity, access to transit, low poverty rate, and integration. Nevertheless, the city's criteria for

HCD Comments	City Response
comply with and further the requirements and goals of Government Code section 8899.50, subdivision (b).	identifying sites for the sites inventory included measures intended to affirmatively furthering fair housing opportunities and mobility. The criteria prioritizes sites in close proximity to public transit, grocery stores, health care services, schools, recreation, and employment and avoids sites with significant environmental constraints. Site identification criteria is discussed in detail in Appendix B, page B-4. The Housing Element does not have a Program 5A. This statement appears to have been inadvertently included in HCD's letter.
C. Quantified Objectives *Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, 65583, subd. (b) (1 & 2).*	N/A
While the element was revised to include units to be constructed, rehabilitated, and conserved in the planning period, the number of mobile homes must still be broken down by income category.	A footnote has been added to Table H-1 describing the breakdown of conservation units by income category as follows: 177 units through Section 8 Rental Assistance (Program 4) in extremely low and very low income categories. 861 units through Conservation of Mobile Home Parks & Rent Stabilization (Program 12), assumes 33% in extremely low and low, 33% in low, and 33% in moderate income categories. (See Housing Plan, page 41.)
D. Public Participation *Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, 65583, subd. (c)(9).)*	N/A
While the element was revised to add additional information as to the number of groups that were contacted to take part in the public participation process, it still does not describe who participated in the public participation process, nor does it describe where the comments in Table C-2 come from. Additionally, while Program 17 commits to reaching out to special needs groups and neighborhoods of more concentrated lower-income residents, it must still describe what	Participants in the Housing Element update included affordable housing developers including People's Self Help Housing; fair housing organizations including the Rental Housing Mediation Program and Gray Panthers Network of Santa Barbara; housing advocates including Californians for Homeownership, YIMBY Law, and California Housing Defense Fund; and community-based and faith-based organizations, including family service agencies, senior programs, and health and human services; and residents. The City also directly worked with People's Self Help Housing, which serves the

HCD Comments	City Response
methods of outreach will be employed, and how often they will be carried out.	interests of lower-income households and special needs groups and has several successful lower-income housing projects in the City, to solicit comments and recommendations on housing needs, barriers to fair and affordable housing, and opportunities for development. (See Appendix D, p. D-1 to 2 and email from People's Self Help Housing in Appendix C, pages C-52 to 53.) All written public comments received on the Housing Element are all included in Appendix C. Table C-2 (pages C-15 to 31) lists each comment received and how those comments were addressed in the Housing Element. The names of speakers providing comments at the initial Planning Commission and City Council Housing Element update study sessions were not recorded and instead a summary of the comments made by one or more stakeholders was prepared. Table C-2 has been updated to indicate that general public comments were from first three housing element meetings. All other public comments are attributed to specific commenters. As the city does not have concentrated areas of lower-income residents, outreach efforts are generally citywide with a focus on fair housing issues specific to renters and people with disabilities. Program 17 has been updated to clarify that outreach will be through: • Printed materials available at City Hall on an ongoing basis and updated annually by April each year, • Workshops and other in-person gatherings facilitated by the Rental Housing Mediation Program at least once per year, and • Information posted on the City website and updated annually by April each year. (See Housing Plan, pages 31-39.)

Attachment D.

January 8, 2024 HCD “Substantial Compliance” Letter

Carpinteria Housing Element Re-adoption
January 22, 2024 City Council Meeting

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

January 8, 2024

Nick Bobroff, Director
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

Dear Nick Bobroff:

RE: City of Carpinteria's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the City of Carpinteria's (City) revised draft housing element received for review on November 14, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Peter Grace and Victor and Susan Schaff pursuant to Government Code section 65585, subdivision (c).

The revised draft element meets the statutory requirements described in HCD's June 12, 2023 review. This finding was based on, among other reasons, actions in Program 1 (Adequate Sites to Accommodate Regional Housing Needs) to expand the City's Residential Overlay District to accommodate the City's 6th Cycle Regional Housing Needs Allocation (RHNA). The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to, and approved by HCD in accordance with Government Code section 65585, subdivision (g).

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City did not adopt a compliant housing element within 120 days of the statutory deadline (February 15, 2023), Program 1 (Adequate Sites to Accommodate Regional Housing Needs) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the City fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c), paragraph (1), subparagraph (A) and Government Code section 65583.2, subdivision (c) are completed.

Additionally, the City should continue to coordinate with the California Coastal Commission to expeditiously amend a certified Local Coastal Plan and make sites available with zoning and development standards to accommodate the City's RHNA. HCD urges the City to complete certification of to the Local Coastal Plan in a manner consistent with statutory deadlines. If the City's adopted rezones are not submitted to and certified by the Coastal Commission in a timely manner, or if the Coastal Commission does not certify the rezoning of adequate sites to meet the City's RHNA, HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.
For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication the City's housing element team provided in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Reid Miller, of our staff, at Reid.Miller@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief

Attachment E.

Draft CEQA Notice of Exemption for 2023-2031 Housing Element

Carpinteria Housing Element Re-adoption
January 22, 2024 City Council Meeting

2024 CEQA Transmittal Memorandum

County of Santa Barbara - Clerk of the Board of Supervisors

105 E. Anapamu St. Room 407 ♦ Santa Barbara ♦ CA ♦ 93101

(805) 568-2240

Complete this form when filing a Notice of Determination (Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) or Notice of Exemption.

A scanned copy of the Department of Fish and Wildlife Receipt, Transmittal Memorandum and the CEQA filing including the date/time of posting will be emailed to the Lead Agency and Project Applicant. If you would like a return copy, please submit an extra copy along with a pre-addressed, stamped envelope.

Contact Person	Phone
Nick Bobroff	(805) 755-4407
Lead Agency	**Lead Agency Email**
City of Carpinteria	nickb@carpinteriaca.gov

Project Title

City of Carpinteria 2023-2031 Housing Element Update

Project Applicant	Email	Phone	
City of Carpinteria	nickb@carpinteriaca.gov	(805) 755-4407	
Project Applicant Address	**City**	**State**	**Zip**
5775 Carpinteria Ave.	Carpinteria	CA	93013

DOCUMENT BEING FILED:

☐ Notice of Determination - Environmental Impact Report (EIR) .....

☐ 2024 Filing Fee $4,051.25

☐ Previously Paid (**must attach receipt**) $0.00

☐ No Effect Determination (**must be attached**)..... $0.00

Environmental Filing Fees will be collected ***only*** for projects that are approved. The Applicant must attest to the following:

☐ This project has been approved. Date of Approval: Click or tap to enter a date.

☐ Notice of Determination - Negative Declaration (ND) or Mitigated Negative Declaration (MND).....

☐ 2024 Filing Fee $2,916.75

☐ Previously Paid (**must attach receipt**) $0.00

☐ No Effect Determination (**must be attached**)..... $0.00

Environmental Filing Fees will be collected ***only*** for projects that are approved. The Applicant must attest to the following:

☐ This project has been approved. Date of Approval: Click or tap to enter a date.

☐ Notice of Exemption……..$0.00

■ County Administrative Handling Fee (**required for all filings, effective 7/19/18**) ……$50.00

TOTAL: 50

PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

☐ Cash ☐ Credit In person only ■ Check #_____ ☐ Journal Entry #_____ In FIN send to 'COB CEQA' in CEO Dept

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(Address)

Project Title: City of Carpinteria 2023-2031 Housing Element Update

Project Applicant: City of Carpinteria

Project Location - Specific:
City of Carpinteria

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

On January 22, 2024, the City of Carpinteria ("City") re-adopted the 2023-2031 Housing Element ("Housing Element"). It was previously adopted on April 10, 2023, but had to be revised per comments from the California Department of Housing and Community Development. The Housing Element provides a background of housing in the City and sets forth the City's "blueprint" for how it will plan to accommodate local housing needs.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: City of Carpinteria

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Cal. Code Regs., tit. 14 § 15061(b)(3)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Re-adoption of the Housing Element is exempt pursuant to the "common sense exemption" (Section 15061(b)(3) of the CEQA Guidelines). Given the Housing Element's nature and scope, it can be seen with certainty that there is no possibility that the Housing Element could have a significant effect on the environment because it does not approve any development project or other physical change to the environment. Rather, the Housing Element is a document that sets forth the City's policies to plan for the City's regional housing needs allocation. Additionally, the housing Element does not grant any development entitlements or authorize development beyond what is allowed under the City's current General Plan and Zoning Code. Approval of any subsequent zoning amendments or housing development projects in accordance with the policies set forth in the Housing Element will comply with CEQA. Based on these factors, it can be seen with certainty that the programs and policies set forth in the Housing Element would not have a significant effect on the environment. Accordingly, the Housing Element is exempt from CEQA pursuant to the common sense exemption.

Lead Agency
Contact Person: Nick Bobroff Area Code/Telephone/Extension: (805) 755-4407

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: Community Development Director, City of Carpinteria

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

City of Carpinteria

COUNCIL AGENDA STAFF REPORT
January 22, 2024

ITEM FOR COUNCIL CONSIDERATION

Presentation on the Carpinteria Shoreline Continuing Authorities Program by U.S. Army Corps of Engineers

STAFF RECOMMENDATION

Receive and file presentation.

Sample Motion:

I move to receive and file presentation.

BACKGROUND

The United States Army Corps of Engineers (ACOE) has been working on a sturdy for the Carpinteria Shoreline since 2003. The Study has amassed a wealth of data related to the geomorphology, environmental, economic and possible solutions to reduce the frequency of storm wave damage along the Carpinteria City Beach.

The City received a Division of Boating & Waterways (DBAW) grant in 2019 for the USACE study and match requirements. The City still has $600,000 remaining. In addition, the City is seeking additional grant funding for a continuing match of the project. Previously, this project was a special study, and in 2022 was reclassified under the Continuing Authorities Program (CAP), granting ACOE dedicated funding for the project.

On July 2,2020, the Feasibility Study as constituted under that ACOE program was recommended for termination. Termination was recommended principally due to the findings that the maximum cost of a proposed solution to reduce storm wave damage was within the limits of the Continuing Authorities Program (CAP) and the study could be more readily completed under the CAP program terms.

- This study is being conducted under CAP Section 103
    - The Secretary of the Army, acting through the Chief of Engineers, is authorized to plan, design, and implement certain types of water resources projects without additional project specific congressional authorization.

- Section 103 of the CAP
    - Projects implemented under this authority are formulated for protecting utilities, roadways and other public infrastructure, private properties, and facilities against damages caused by storm driven waves and currents.

- The U.S. Army Corps of Engineers Los Angeles District (USACE), along with the non-federal sponsor, the City of Carpinteria (City), have undertaken the Carpinteria Shoreline Feasibility Study to determine if feasible alternatives exist to reduce storm damages along the Carpinteria shoreline in Santa Barbara, County, California.

The purpose of this agenda matter is to receive a presentation (Attachment A) from the ACOE and to provide the City Council and public with a briefing on recent program efforts, including:

- Study Authority
- Study Area and Scope
- CAP Funding Requirements per Phase
- CAP Feasibility Study Timeline
- Public Involvement Plan
- Questions and Discussion

POLICY CONSISTENCY

The Study results will define acceptable local solutions to reduce or stabilize shoreline erosion. The pursuit of this goal is consistent with the Safety Element of the City's General Plan.

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

- Policy S-4f; Programs and regulations should be developed that are appropriate to respond to the need to protect existing and future private property improvements from winter ocean wave action.

- Policy 13 states: The City shall support and facilitate the current Army Corps of Engineers (ACOE) feasibility study and otherwise pursue long-term solutions for beach nourishment and establishment of a vegetated dune system at City Beach.

As an interim measure, and with permission from the Coastal Commission and US Army Corps of Engineers, the City may construct a sand berm on the City Beach parallel to the homes fronting on the beach.

FINANCIAL CONSIDERATIONS

There are no financial consideration associated with receipt of this presentation.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

No legal issues are presented in this report.

OPTIONS

1. Receive and file presentation.

PRINCIPAL PARTIES EXPECTED AT MEETING

U.S. Army Corps of Engineers

ATTACHMENTS

Attachment A: Presentation (Slides)

Staff contact: Erin Maker, Environmental Program Manager
(805) 880-3415, erinm@carpinteriaca.gov

Signature

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

Signature

City of Carpinteria

COUNCIL AGENDA STAFF REPORT
January 22, 2024

ITEM FOR COUNCIL CONSIDERATION

Informational Report on the City's Emergency Services Management Program for 2023

STAFF RECOMMENDATION

Receive and file the report

Sample Motion: I motion to receive and file the report

BACKGROUND

The City has established a comprehensive emergency services program aimed at enhancing its capacity to prepare for, respond to, and recover from disasters and emergencies. Covering all phases of emergency management—mitigation, preparedness, response, and recovery—this program ensures the City's compliance with legal requirements related to emergency management practices. It also maintains alignment with recognized emergency response systems, including the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS).

Situated within the Public Safety division of the General Government Department, the City's Emergency Services Management program is overseen by the Program Manager in collaboration with Department Heads and under the supervision of the City Manager. This program actively implements the emergency services provisions outlined in the Carpinteria Municipal Code (Chapter 2.40).

Success in the emergency services program is reliant on robust partnerships and collaborative relationships. This includes active cooperation with the Santa Barbara County Office of Emergency Management (SBCOEM), and participation in the Operational Area Council for regional coordination. Emphasizing the significance of partnerships, the City actively collaborates with residents, non-profit organizations, private industry, and other governmental agencies in various emergency services-related activities. This collaborative approach ensures a comprehensive and effective response to emergency situations. Additional partners include:

- Carpinteria-Summerland Fire Protection District

- Santa Barbara County Sheriff's Office
- Santa Barbara County Emergency Managers Council
- Aware and Prepare Public Education Committee
- Santa Barbara County CERT Committee
- Carpinteria Unified School District Safety Committee
- Emergency Public Information Communicators (EPIC)
- Local Businesses
- Public Utilities and Special Districts
- State & Federal Agencies

Annually, emergency services projects are identified and prioritized based on Department goals and objectives. The following emergency services goals currently drive programming:

1. Strengthen community emergency preparedness outreach and identify opportunities to foster relationships among individuals, communities, and organizations to encourage trust and build consensus.
2. Develop and implement a training program to ensure City staff are prepared to lead community response efforts and cooperate with other agencies in the event of an emergency.
3. Enhance the City's ability to respond to emergencies and reach residents and visitors with vital information on severe weather and other emergencies.

While there are many actions that take place on a regular basis to move towards the achievement of these goals, there are three main programmatic areas that the majority of work performed falls into:

1. Emergency Response Capacity Building
2. Training, Drills & Exercises
3. Community Preparedness

In 2020-2022 all Community Emergency Response Team (CERT), LISTOS and Emergency Preparedness trainings, drills and exercises were canceled due to the declared state of emergency followed by Executive Order N-33-20 instructing all individuals living in the State to stay home due to the COVID-19 pandemic.

All City efforts were redirected towards COVID-19-related activities and response. On February 28, 2023, California Governor Newsom issued a proclamation officially ending the COVID-19 State of Emergency in the state.

DISCUSSION

On January 9, 2023, Carpinteria faced a storm that led to flooding, necessitating evacuations and activating the Emergency Operations Center along with the emergency shelter at the Veteran's Hall.

Thankfully there was no loss of life or property; however, the city did incur damages, including tidal waters depositing wood debris onto Carpinteria Beach. Carpinteria Creek experienced issues, conveying upstream sediment debris and fallen trees or branches. Creek bank erosion caused pavement damage to the bike path, undermining its structure.

Addressing these challenges involved repairing approximately 480 square feet of concrete pavement on the bike path. Citywide drainage inlets were impacted, and approximately 32,194 square feet of asphalt concrete pavement on the streets deteriorated due to the emergency debris basin clearing haul route. As a result, City staff engaged in recovery efforts for the accepted amount of $113,896.60 with the Federal Emergency Management Agency (FEMA). and California Governor's Office of Emergency Services (Cal OES) which are still underway.

Throughout 2023, additional but less severe rainstorms occurred. Each event prompted swift actions by public works staff and others. CERT volunteers responded to a request from Sandpiper Mobile Home Park residents to help sort and organize the emergency shed after their experience with a tornado on March 21, 2023.

An After-Action Report/Improvement Plan, developed and reviewed by involved emergency response City staff, identified opportunities for improvement in the City's response capabilities. These insights guided actions taken in 2023 to prepare for El Niño-related storms expected from December 2023 to April 2024.

Emergency Response Capacity Building

As part of our efforts to reduce risks, the City Council approved the update of the Local Hazard Mitigation Plan (LHMP) on April 3, 2023, following FEMA's approval on August 8, 2022. We are currently awaiting FEMA's approval to include it in the Safety Element and General Plan, and we are actively working on the associated grant closeout, which is expected to be completed by April 2, 2024.

The Emergency Operation Center (EOC) Organization Chart has undergone a comprehensive update. Due to staff changes and advancements in best practice, the document has become antiquated. It has now been revised to accurately reflect recent staff changes and will be consistently reviewed, to ensure compliance with best practices.

Alongside updating the organizational chart, we've created a schedule assigning City staff to roles for EOC or Emergency Shelter activation. The revised schedule now aligns

with current needs and best practices, extending operational periods from 8 to 12 hours, in accordance with County and state incident command guidelines.

Crucially, staff members have undergone the necessary EOC trainings to effectively respond to incidents requiring an EOC activation. Most staff have completed either basic EOC training and/or specific EOC section training relevant to their assignments in areas such as Management, Planning, Logistics, Operations, and Finance. Three of these trainings were conducted by Roy Dugger, the Emergency Services manager for the City of Santa Maria, who brings extensive training experience and emergency response expertise. Other trainings were provided by SBCOEM. For the two remaining sections yet to undergo training, additional sessions have been scheduled and assigned for the first quarter of 2024.

The City Manager participates in quarterly Operational Area Council meetings. The City's Program Manager attends the monthly Santa Barbara County Operational Area Emergency Managers committee meetings conducted by County OEM. These meetings include discussions around topics that may be hazards relevant to the various agencies, as well as strategies and mitigation topics. Additionally, this year we participated in:

- Introduction with Chief Robert Kovach
- CalOES webinar designed to discuss lessons learned in Monterey and Merced Operational Areas related to flooding during the 2023 Winter Storms
- Santa Barbara County and OA El Niño Shelter Planning Meeting
- Protective Action Coordination and Communications Meeting
- CalOES DR-4683 & 4699 Applicant's Briefing

Training, Drills & Exercises

Completed Training Initiatives in 2023:

ICS 100 and National Incident Management System ICS 700:
The full-time staff successfully underwent the Incident Command System (ICS) 100 and National Incident Management System (NIMS) ICS 700 training, ensuring compliance with FEMA requirements for the training of all emergency personnel.

Red Cross Emergency Shelter Training:
Emergency shelter training conducted by the Red Cross was held in Carpinteria and extended to staff, CERT volunteers, and community partners, including Girl's Inc. Training was also provided to neighboring jurisdictions, including the City of Goleta and the Santa Barbara County. Fifteen Carpinteria-based individuals and over 30 nearby partners are now trained to respond to and lead an emergency shelter activation.

2023 ShakeOut:
In October, the City participated in the statewide California Shakeout earthquake preparedness drill for the first time in over three years. City Hall staff participated in the exercise, received instruction on best practices from Anthony Rodriguez

the Operations & Disaster Services Specialist for the Foodbank of Santa Barbara County, and all participants in the 60-second drill received shake coupons compliments of IHOP.

Fire Extinguisher Training:
In November, a fire extinguisher training session was held at the City Hall campus with a dozen staff members participating. The training was provided by the Carpinteria-Summerland Fire District.
CPR/AED Training:
A CPR/AED staff training session is scheduled for February 21st and will be conducted by the Carpinteria-Summerland Fire District.

NWS Training:
A training at the National Weather Service office in Oxnard is being scheduled for key staff, as well as the City Manager (who acts as EOC Director) to better understand weather data, predictions, and potential impacts.

Tabletops:
City Manager Michael Ramirez and Program Manager Uribe Mutal observed the City of Goleta's El Niño Storm Series Tabletop Exercise on October 5, 2023, and actively participated in the Santa Barbara County Emergency Operations Plan Tabletop Exercise on December 19, 2023.

Additionally, in 2023, Program Manager Olivia Uribe Mutal successfully completed three training programs and attended an additional presentation, including:

- MGT 4126V Continuity of Government Operations Planning, provided by the Rural Domestic Preparedness Consortium.
- Lessons Learned from the Route 91 Harvest Music Festival Shooting, provided by Lyrasis.
- AWR319 Leveraging Tools for Conducting Damage Assessments, provided by the National Disaster Preparedness Training Center.
- Southern California Edison Wildfire Mitigation Activities presentation.

Community Preparedness

CERT volunteers diligently reviewed and updated the Carpinteria Community Emergency Response Team Program (CERT) phone list, ensuring it reflects individuals keen on responding to emergencies and seeking additional training. Volunteers have also diligently maintained and prepared the Red Cross trailer, ensuring it is stocked, cleaned, and ready for immediate response to any emergency. Additionally, a group of CERT program members actively participated in the "Local's Day" at the opening of the 2023 Avocado Festival. Looking ahead, a CERT training session is scheduled for the first quarter of 2024.

Community Emergency Preparedness presentations were held at Kinderkirk Preschool Parent Education Night, San Roque Mobile Home Park, Rancho Granada Mobile Home Parks, and Head Start in Carpinteria.

LISTOS an emergency preparedness program of the City of Carpinteria participated in emergency preparedness education at the City's inaugural Together We Thrive Community Resource Fair.

To address critical emergency response actions, the following plans have been identified as priorities to develop and/or update:

- **Emergency Operations Plan (EOP)**: The EOP addresses the City's planned response to extraordinary emergency situations by establishing operational concepts, responsibilities and procedures. Demonstrates compliance with the SEMS and NIMS. The EOP update process is ongoing.
- **Employee Notification & Reporting Plan:** Outlines employee roles, responsibilities, and reporting requirements during an emergency.
- **EOC Activation Handbook**: Clearly outlines the steps involved in the activation of the City EOC, including key procedures and functional checklists. This plan is based on the EOP.
- **Continuity of Operations Plan (COOP):** A COOP is crucial to maintain municipal services and operations during disruptions, emergencies, or disasters. The COOP encompasses aspects such as service resilience, legal compliance, resource management, emergency response coordination, communication strategies, financial stability, and employee safety and well-being, among other considerations.
- **Tsunami Response Plan:** Provides information and guidance specific to receiving information that a tsunami watch, advisory, or warning is in effect. Required component to receive *TsunamiReady* designation by the National Weather Service.

Additional actions for this year include:

- Resuming Safety Council meetings as outlined by CMC 2.40.040
- Establishing agreements for emergency response and collaboration with other partners in the city including: Girls Inc. of Carpinteria, Animal Medical Clinic, and restaurants and hotels for City staff, evacuees, and shelter users.
- Updating agreement with Carpinteria-Summerland Fire Protection District related to the ownership, maintenance and joint use of an EOC generator.

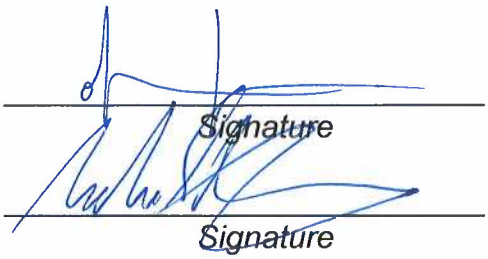
POLICY CONSISTENCY

The City's Emergency Services Management Program aligns with the purpose and policies of the City's General Plan Safety Element including reducing death and injuries, property damage and economic and social dislocation from natural and man-made disasters.

FINANCIAL CONSIDERATIONS

The Emergency Services Program is funded through the General Fund – Annual budget of $13,950, excluding staff time.

Staff contact: Olivia Uribe Mutal, Program Manager
805-755-4401; OliviaU@carpinteriaca.gov



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

City of Carpinteria

COUNCIL AGENDA STAFF REPORT
January 22, 2024

ITEM FOR COUNCIL CONSIDERATION

2023 Annual Integrated Pest Management Report.

STAFF RECOMMENDATION

Receive and file the 2023 Annual Integrated Pest Management Report.

Sample Motion: I move to receive and file the 2023 Annual Integrated Pest Management Report.

BACKGROUND

On January 9, 2012, the City Council adopted Resolution No. 5355, establishing an Integrated Pest Management (IPM) policy. The IPM policy is intended to manage environmental pests by reducing or eliminating the use of pesticides at City facilities or improvements including buildings, grounds, open spaces, parks, and streets. The implementation of the IPM policy provides for long term beneficial effects on the overall public health. The IPM policy does not completely prohibit the use of pesticides. Rather, it requires the establishment of pesticide free zones where no pesticides are to be used within park play structures and picnic areas unless an emergency arises. The IPM policy references the use of pest intervention options and tactics from the University of California, Davis; California Invasive Plant Council; and California Department of Pesticide Regulation.

The IPM policy comprises of the following tenets:

1. Establishes the goal of reducing or eliminating the use of toxic pesticides through the use of common-sense principals of IPM. Use of IPM tactics, such as eliminating habitat, eliminate food sources, mulching, hand or mechanical weeding and rodent trapping, will be the first line of defense.
2. Establishes the use of IPM methodology for selecting the appropriate pest intervention options. Observation, identification and monitoring are three keys to early actions.

3. Commits the City to establish pesticide free zones where no pesticides will be used unless an emergency arises. These areas will include park play structures and picnic areas.
4. References the use of IPM tactics from reputable mainstream sources; specifically, the University of California at Davis, the California Invasive Plant Council and the California Department of Pesticide Regulation.
5. Avoids whenever possible the contamination of buildings, soil, air, and water and protects people, animals and beneficial plants and insects from toxic exposures.
6. Establishes the requirement that all personnel involved in pest management at the City receive training and continuing education on the use of pesticides.
7. Requires cooperation and communication between City departments and City Contractors by setting standard operating procedures for the control of pests.
8. Establishes an IPM Advisory Committee (IPMAC) with up to nine members that includes representation from the Parks, Recreation, and Community Services Department, Public Works Department, Carpinteria Open Space Management Advisory Board, and at least two at large community members that can make recommendations to the City Council on implementation and amendment of the IPM policy.
9. Establishes a public outreach and information program to help others in the community reduce the use of pesticides.
10. Establishes that effective public notification will be implemented when pesticides are used. The utilization of a Pesticide Hazard and Exposure Reduction (PHAER) Zone system is to be utilized to help accomplish the public notification objective. The PHAER Zone system also includes the creation of a color metric pesticide list potentially used by the City which groups pesticides into three groups with low (green) medium (yellow) and high (red) toxicity.

The purpose of this agenda matter is for the City Council to receive and file the 2023 Annual Integrated Pest Management Report.

DISCUSSION

The IPM policy requires year-round management including an annual report of any pesticide use, pest intervention options and tactics, and any recommendations for the ensuing year. Pursuant to the IPM policy, the 2023 Annual Integrated Pest Management Report is submitted herein as shown as Attachment A. In brief, the 2023 Annual Integrated Pest Management Report discloses information about issues and control tactics regarding the following encountered pests:

- Weed and invasive plants
- Insects
- Rodents

Any established pesticide free zones are also disclosed.

The 2023 Annual Integrated Pest Management Report does not include cost information, and cost-per-incident varies depending on the type of pest. Since the establishment of the IPM policy, implementation ~~has~~ is shown to avoid or reduce the public health, financial, and legal risks of environmental cleanup and/or abatement.

POLICY CONSIDERATIONS

The recommendation is consistent with the IPM policy.

The recommendation may be found consistent with the National Pollutant Discharge Elimination System Phase II Municipal Small Separate Storm Sewer System Permit for stormwater quality.

The recommendation may also be found consistent with the City's Mission Statement, in part:

> *Government shall make judicious use of the City's limited resources to promote the highest possible quality of life for all of Carpinteria's residents. This includes providing services consistent with community needs as well as protecting the social and physical environment.*

FINANCIAL CONSIDERATIONS

No Additional Funding Requested.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The recommendation is exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Further, recommendation is exempt from CEQA on the separate and independent ground that it is an action of a regulatory agency (i.e., City) for the protection of the environment because, among other things, it will regulate the use chemical pesticides. Thus, the recommendation is categorically exempt from the requirements of CEQA under Section 15308 of Title 14 of the California Code of Regulations as an action by a regulatory agency for the protection of the environment.

OPTIONS

1. Receive and file the 2023 Annual Integrated Pest Management Report. (Staff recommendation)
2. The City Council could choose to not approve the recommendation and direct staff as determined appropriate.

ATTACHMENTS

Attachment A: 2023 Annual Integrated Pest Management Report

Staff contact:
Tiffany Smith, Parks and Facilities Supervisor
(805) 755-4431; tiffanys@carpinteriaca.gov

Signature

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

Signature

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

Signature

ATTACHMENT A

2023 Annual Integrated Pest Management Report

THIS PAGE INTENTIONALLY LEFT BLANK

CITY OF CARPINTERIA



Annual Integrated Pest Management Report

2023

Prepared by:

Tiffany Smith
Parks and Facilities Supervisor
ISA Certified Arborist WE-10226A

TABLE OF CONTENTS

Introduction 1
Pest Issues and Control Tactics 3
Appendix 9
Safety Data Sheets
List of Trained Personnel
Glyphosate Fact Sheet

INTRODUCTION

On January 9, 2012, the City Council adopted Resolution No. 5355, establishing an Integrated Pest Management (IPM) policy. The IPM policy is intended to manage pests by reducing or eliminating the use of pesticides at City facilities or improvements including buildings, grounds, open spaces, parks, and streets. The implementation of the IPM policy provides for long term beneficial effects on the overall public health. The IPM policy does not completely prohibit the use of pesticides. Rather, it requires the establishment of pesticide free zones where no pesticides are to be used within park play structures and picnic areas unless an emergency arises. The IPM policy references the use of pest control options and tactics from the University of California, Davis; California Invasive Plant Council; and California Department of Pesticide Regulation.

The IPM policy comprises of the following tenets:

1. Establishes the goal of reducing or eliminating the use of toxic pesticides through the use of common-sense principals of IPM. Use of IPM tactics, such as eliminating habitat, eliminate food sources, mulching, hand or mechanical weeding and rodent trapping, will be the first line of defense.
2. Establishes the use of IPM methodology for selecting the appropriate pest intervention options. Observation, identification and monitoring are three keys to early actions.
3. Commits the City to establish pesticide free zones where no pesticides will be used unless an emergency arises. These areas will include park play structures and picnic areas.
4. References the use of IPM tactics from reputable mainstream sources; specifically, the University of California at Davis, the California Invasive Plant Council and the California Department of Pesticide Regulation.
5. Avoids whenever possible the contamination of buildings, soil, air, and water and protects people, animals and beneficial plants and insects from toxic exposures.
6. Establishes the requirement that all personnel involved in pest management at the City receive training and continuing education on the use of pesticides.
7. Requires cooperation and communication between City departments and City Contractors by setting standard operating procedures for the control of pests.
8. Establishes an IPM Advisory Committee (IPMAC) with up to nine members that includes representation from the Parks, Recreation, and Community Services Department, Public Works Department, Carpinteria Open Space Management Advisory Board, and at least two at large community members that can make recommendations to the City Council on implementation and amendment of the IPM policy.
9. Establishes a public outreach and information program to help others in the community reduce the use of pesticides.
10. Establishes that effective public notification will be implemented when pesticides are used. The utilization of a Pesticide Hazard and Exposure Reduction (PHAER) Zone system is to be utilized to help accomplish the public notification objective. The PHAER Zone system also includes the creation of a

color metric pesticide list potentially used by the City which groups pesticides into three groups with low (green) medium (yellow) and high (red) toxicity.

The IPM policy requires year-round management including an annual report of any pesticide use, pest intervention options and tactics, and any recommendations for the ensuing year. Pursuant to the IPM policy, this report discloses information about issues and control tactics regarding the following encountered pests in year 2023:

- Weed and invasive plants
- Insects
- Rodents

Copies of safety data sheets of pesticide products and list of trained personnel of administering pesticides, respectively, are shown in the Appendix.

The 2023 Annual Integrated Pest Management Report does not include cost information, and cost-per-incident varies depending on the type of pest. Since the establishment of the IPM policy, implementation is shown to avoid or reduce the public health, financial, and legal risks of environmental cleanup and/or abatement.

A copy of this report is filed with the City Clerk for public inspection.

PEST ISSUES AND CONTROL TACTICS

1. Weeds and Invasive Plants

All weed and invasive plant control used manual methods including hand-hoeing or pulling, mower and weedeater equipment, and mulching. Herbicides were used for excessive infestation on an as-needed basis in the following areas:

- Viola Fields
- El Carro Park
- Franklin Creek Park

Pesticide free zones were also establised in the aforementioned areas.

Although glyphosate is determined to be safe based on independent scientific research, no glyphosate was used during the current reporting period. See Glyphosate Fact Sheet in the Appendix.

Broadleaf Weeds

Sometimes, broadleaf weeds can be controlled by simply altering the cultural practices to favor the grass plants rather than the weeds. Cultural controls may include raising or lowering the mowing height, changing the frequency of mowing, lengthening or shortening the period between irrigations, and/or increasing the application of fertilizer and aeriation of the soil to ameliorate compaction.

Clover is the primary broadleaf weed. A dense infestation of broadleaf weeds such as clover will out compete the desired Bermuda grass but does not stand up to the rigors of sports play. As the turf weakens, the broadleaf weeds will readily invade the open areas that remain.

Due to the continuing growth of broadleaf weeds in sports fields, herbicides are recommended for use in order to improve turf conditions. Applications must be performed by trained personnel. A combination of proper cultural practices and herbicide is sometimes necessary to effectively control broadleaf weeds in turf.

Turf Encroachment

Another issue experienced in sports fields is the encroachment of turf into the softball and baseball infields. Turf that has encroached into the "skinned" area must be removed. Mechanical removal method is the only method to eliminate turf that has encroached because herbicides are not effective in these instances. The cost of mechanical removal method is higher, but the mechanical removal method is very effective.

Mulching

Mulching provides for the following benefits in controling weeds:

- ✓ Reduces weed growth thereby reducing the need for herbicides or mowing.
- ✓ Holds in soil moisture and conserves water.
- ✓ Helps to keep the root zone temperatures at a beneficial level.
- ✓ Organic mulch such as wood chips adds nutrition as it breaks down.

Wood chips from tree grindings are regularly stockpiled on the City Hall Campus and are used as mulch for City parks, open spaces, and parkways. The wood chips are also made available to Carpinteria residents. The wood chips were used in the following areas:

- ➢ Carpinteria Community Garden
- ➢ El Carro Park
- ➢ Heath Ranch Park
- ➢ Monte Vista Park
- ➢ Seaside Park
- ➢ Tomol Interpretive Play Area

2. Insects

California Oak Moths

The California oak moth (*Phryganidia californica*) is a native insect of coastal California. Oak month caterpillars voraciously feed upon the leaves of native Coast Live Oak trees and also some deciduous trees. The tan brown adult moths are commonly seen as they hover around infested trees. They prolifically mate and lay eggs for the next generation of caterpillars. The next generation of caterpillars feed on oak leaves. Extreme oak worm outbreaks occur approximately every eight to ten years. In the most extreme conditions, the infestation may lead to severe oak defoliation. During these outbreaks caterpillars are often seen suspending from silk strands, dropping to the ground, and congregating on surfaces such as benches, drinking fountains, and sidewalks. The infestation of the California oak moth was reduced.

Imidacloprid injections were used on the majority of Coast Live Oak trees in the following areas:

- ➢ Eighth Street (Street Trees)
- ➢ Franklin Creek Park
- ➢ Heath Ranch Park
- ➢ Memorial Park
- ➢ Ogan Road (Street Trees)

Pesticide free zones were established in the following areas:

- Franklin Creek Park
- Heath Ranch Park
- Memorial Park

The imidacloprid is taken up by the tree relatively slow and starts killing chewing insects after a few days. The imidacloprid continues to kill chewing bugs in the tree for up to a year with one injection. Direct injection of pesticides into the trunk of trees is an environmentally sound and economical way of treating for many kinds of insects that feed on trees. With injection into the circulatory system of a tree, a much lower dosage is needed because it all goes into the tree as opposed to spraying which deposits pesticide on the ground and adjacent areas for exposure to unintended receptors. Trunk injection was efficient and worked fast for insect damage control.

Aphids

Ash trees and magnolia trees experienced aphid infestations. Aphids exude a sticky residue that was causing unpleasant staining and stickiness on sidewalks and other surfaces. The infestation can be detrimental to the health of the tree and can spread to other landscape plants. Imidicloprid injections were used in the following areas:

- Malibu Drive (Street Trees)
- Sterling Avenue (Street Trees)

Sprays with neem oil were also used. Trilogy is the brand name for a clarified hydrophobic extract of neem oil. Neem oil is a naturally occurring pesticide found in seeds from the neem tree. It has been used for hundreds of years to control pests and diseases. Components of neem oil can be found in many products today. These include toothpaste, cosmetics, soaps, and pet shampoos. Neem products do not necessarily provide absolute insect control. However, frequent applications can reduce aphid populations by repelling them and inhibiting their larval development, growth, fertility, mating, and egg laying as well as deterring feeding. Sprays were used in the following areas:

- Carpinteria Community Garden (Grounds)
- Carpinteria Community Library (Grounds)
- City Hall (Grounds)
- Veterans Memorial Building (Grounds)

Public education of aphid prevention was conducted by the Carpinteria Community Garden.

Ants

EcoVia was used for ants. It contains thyme oil and rosemary oil, and it is compliant with the National Organic Program. It is also an EPA exempt, FIFRA25-b organic essential oil insecticide. EcoVia was used in the following areas:

- Carpinteria Community Library (Building)
- City Hall (Building)
- Veterans Memorial Building

In addition, Suspend Polyzone was used for ants. Suspend Polyzone contains the active ingredient Deltamethrin. It is an insecticide belonging to the pyrethroid family. Pyrethroids are the man-made versions of pyrethrins, natural insecticides from chrysanthemum flowers. Suspend Polyzone was used in the following areas:

- Carpinteria Community Library (Building)
- Carpinteria Community Pool (Building)
- City Hall (Building)
- Veterans Memorial Building

Onslaught FastCap was used for ants. Onslaught FastCap contains Exponent brand synergist, Esfenvalerate, and Prallethrin. It targets multiple insects and can be applied in a number of areas- both indoor and outdoor. These products were selected for low toxicity. Onslaught FastCap was used in the following areas:

- City Hall (Building)

The Carpinteria Community Garden makes compost which is used to amend garden beds for ensuring rich soil provides plants with healthy defenses against insect pests. In addition, the cultivation of many "insectary" plants (i.e. plants especially attractive to beneficial insects) provides a robust ecosystem of insects that feed on common garden pests such as aphids, scale, and white flies. Bat boxes were also installed at the Carpinteria Community Garden in an effort to control invasive insects.

3. Rodents

<u>Rats and Mice</u>

Terad3 Rodenticide bait and Contrac Blox (bromadiolone) were used for rats and mice. Terad3 Rodenticide bait was used in the following areas:

- City Hall (Building)
- Carpinteria Community Pool (Building)
- Carpinteria Community Library (Building)
- Veterans Memorial Building

Cholecalciferol was used as a single feeding bait. Cholecalciferol is also known as vitamin D_3. Once the rat or mouse eats a lethal dose, their blood calcium begins to rise to a level that is lethal to the rodent. It is a type of vitamin D which is made by the skin when exposed to sunlight. It is found in some foods, and it is also manufactured and sold as a dietary supplement. Cholecalciferol was used in the following areas:

- Carpinteria Community Pool (Building)

- City Hall (Building)

Gophers

Another area of constant effort is in the control of gophers. Gophers can pose a serious threat to turf areas, especially sports fields. Gopher holes in sports fields and parks pose a solemn risk of injury to athletes and park goers. Gophers continue to be a major concern at El Carro and Viola playing fields. Gophers use their forepaws and incisor teeth to burrow and tunnel into the earth. Plant eaters by nature, they uproot and feed upon plants. Gophers are considered solitary rodents, yet dozens can infest an open field if no control program is in place. Gopher mounds are often built in a line, indicative of a deeper tunnel system. Pocket gophers invade parks, yards and gardens, feeding on many garden crops, ornamental plants, vines, shrubs, and trees. A single gopher can inflict considerable damage in a very short time. Gophers gnaw and damage plastic water lines and irrigation systems. Their tunnels may divert and carry off irrigation water, which leads to soil erosion and inefficient water use. Mounds on turf areas interfere with mowing equipment and collapsing tunnels can create tripping and injury hazards. Sports fields suffer extensive damage when gopher infestations occur. It is unclear if plant stress from lack of irrigation has worsened the damage to sports field due to gophers. Irrigated turf areas commonly attract gophers because moist soils have more succulent root systems required for food. Non-irrigated areas surrounding the sports fields may be unable to support gopher populations so the animals migrate to greener pastures.

The California Fish and Wildlife Code classifies pocket gophers as non-game mammals. This means that if a gopher is causing property damage you can control them at any time and in any legal manner. The City continues to use a trapping service to help control gopher populations. It was effective, but it is not ideal. Since trapping techniques require observing active gophers, field damage continues to occur but with minimal damage.

Gopher trappings were used in the following areas:

- City Hall (Grounds)
- El Carro Park
- Franklin Creek Park
- Heath Ranch Park
- Memorial Park
- Veterans Memorial Building (Grounds)
- Viola Fields

In addition, carbon dioxide gas was used for gophers. The carbon dioxide gas settles into gopher tunnels and displaces breathable air causing suffication. Carbon dioxide gas was used in the following areas:

- Carpinteria Creek Park
- City Hall (Grounds)
- El Carro Park

- Franklin Creek Park
- Heath Ranch Park
- Memorial Park
- Monte Vista Park
- Veterans Memorial Building (Grounds)
- Viola Fields

APPENDIX

Bell LABORATORIES, INC.	CONTRAC BLOX		
SAFETY DATA SHEET	**ACCORDING TO REGULATION EC:** Regulation (EU) 2015/830	**DATE OF ISSUE:** July 2017	**PREPARED BY:** CAR

SECTION 1. Identification of the substance/mixture and of the company /undertaking

1.1. Product Identifier:

CONTRAC BLOX

1.2. Relevant identified uses of the substance or mixture and uses advised against

1.2.1 Relevant identified uses

USE: Anticoagulant Rodenticide – Ready to use (RB)

FORM: Wax block bait (BB)

1.2.2 Uses advised against

Use only for the purpose detailed in Section 1.2.1

1.3. Details of the supplier of the safety data sheet

MANUFACTURER:
Bell Laboratories, Inc.
3699 Kinsman Blvd. Madison, WI 53704, USA
t: +1 608 241 0202
e: registration@belllabs.com

AUTHORISATION HOLDER:
Bell Laboratories, Inc.
Chaucer House, Chaucer Rd.
Sudbury, Suffolk
CO10 1LN, UK
e: emea@belllabs.com

1.4. Emergency telephone number: +1-952-852-4636 –Available 24h

English language phone service or Local or Regional Poison Control Centre.

SECTION 2. Hazards identification

2.1. Classification of the substance or mixture

Classification according to Regulation (EC) No. 1272/2008 [CLP]:

STOR RE2 H373: May cause damage to the blood through prolonged or repeated exposure

2.2 Label Elements

Labelling according to Regulation (EC) 1272/2008

Hazard Pictogram:



Signal Word: Warning

Hazard Statement(s) (CLP):

H373: May cause damage to the blood through prolonged or repeated exposure.

Precautionary Statements:

P102: Keep out of reach of children.
P103: Real label before using
P314: Get medical attention if you feel unwell.
P501: Dispose of contents/container in accordance with national regulations

2.3. Other Hazards

None

SECTION 3. Composition/information on ingredients

3.1 Substances: No substances fulfill the criteria set forth in Annex II Section A of the REACH regulation (EC) No 1907/2006

3.2. Mixtures: Description of the mixture: Formulated dry rodenticide bait containing Bromadiolone

Chemical name* (IUPAC)	% By weight*	CAS No.	EC No.	Classification**	
Bromadiolone [3-[3-(4'-Bromo-[1,1'-biphenyl]-4-yl)-3-hydroxy-1-phenylpropyl]-4-hydroxy-2H-1-benzopyran-2-one]	0.005 %	28772-56-7	249-205-9	**Regulation 1272/2008**	Acute Tox. 1 (oral) H300 Acute Tox. 1 (dermal) H310 Acute Tox 1 (Inhalation) H330 STOT RE 1 H372 Aquatic chronic 1 H410

*Unlisted components not listed are non-hazardous

SECTION 4. First aid measures

4.1. Description of first aid measures
General Advice: Please refer to the instructions below for each specific way of exposure.
Ingestion: Rinse mouth carefully with water. Do not give anything by mouth or induce vomiting unless instructed by physician.
Inhalation: Not applicable.
Eye contact: Flush with cool water for at least 15 minutes. If irritation develops, obtain medical assistance.
Skin contact: Wash with soap and water. If irritation develops, obtain medical assistance.

4.2. Most important symptoms and effects, both acute and delayed
Ingestion of excessive quantities may cause nausea, vomiting, loss of appetite, extreme thirst, lethargy, diarrhea, bleeding.

4.3. Indication of any immediate medical attention and special treatment needed
Advice to physician: If ingested, administer Vitamin K_1 intramuscularly or orally as indicated for bishydroxycoumarin overdoses. Repeat as necessary as based upon monitoring of prothrombin times.
Antidote: Phytomenadione, Vitamin K_1 is antidotal

SECTION 5. Firefighting measures

5.1. Extinguishing media
Suitable Extinguishing Media: water, foam or inert gas.
Unsuitable Extinguishing Media: None known.

5.2. Special hazards arising from the mixture: High temperature decomposition or burning in air can result in the formation of toxic gases, which may include carbon monoxide and traces of bromine and hydrogen bromide.

5.3. Advice for firefighters: Wear protective clothing and self-contained breathing apparatus.

SECTION 6. Accidental release measures

6.1. Personal precautions, protective equipment and emergency procedures
6.1.1 For non-emergency personnel: Protective equipment should be worn when handling the bait. Collect spillage without creating dust.
6.1.2 For emergency responders: Protective equipment should be worn when handling the bait. Collect spillage without creating dust.

6.2. Environmental precautions: Do not allow bait to enter drains or water courses. Where there is contamination of streams, rivers, or lakes contact the appropriate respective authorities.

6.3. Methods and materials for containment and cleaning up
6.3.1 For Containment: Sweep up spilled material immediately. Place in properly labeled container for disposal.
6.3.2 For Cleaning Up: Wash contaminated surfaces with detergent. Dispose of all wastes in accordance with all local, regional and national regulations.
6.3.3 Other Information: Not applicable

6.4. Reference to other sections: Refer to Sections 7, 8 & 13 for further details of safe handling, personal protective equipment, and disposal considerations.

SECTION 7. Handling and storage

7.1. Precautions for safe handling
7.1.1 Protective Measures: Keep product in the original container. Do not handle the product near food, animal foodstuffs or drinking water. Keep out of reach of children. Do not use near heat sources, open flame, or hot surfaces.
7.1.2 Advice on general occupational hygiene: Do not eat, drink or smoke whilst handling. Wash thoroughly with soap and water after handling.

7.2. Conditions for safe storage, including any incompatibilities
Store only in original container in a cool, dry place, inaccessible to pets and wildlife. KEEP OUT OF REACH OF CHILDREN. Keep container tightly closed when not in use.

7.3. Specific end uses(s)
Rodenticide - ready to use

SECTION 8. Exposure controls/personal protection

8.1. Control Parameters
Occupational exposure limits: Not established
8.2. Exposure Controls
8.2.1 Appropriate engineering controls: Not required
8.2.2 Personal Protection
Respiratory protection: Not required
Eye protection: Not required
Skin protection: Wear rubber gloves (for example, EN 374 or disposable latex gloves)
Hygiene recommendations: Wash thoroughly with soap and water after handling.
8.2.3 Environmental exposure controls: Prevent the substance from entering drains and water-courses.

SECTION 9. Physical and chemical properties

9.1. Information on basic physical and chemical properties

Appearance/Colour:	Blue solid wax blocks
Odour:	Sweet grain-like
Odour Threshold:	No data
pH:	Not applicable, not dispersible with water
Melting point:	No data (melting point for Bromadiolone is 192.6 – 193.9°C)
Boiling point:	No data
Flash point:	Not applicable
Evaporation rate:	Not applicable, is a solid
Upper/lower flammability or explosive limits:	No data
Vapour Pressure:	Not applicable
Relative Density:	1.12 g/mL @ 20°C
Solubility (water):	Not water soluble
Partition coefficient: n-octanol/water:	No data
Auto-ignition temperature:	Not applicable
Decomposition temperature:	No data
Explosive properties:	Not applicable
Oxidising properties:	Not applicable

9.2. Other Information: None known

SECTION 10. Stability and reactivity

10.1. Reactivity: Stable when stored in original container in a cool, dry location. There are no particular risks of reaction with other substances in normal conditions of use.

10.2. Chemical stability: Stable when stored in original container in a cool, dry location.

10.3. Possibility of hazardous reactions: Please refer to 10.6 (Hazardous decomposition products).

10.4. Conditions to avoid: Avoid extreme temperatures (below 0°C or above 40°C).

10.5. Incompatible materials: Avoid strongly alkaline materials.

10.6. Hazardous decomposition products: High temperature decomposition or burning in air can result in the formation of toxic gases, which may include carbon monoxide and traces of bromine and hydrogen bromide.

SECTION 11. Toxicological information

11.1. Information on toxicological effects
11.1.1 Substances : Not applicable
11.1.2 Mixtures – Not applicable
11.1.2.1 (a) Acute Toxicity
LD50, oral (ingestion): >5000 mg/kg (rats) (Bromadiolone Rat LD50 oral: <5mg/kg bw).
LD50, dermal (skin contact): > 5001 mg/kg (rats) (Bromadiolone Rat LD50 dermal: 7.48 mg/kg bw (female rats).
LC50, inhalation: Not applicable
11.1.2.1 (b) Skin corrosion/irritation : Not irritating to skin.
11.1.2.1 (c) Serious eye damage/Irritation: Not irritating to eyes.
11.1.2.1 (d) Respiratory or skin sensitization: Dermal sensitization: Not a Sensitizer (Buehler test method).
11.1.2.1 (e) Germ cell mutagenicity: Not considered to have a mutagenetic effect.
11.1.2.1 (f) Carcinogenicity: Contains no components known to have a carcinogenetic effect.
11.1.2.1 (g) Reproductive Toxicity: No data available.

11.1.2.1 (h) STOT-Single Exposure: No data available.
11.1.2.1 (i) STOT Repeated Exposure: Specific Target organ toxicity – Repeated exposure, Category 2
11.1.2.1 (j) Aspiration Hazard: Not relevant.

SECTION 12. Ecological information

General Information: The environmental risk assessment shows that Bromadiolone does not cause unacceptable risk in the aquatic environment, terrestrial environment or in the atmosphere. Bromadiolone is neither expected to accumulate in sediment nor contaminate groundwater. Predatory and scavenging mammals and birds might be poisoned if they have eaten the bait. Use a bait station to minimize these risks. Please note, the data below reflects the active ingredient Bromadiolone. This product is formulated @0.005% or 50ppm Bromadiolone. When compared to the data relevant to the active ingredient, ecological effects should be significantly lower for this product.

12.1. Toxicity
For Bromadiolone:
Fish: 96h LC50 ((*Oncorhynchus mykiss*)) = 4.33 mg/l
Invertebrates: 48h EC50 (*Daphnia magna*) 0.222 mg/l
Algae: 72h EbC50 *Selenastrum capricornutum* = >ErC50 = 7.31 mg/l
Microorganisms (activated sludge): EC50 >100 mg/L (based on water solubility at pH 7 and T = 20°C)
12.2. Persistence and degradability: For Bromadiolone: Not readily biodegradable under normal conditions. However, photolysis of Bromadiolone is rapid with a half-life 0.5 hours or less (pH7 and 9, 25°C). In addition Bromadiolone is not volatile and therefore would not be expected to be present in the air in significant quantities.
12.3. Bioaccumulative potential: For Bromadiolone: Log Pow is >3, which indicates a potential to bioaccumulate
BCF: For Bromadiolone, estimated for freshwater fish = 1750 (QSAR by Vieth et al (1979))
12.4. Mobility in Soil: KOC: 1223 to 36011 mL/g (advanced adsorption test). Mobility of Bromadiolone in soil is considered to be limited..
12.5. Results of PBT and vPvB assessment: Other than the active ingredient, this mixture does not contain any substances that are assessed to be PBT or vPvB.
12.6. Other adverse effects: None.

SECTION 13. Disposal considerations

13.1. Waste Treatment Methods
13.1.1 Product/packaging disposal: Wastes resulting from use may be disposed of on-site or at an approved waste disposal facility. Dispose of all wastes in accordance with all local, regional and national regulations.
13.1.2 Waste treatment-relevant information: Wastes resulting from the use of this product may be disposed of on site or at an approved waste disposal facility.
13.1.3 Sewage disposal-relevant information: Not applicable
13.1.4 Other disposal recommendations: None

SECTION 14. Transport information

14.1. UN number: Not applicable

14.2. UN proper shipping name: ADR/RID (Road/Rail): Not applicable

14.3. Transport hazard class(es): Not applicable

14.4. Packing group: Not applicable

14.5. Environmental hazards
ADR/RID (Road/Rail): Not considered hazardous by ADR/RID Regulations for transportation via road/rail.
IMDG (Maritime): Not considered hazardous by IMO Regulations for transportation *via* vessel.
IATA (Air): Not considered hazardous by IATA Regulations for transportation *via* air.

14.6. Special precautions for user: Not applicable

SECTION 15. REGULATORY INFORMATION

15.1. Safety, health and environmental regulations/legislation specific for the substance or mixture: Regulated under Regulation (EU) 528/2012
Substances in Candidate list (Art 59 REACH) : None
Substances subject to authorization (Annex XIV REACH): None
Restrictions (Annex XVII REACH): None
15.2. Chemical safety assessment: Exempt, CONTRAC BLOX is regulated under Regulation (EU) 528/2012

SECTION 16. OTHER INFORMATION

CLASSIFICATION AND PROCEDURES USED IN PREPARATION OF THIS SDS: Regulation (EU) 2015/830, Regulation 528/2012,

16.1. Abbreviations and acronyms
Not applicable

16.2. Key literature references and sources of data
Assessment Report (Inclusion of active substances in Annex I to Directive 98/8/EC, 17 September 2009, revised 16 December 2010. EU Regulation 2015/830 and 528/2012

16.3. Classification and procedure used to derive the classification for mixtures according to Regulation (EC) 1272/2008 [CLP]

Classification according to Regulation (EC) No. 1272/2008: Not classified on the basis of available test data.

Classification according to Directive 1999/45/EC: Not classified on the basis of available test data.

16.5. Further Information: This Safety Data Sheet has been compiled in accordance with Regulation (EU) 2015/830, (EC) No 1907/2006 (as amended by Regulation (EU) No 453/2010), and Regulation (EC) 1272/2008. For additional information, please contact the manufacturer noted in Section 1. The information provided in this Safety Data Sheet has been obtained from sources believed to be reliable. Bell Laboratories, Inc. provides no warranties; either expressed or implied, and assumes no responsibility for the accuracy or completeness of the data contained herein. This information is offered for your consideration and investigation. The user is responsible to ensure that they have all current data relevant to their particular use.

Rockwell Labs Ltd
creating the future of pest control

EcoVia™ EC Emulsifiable Concentrate - RTU

Safety Data Sheet
Release Date: 9/18/2020
Print Date: 9/18/2020
Version 1.1

1. PRODUCT IDENTIFICATION

1.1. Product Identifiers

Product name : **EcoVia™ EC Emulsifiable Concentrate – Diluted with water at 6 fl oz/gal**

Other Means of Identification

Product synonyms : none

1.2. Recommended Uses/Restrictions to Use

Uses : FIFRA 25(b) exempt "minimum risk" pesticide product for the control of various pest species per label – ready to use dilution(s)

Restrictions : See product label for details

1.3. Supplier Details

Company : Rockwell Labs Ltd
1257 Bedford Avenue
North Kansas City, MO 64116-4308
USA

Telephone : 1 816-283-3167

1.4. Emergency Contact

Outside normal business hours

Emergency Phone # : 1 800-424-9300 (USA & Canada)
1 703-527-3887 (Outside USA & Canada)

2. HAZARDS IDENTIFICATION

2.1. Classification of Substance or Mixture

none

2.2. GHS label elements, including precautionary statements

Pictogram(s) none

Signal word none

Hazard statement(s)
H226 none

Precautionary statement(s)
P210 none

2.3. Other hazards which do not result in classification

none

3. COMPOSITION/INFORMATION ON INGREDIENTS

3.1. Substances

No data available

3.2. Mixtures

Hazardous component(s) or components of note:

Chemical Identity	Contains (% w/w)	CAS-No.	Hazard Classification
none	-----	-----	-----

4. FIRST AID MEASURES

4.1. Description of first aid measures

General advice

Consult a physician or poison control center. Provide this safety data sheet to medical personnel. Move out of hazardous areas.

If inhaled

Move person to fresh air. If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably mouth to mouth if possible. Call a poison control center or doctor for further treatment advice.

In case of skin contact

Take off contaminated clothing. Rinse skin immediately with plenty of water for 15-20 minutes. Call a poison control center or doctor for treatment advice.

In case of eye contact

Hold eye open and rinse slowly and gently with water for 15-20 minutes. Remove contact lenses, if present, after the first five minutes, then continue rinsing eye. Call a poison control center or doctor for treatment advice.

If swallowed

Call a poison control center or doctor for treatment advice. Have person sip a glass of water if able to swallow. Do not induce vomiting unless told to do so by a poison control center or doctor. Do not give anything by mouth to an unconscious person.

4.2. Most important symptoms and effects, both acute and delayed

No data available

4.3. Indication of any immediate medical attention and special treatment needed, if necessary

None known

5. FIRE FIGHTING MEASURES

5.1. Extinguishing media

Suitable extinguishing media: use water spray, alcohol-resistant foam, dry chemical or carbon dioxide.

5.2. Specific hazards arising from the chemical

Oxides of carbon, nitrogen, and sulfur.

5.3. Special protective equipment and precautions for fire fighters

Wear self contained breathing apparatus for firefighting if deemed necessary.
Additional information: none.

5.4. Further information

No data available

6. ACCIDENTAL RELEASE MEASURES

6.1. Personal precautions, protective equipment and emergency procedures

Avoid contact with spilled product and contaminated surfaces. Evacuate personnel to safe areas during emergencies. For safe handling instructions see section 7. For proper PPE see section 8.

6.2. Environmental precautions

Prevent further leakage or spillage if safe to do so.

6.3. Methods and materials for containment and cleaning up

Wipe up any spilled material and dispose of according to instructions in section 13. Wash contaminated surfaces with soap and water.

7. HANDLING AND STORAGE

7.1. Precautions for safe handling

Handle in accordance with good industrial hygiene practices. Wash hands before eating, drinking, chewing gum, using tobacco or using the toilet. For additional precautions see section 2.2

7.2. Conditions for safe storage, including any incompatibilities

Store upright in original container. Do not store where children or animals may gain access.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

8.1. Control parameters

Components with workplace parameters

Component	CAS-No.	Value	Control parameters	Basis
Isopropyl alcohol	67-63-0	TWA	400 ppm	NIOSH REL
		ST	500 ppm	
		TWA	400 ppm	OSHA PEL

8.2. Appropriate engineering controls

Ensure relevant engineering controls are employed to prevent exceeding threshold values for the listed control parameters in section 8.1.

8.3. Individual protection measures, such as personal protective equipment

In normal use and handling conditions refer to the product label for required PPE. In all other cases the following recommendations would apply.

Eye/face protection
Safety glasses or other similar eye protection conforming to ANSI Z87.1 standards recommended when handling product.

Skin protection
Chemical resistant nitrile rubber or similarly compatible gloves recommended when handling product. Dispose of contaminated gloves after use in accordance with applicable local and state regulations. Wash exposed skin with soap and water immediately. Wash all contaminated clothing prior to reuse.

Respiratory protection
Not required under normal use conditions. Chemical cartridge respirator with organic vapor cartridge recommended when risk assessment shows need for air-purifying respirators.

Thermal hazards
None known

9. PHYSICAL AND CHEMICAL PROPERTIES

9.1. Information on basic physical and chemical properties

Appearance;	White liquid
Odor;	Thyme
Odor threshold;	No data available
pH;	No data available
Melting point/freezing point;	No data available
Initial boiling point and boiling range;	No data available
Flash point;	> 200 °F (93 °C)
Evaporation rate;	No data available
Flammability (solid, gas);	No data available
Upper/lower flammability or explosive limits;	No data available
Vapor pressure;	No data available
Vapor density;	No data available
Relative density;	0.99 g/ml
Solubility;	Soluble in water
Partition coefficient: n-octanol/water;	No data available
Auto-ignition temperature;	No data available

Decomposition temperature;	No data available
Viscosity;	Similar to that of water

9.2. Additional Information

No data available

10. STABILITY AND REACTIVITY

10.1. Reactivity

No dangerous reactions known.

10.2. Chemical stability

Stable under recommended storage conditions.

10.3. Possibility of hazardous reactions

No data available

10.4. Conditions to avoid

No data available

Incompatible materials

Strong oxidizing agents. Strong reducing agents.

10.5. Hazardous decomposition products

Other decomposition products – no data available

In the event of a fire: see Section 5

11. TOXICOLOGICAL INFORMATION

11.1. Information on toxicological effects

Acute Toxicity Estimate (ATE)

LD50 Oral – Rat – > 5000 mg/kg

LD50 Dermal – Rat – > 5000 mg/kg

LD50 Inhalation – Rat – no data available

Skin corrosion/irritation

No data available

Serious eye damage/irritation

No data available

Respiratory or skin sensitization

No data available

Germ cell mutagenicity

No data available

Carcinogenicity

IARC: No component of this product presents at levels greater than or equal to 0.1% is identified as probable, possible or confirmed human carcinogen by IARC.

ACGIH: No component of this product presents at levels greater than or equal to 0.1% is identified as probable, possible or confirmed human carcinogen by ACGIH.

NTP: No component of this product presents at levels greater than or equal to 0.1% is identified as probable, possible or confirmed human carcinogen by NTP.

OSHA: No component of this product presents at levels greater than or equal to 0.1% is identified as probable, possible or confirmed human carcinogen by OSHA.

Reproductive toxicity

No data available

Specific target organ toxicity – single exposure

No data available

Specific target organ toxicity – repeated exposure

No data available

Aspiration hazard

No data available

11.2. Other information

No data available

12. ECOLOGICAL INFORMATION

12.1. Toxicity

Toxicity to fish	LC50 – Pimephales promelas (fathead minnow) – >200 mg/l (96 hr)
Toxicity to daphnia and other aquatic invertebrates	EC50 – Daphnia magna (Water flea) – >100 mg/l (48 hr)

12.2. Persistence and degradability

No data available

12.3. Bioaccumulative potential

No data available

12.4. Mobility in soil

No data available

12.5. Other adverse effects

No data available

13. DISPOSAL CONSIDERATIONS

13.1. Disposal Methods.

The best disposal method is to use the entire quantity per label directions. If it is necessary to dispose of unused material then follow the label instructions and relevant local, state and federal waste disposal guidelines.

Product Disposal:

Do not contaminate water, food or feed by storage or disposal.

Packaging Disposal:

If empty: Place in trash or offer for recycling if available. If partly filled: Call your local solid waste agency or 1-800-CLEANUP which is managed as a public-private partnership.

See section 8 for proper PPE and precautionary handling measures.

14. TRANSPORT INFORMATION

DOT

Not dangerous goods

IMDG

Not dangerous goods

IATA

Not dangerous goods

15. REGULATORY INFORMATION

This chemical is a FIFRA 25(b) Exempt pesticide product that is not registered by the Environmental Protection Agency but is subject to certain labeling requirements under various state pesticide laws. These requirements differ from the classification criteria and hazard information required for safety data sheets, and for workplace labels of non-pesticide chemicals. Following is the hazard information as required on the pesticide label:

KEEP OUT OF THE REACH OF CHILDREN
CAUTION

SARA 302 Components

No chemicals in this material are subject to the reporting requirements of SARA Title III, Section 302.

SARA 313 Components

The following components are subject to reporting levels established by SARA Title III, Section 313:
Isopropyl alcohol – CAS-No. 67-63-0

SARA 311/312 Hazards

None

California Proposition 65 Components

This product does not contain any chemicals known to the state of California to cause cancer, birth defects, or reproductive harm.

TSCA

All components of this product are listed, exempted, or excluded from listing on the U.S. Toxic Substances Control Act chemical substance inventory.

16. OTHER INFORMATION

Acronyms and abbreviations used

LD50	Lethal Dose, 50%
OECD	Organization for Economic Cooperation and Development
IARC	International Agency for Research on Cancer
ACGIH	American Conference of Industrial Hygienists

NTP	National Toxicology Program
OSHA	Occupational Safety and Health Administration
DOT	Department of Transportation
IMDG	International Maritime Dangerous Goods
IATA	International Air Transport Association
SARA	Superfund Amendments and Reauthorization Act
TSCA	Toxic Substances Control Act
CAS-No.	Chemical Abstract Services - Number
PPE	Personal Protective Equipment
HMIS	Hazardous Materials Identification System
NFPA	National Fire Protection Association
PPM	Parts Per Million
ANSI	American National Standards Institute
TWA	Time Weighted Average
PEL	Permissible Exposure Limit
REL	Recommended Exposure Limit
ST	Short Term

Hazard Rating System Crossover

HMIS Rating		NFPA Rating	
Health Hazard:	0	Health Hazard:	0
Flammability:	0	Flammability:	0
Reactivity:	0	Reactivity:	0

Preparation information

Prepared by:	Rockwell Labs Ltd
Version:	1.1
Revision Date:	September 18, 2020
Reason for revision:	Minor reformatting changes

Notice to Reader: The information provided in this Safety Data Sheet has been obtained from sources believed to be reliable. Rockwell Labs Ltd provides no warranties, express or implied, and assumes no responsibility for the accuracy and completeness of the data contained herein. The customer assumes all responsibility for safety and use not in accordance with label instructions. The product names are trademarks of Rockwell Labs Ltd.

SAFETY DATA SHEET

Issue Date: 21-Oct-2020 **Revision Date:** 21-Oct-2020 **Version:** 1

1. PRODUCT AND COMPANY IDENTIFICATION

Product identifier
Product Name: Onslaught® FastCap Spider & Scorpion Insecticide

EPA Registration Number: 1021-2574

Other means of identification
Part Code: 2964B, 2964C

Recommended use of the chemical and restrictions on use
Recommended Use: Insecticide.

Details of the supplier of the safety data sheet

Manufacturer Address:
McLaughlin Gormley King Company
7325 Aspen Lane North
Minneapolis, MN 55428
USA
Telephone Number: (800) 645-6466, or (763) 544-0341
e-Mail Address: mgk-sds@mgk.com

FAX #:
(763) 544-6437

Emergency telephone number
24 Hour TRANSPORTATION Emergency: CHEMTREC®: (800) 424-9300
International: (703) 527-3887

24 Hour MEDICAL Emergency: SafetyCall®: (888) 740-8712, or (952) 852-9509

Comments: MGK® Hours of operation are 8:00 a.m. to 4:30 p.m. CST, 14:00 to 22:30 GMT. For MEDICAL EMERGENCIES or PESTICIDE INCIDENTS, call 24 hours a day to (888) 740-8712, or (952) 852-9509.

2. HAZARDS IDENTIFICATION

Classification:

OSHA Regulatory Status:
This chemical is considered hazardous by the 2012 OSHA Hazard Communication Standard (29 CFR 1910.1200)

Acute toxicity - Oral	Category 4
Acute toxicity - Inhalation (Dusts/Mists)	Category 4
Skin corrosion/irritation	Category 2

Label elements

Emergency Overview

WARNING

Hazard statements
• H302 - Harmful if swallowed

• H332 - Harmful if inhaled
• H315 - Causes skin irritation



Appearance: cream , light yellow / brown **Physical state:** Liquid **Odor** Slight - Sweet

Precautionary Statements - Prevention:
P261 - Avoid breathing dust/fume/gas/mist/vapors/spray
P264 - Wash face, hands and any exposed skin thoroughly after handling
P270 - Do not eat, drink or smoke when using this product
P271 - Use only outdoors or in a well-ventilated area
P280 - Wear protective gloves

Precautionary Statements - Response:
P321 - Specific treatment (see Section 4/ First Aid).
P302 + P352 - IF ON SKIN: Wash with plenty of soap and water
P332 + P313 - If skin irritation occurs: Get medical advice/attention
P362 - Take off contaminated clothing and wash before reuse
P304 + P340 - IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing
P312 - Call a POISON CENTER or doctor/physician if you feel unwell
P301 + P312 - IF SWALLOWED: Call a POISON CENTER or doctor/physician if you feel unwell
P330 - Rinse mouth

Precautionary Statements - Storage:
P404 - Store in a closed container

Precautionary Statements - Disposal:
P501 - Dispose of contents/container to an approved waste disposal plant

Hazards not otherwise classified (HNOC):
Do not use this product in or on electrical equipment due to the possibility of shock hazard.

3. COMPOSITION/INFORMATION ON INGREDIENTS

Chemical name	CAS No.	Weight-%
Esfenvalerate	66230-04-4	6.40
Prallethrin (ETOC®)	23031-36-9	1.60
Piperonyl Butoxide (PBO)	51-03-6	8.00
Petroleum distillates, hydrotreated light	64742-47-8	<10 *

*The exact percentage (concentration) of composition has been withheld as a trade secret

Comments: Ingredients not identified are proprietary or non-hazardous. Values are not product specifications.

4. FIRST AID MEASURES

Aspiration pneumonia hazard: • Not applicable

Description of first aid measures

Eye contact: Hold eye open and rinse slowly and gently with water for 15-20 minutes. Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye. Call a poison control center or doctor for treatment advice.

Skin Contact: Take off contaminated clothing. Rinse skin immediately with plenty of water for 15-20 minutes. Call a poison control centeror doctor for treatment advice.

Ingestion: If swallowed, IMMEDIATELY call a poison control center or doctor for treatment advice. DO NOT give **any** liquid to the person. Do not induce vomiting unless told to do so by a poison contol center or a doctor. Never give anything by mouth to an unconscious person.

Inhalation: Remove affected person to fresh air. If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably mouth-to-mouth if possible. Call a poison control center or doctor for further treatment advice.

Self-protection of the First Responder: Use personal protective equipment as required.

Note to physicians:

For skin effects, a highly efficient therapeutic agent for Pyrethrin/ Pyrethroid exposure is topical application of tocopherol acetate (Vitamin E).

5. FIRE-FIGHTING MEASURES

Suitable extinguishing media
Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.

Unsuitable extinguishing media:
Caution: Use of water spray when fighting fire may be inefficient.

Hazardous combustion products: Carbon monoxide, Carbon dioxide (CO2), Hydrogen cyanide.

Specific hazards arising from the chemical
In the event of fire and/or explosion do not breathe fumes. May cause sensitization by inhalation and skin contact. Thermal decomposition can lead to release of irritating and toxic gases and vapors.

Explosion data
Sensitivity to Mechanical Impact: None.
Sensitivity to Static Discharge: None.

Protective equipment and precautions for firefighters:
As in any fire, wear self-contained breathing apparatus pressure-demand, MSHA/NIOSH (approved or equivalent) and full protective gear.

6. ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures

Personal precautions: Avoid contact with skin, eyes or clothing. Use personal protective equipment as required. Evacuate personnel to safe areas. Keep people away from and upwind of spill/leak.

Environmental precautions: Prevent entry into waterways, sewers, basements or confined areas. Do not flush into surface water or sanitary sewer system. Prevent further leakage or spillage if safe to do so. Prevent product from entering drains. See Section 12 for additional ecological information.

Methods and material for containment and cleaning up

Methods for containment: Prevent further leakage or spillage if safe to do so.

Methods for cleaning up: Cover liquid spill with sand, earth or other non-combustible absorbent material. Cover powder spill with plastic sheet or tarp to minimize spreading. Pick up and transfer to properly labeled containers. Soak up with inert absorbent material. Dam up.

7. HANDLING AND STORAGE

Precautions for safe handling

Advice on safe handling: Avoid contact with skin, eyes or clothing. Wash contaminated clothing before reuse. Use personal protective equipment as required. Do not breathe dust/fume/gas/mist/vapors/spray. Do not eat, drink or smoke when using this product. Use with local exhaust ventilation. For more information, see product label.

Conditions for safe storage, including any incompatibilities

Storage Conditions: Keep container tightly closed in a dry and well-ventilated place. Keep out of the reach of children. Keep containers tightly closed in a cool, well-ventilated place. Keep in properly labeled containers. For more information, see product label.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Control parameters

Exposure Guidelines:

Chemical name	ACGIH TLV	OSHA PEL	NIOSH IDLH	Supplier OEL
Petroleum distillates, hydrotreated light 64742-47-8	-	-	-	TWA: 100 ppm TWA: 525 mg/m³

Appropriate engineering controls

Engineering Controls: Safety showers
Eyewash stations
Ventilation systems

Individual protection measures, such as personal protective equipment

Eye/face protection: Protective eyewear is recommended, but is not required.

Skin and body protection: Wear protective gloves and protective clothing.

Respiratory protection: If exposure limits are exceeded or irritation is experienced, NIOSH/MSHA approved respiratory protection should be worn. Positive-pressure supplied air respirators may be required for high airborne contaminant concentrations. Respiratory protection must be provided in accordance with current local

regulations.

General Hygiene Considerations: When using do not eat, drink or smoke. Wash contaminated clothing before reuse. Regular cleaning of equipment, work area and clothing is recommended.

9. PHYSICAL AND CHEMICAL PROPERTIES

Information on basic physical and chemical properties:

Physical state:	Liquid
Appearance:	cream , light yellow / brown
Odor	Slight - Sweet
Odor threshold:	No information available
Color (Gardner Scale):	No information available

Property:	**Values:**	**Comment: • Method**
pH:	5.5	@ 5% in H_2O.
Melting point / freezing point:	No information available	
Boiling point / boiling range:	No information available	
Flash point:	> 93.3 °C / > 200.0 °F	Tag Closed Cup.
Evaporation rate:	No information available	
Flammability (solid, gas):	No information available	
Upper flammability limit (UEL):	No information available	
Lower flammability limit (LEL):	No information available	
Vapor pressure:	No information available	
Vapor density:	No information available	
Specific Gravity:	No information available	
Water solubility:	No information available	
Partition coefficient; n-Octanol/ Water:	No information available	
Autoignition temperature:	No information available	
Decomposition temperature:	No information available	
Kinematic viscosity:	No information available	
Dynamic viscosity:	1,446 cPs	@ 21.3 °C
Refractive Index:	No information available	

Other Information:

Density	1.011 g/cm³ @ 20.0 °C
VOC Content (%):	1.95

Miscibility/ Solubility:

Water:	Immiscible
Alcohol:	Immiscible
Aromatic solvents:	Immiscible
Petroleum distillates:	Immiscible

10. STABILITY AND REACTIVITY

Reactivity
No data available

Chemical stability
Stable under recommended storage conditions.

Possibility of Hazardous Reactions

None under normal processing.

Hazardous polymerization: Hazardous polymerization does not occur.

Conditions to avoid
Extremes of temperature and direct sunlight.

Incompatible materials:
Incompatible with strong acids and bases. Incompatible with oxidizing agents.

Hazardous Decomposition Products
Carbon monoxide, Carbon dioxide (CO2), Hydrogen cyanide.

11. TOXICOLOGICAL INFORMATION

Numerical measures of toxicity - Product Information

Oral LD_{50}	1,750 mg/kg (rat)
Dermal LD_{50}	>5,000 mg/kg (rabbit)
Inhalation LC_{50}	>2.04 mg/L, (rat; 4 hours)
Eye contact:	Slightly irritating. Irritation clearing in 72 hours. (rabbit).
Skin Contact:	Moderate irritation at 72 hours. (rabbit).
Skin Irritation Index:	2.4
Sensitization:	Negative. (guinea pig).
Piperonyl Butoxide: **Carcinogenicity/ Oncogenicity:**	Marginally higher incidences of benign liver tumors in mice were observed following lifetime high dose exposures to PBO. The significance of these observations is questionable and under review. The doses at which tumors were observed for PBO greatly exceeded potential human exposure from labeled uses. Doses at which these effects were observed greatly exceeded anticipated human dietary intake. At anticipated dietary exposure levels, it is highly unlikely that this product will result in carcinogenic effects.
Carcinogenicity	This product does not contain any carcinogens or potential carcinogens as listed by OSHA, IARC or NTP
Reproductive toxicity:	No information available.
Developmental Toxicity	No information available.
Teratogenicity:	No information available.
STOT - single exposure:	No information available.
STOT - repeated exposure:	No information available.

12. ECOLOGICAL INFORMATION

Ecotoxicity:

Persistence and degradability
No information available.

Bioaccumulation
No information available.

Chemical name	Partition coefficient; n-Octanol/ Water:
Prallethrin (ETOC®) 23031-36-9	4.49

Other adverse effects: No information available

Environmental hazards (EPA):
Do not discharge effluent containing this product into lakes, streams, ponds, estuaries, oceans or other waters unless in accordance with the requirements of a National Pollutant Discharge Elimination System (NPDES) permit and the permitting authority has been notified in writing prior to discharge. Do not discharge effluent containing this product to sewer systems without previously notifying the local sewage treatment plant authority. For guidance contact your State Water Board or Regional Office of the EPA.

13. DISPOSAL CONSIDERATIONS

Waste treatment methods

Disposal of wastes: Disposal should be in accordance with applicable regional, national and local laws and regulations. For more information, see product label.

Contaminated packaging: For more information, see product label.

14. TRANSPORT INFORMATION

DOT (Department of Transportation)

Proper Shipping Name: Insecticides, Insect or Animal Repellent, Liquid
Hazard Class: This material is not hazardous.

Other DOT Shipping Information: This material is **not** regulated by the DOT as a hazardous material when shipped in Non-Bulk quantities (*i.e.*, less-than 119 Gallons / 450 Liters).

When shipping in Bulk-quantities (*i.e.*, more than 119 Gallons / 450 Liters), please contact MGK® for the proper shipping description.

Air (IATA/ ICAO)

Proper Shipping Name: Insecticides, Insect or Animal Repellent, Liquid
Hazard Class: This material is not hazardous.

Vessel (IMO/ IMDG)

UN/ID Number: UN3082
Proper Shipping Name: Environmentally hazardous substance, Liquid, n.o.s.(Esfenvalerate, Prallethrin)
Hazard Class: 9
Packing Group: III
Marine Pollutant: Yes

15. REGULATORY INFORMATION

US Federal Regulations

SARA 313
Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA). This product contains a chemical or chemicals which are subject to the reporting requirements of the Act and Title 40 of the Code of Federal Regulations, Part 372

Chemical name	SARA 313 - Threshold Values %

Piperonyl Butoxide (PBO) - 51-03-6	1.0

SARA 311/312 Hazard Categories

Acute health hazard	Yes
Chronic Health Hazard	No
Fire hazard	No
Sudden release of pressure hazard	No
Reactive Hazard	No

CWA (Clean Water Act)
This product does not contain any substances regulated as pollutants pursuant to the Clean Water Act (40 CFR 122.21 and 40 CFR 122.42)

CERCLA
This material, as supplied, does not contain any substances regulated as hazardous substances under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (40 CFR 302) or the Superfund Amendments and Reauthorization Act (SARA) (40 CFR 355). There may be specific reporting requirements at the local, regional, or state level pertaining to releases of this material

US State Regulations:

California Proposition 65:
This product does not contain any intentionally added Proposition 65 chemicals

U.S. EPA Label Information:

EPA Registration Number: 1021-2574

Difference between SDS and EPA (FIFRA) Pesticide label:
This chemical is a pesticide product registered by the United States Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for Safety Data Sheets (SDS), and for workplace labels of non-pesticide chemicals. The pesticide label also includes other important information, including directions for use. The hazard information required on the pesticide label is reproduced below:

Signal word: **CAUTION**

Precautionary Statements:
- Harmful if swallowed
- Causes moderate eye irritation

International Inventories:

TSCA	Complies
DSL/NDSL	Complies
EINECS/ELINCS	Does not comply
ENCS	Does not comply
IECSC	Complies
KECL	Complies
PICCS	Does not comply
AICS	Does not comply

Legend:
TSCA - United States Toxic Substances Control Act Section 8(b) Inventory

DSL/NDSL - Canadian Domestic Substances List/Non-Domestic Substances List
EINECS/ELINCS - European Inventory of Existing Chemical Substances/European List of Notified Chemical Substances
ENCS - Japan Existing and New Chemical Substances
IECSC - China Inventory of Existing Chemical Substances
KECL - Korean Existing and Evaluated Chemical Substances
PICCS - Philippines Inventory of Chemicals and Chemical Substances
AICS - Australian Inventory of Chemical Substances

16. OTHER INFORMATION, INCLUDING DATE OF PREPARATION OF THE LAST REVISION

NFPA	**Health hazards** 2	**Flammability** 1	**Instability** 0	**Physical and Chemical Properties** -
HMIS	**Health hazards** 2	**Flammability** 1	**Physical hazards** 0	**Personal protection** X

Chronic Hazard Star Legend * = *Chronic Health Hazard*

Issue Date:	**Revision Date:**	**Revision Note:**
21-Oct-2020	21-Oct-2020	- Product Code Changed - SDS sections updated - 1 - 4 - 9 - 11 - 12 - 14

SDS Prepared By:
e-Mail Address:

Troy Azzivitto, MGK® Chemistry Department.
mgk-sds@mgk.com

Disclaimer:

The information provided in this Safety Data Sheet (SDS) is provided in good faith and believed to be accurate at the time of preparation of the SDS. However, to the extent consistent with applicable law, MGK® and its subsidiaries or affiliates extend no warranties, make no representations, and assume no responsibility as to the accuracy, suitability, or completeness of such information. Additionally, to the extent consistent with applicable law, neither MGK® nor any of its subsidiaries or affiliates represents or guarantees that this information or product may be used without infringing the intellectual property rights of others. Except to the extent a particular use and particular information are expressly stated on the product label, it is the users' own responsibility to determine the suitability of this information for their own particular use of this product. If necessary, contact MGK® to confirm that you have the most current product label and SDS.

This Safety Data Sheet (SDS) serves different purposes than and DOES NOT REPLACE OR MODIFY THE EPA-APPROVED PRODUCT LABEL (attached to and accompanying the product container). This SDS provides important health, safety, and environmental information for employers, employees, emergency responders and others handling large quantities of the product in activities generally other than product use as required by the Occupational Health and Safety Act (29 CFR 1910.1200, "Hazcom"). The product label provides information specifically for product use in the ordinary course. Use, storage and disposal of pesticide products is regulated by the EPA under the authority of FIFRA through the product label. All necessary hazard classification and appropriate

precautionary use, storage, and disposal information is set forth on that label or labeling accompanying the pesticide or to which reference is made on the label. It is a violation of federal law to use an EPA-registered pesticide product in any manner inconsistent with its labeling.

End of Safety Data Sheet

SAFETY DATA SHEET

SUSPEND® POLYZONE®

Version 3.0 / USA
102000030997

Revision Date: 05/20/2020
Print Date: 05/22/2020

SECTION 1: IDENTIFICATION OF THE SUBSTANCE/MIXTURE AND OF THE COMPANY/UNDERTAKING

Product identifier

Trade name	SUSPEND® POLYZONE®
Product code (UVP)	84493910
SDS Number	102000030997
EPA Registration No.	432-1514

Relevant identified uses of the substance or mixture and uses advised against

Use	Insecticide
Restrictions on use	See product label for restrictions.

Information on supplier

Supplier	Bayer Environmental Science A division of Bayer CropScience LP 500 Centregreen Way, Suite 400 Cary, NC 27513 USA
Responsible Department	Email: SDSINFO.BCS-NA@bayer.com
Emergency telephone no.	
Emergency Telephone Number (24hr/ 7 days)	1-800-334-7577
Product Information Telephone Number	1-800-331-2867

SECTION 2: HAZARDS IDENTIFICATION

Classification in accordance with regulation HCS 29CFR §1910.1200
Skin irritation: Category 2

Labelling in accordance with regulation HCS 29CFR §1910.1200



Signal word: Warning

Hazard statements
Causes skin irritation.

Precautionary statements

Wash thoroughly after handling.
Wear protective gloves.
IF ON SKIN: Wash with plenty of water/ soap.
Specific treatment (see supplemental first aid instructions on this label).
If skin irritation occurs: Get medical advice/ attention.
Take off contaminated clothing and wash before reuse.

Hazards Not Otherwise Classified (HNOC)
No health hazards not otherwise classified.
No physical hazards not otherwise classified.

SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

Hazardous Component Name	CAS-No.	Concentration % by weight
Deltamethrin	52918-63-5	4.75

SECTION 4: FIRST AID MEASURES

Description of first aid measures

General advice
When possible, have the product container or label with you when calling a poison control center or doctor or going for treatment.

Inhalation
Move to fresh air. If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably mouth-to-mouth if possible. Call a physician or poison control center immediately.

Skin contact
Take off contaminated clothing and shoes immediately. Wash off immediately with plenty of water for at least 15 minutes. Call a physician or poison control center immediately.

Eye contact
Hold eye open and rinse slowly and gently with water for 15-20 minutes. Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye. Call a physician or poison control center immediately.

Ingestion
Call a physician or poison control center immediately. Rinse out mouth and give water in small sips to drink. DO NOT induce vomiting unless directed to do so by a physician or poison control center. Never give anything by mouth to an unconscious person. Do not leave victim unattended.

Most important symptoms and effects, both acute and delayed

Symptoms
To date no symptoms are known.

Indication of any immediate medical attention and special treatment needed

Treatment
Appropriate supportive and symptomatic treatment as indicated by the patient's condition is recommended.

SECTION 5: FIREFIGHTING MEASURES

Extinguishing media	
Suitable	Carbon dioxide (CO2), Dry chemical, Foam, Water
Unsuitable	High volume water jet
Special hazards arising from the substance or mixture	Dangerous gases are evolved in the event of a fire.
Advice for firefighters	
Special protective equipment for firefighters	Firefighters should wear NIOSH approved self-contained breathing apparatus and full protective clothing.
Further information	Keep out of smoke. Fight fire from upwind position. Cool closed containers exposed to fire with water spray. Do not allow run-off from fire fighting to enter drains or water courses.
Flash point	No data available
Auto-ignition temperature	No data available
Lower explosion limit	No data available
Upper explosion limit	No data available
Explosivity	Not applicable

SECTION 6: ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures

Precautions	Keep unauthorized people away. Isolate hazard area. Avoid contact with spilled product or contaminated surfaces.

Methods and materials for containment and cleaning up

Methods for cleaning up	Dike area to prevent runoff. Soak up with inert absorbent material (e.g. sand, silica gel, acid binder, universal binder, sawdust). Collect and transfer the product into a properly labelled and tightly closed container. Clean contaminated surface thoroughly. Decontaminate tools and equipment following cleanup.
Additional advice	Use personal protective equipment. If the product is accidentally spilled, do not allow to enter soil, waterways or waste water canal.
Reference to other sections	Information regarding safe handling, see section 7. Information regarding personal protective equipment, see section 8. Information regarding waste disposal, see section 13.

SECTION 7: HANDLING AND STORAGE

Precautions for safe handling

Advice on safe handling Handle and open container in a manner as to prevent spillage. Use only in area provided with appropriate exhaust ventilation.

Hygiene measures Wash hands thoroughly with soap and water after handling and before eating, drinking, chewing gum, using tobacco, using the toilet or applying cosmetics.
Remove Personal Protective Equipment (PPE) immediately after handling this product. Remove soiled clothing immediately and clean thoroughly before using again. Wash thoroughly and put on clean clothing.

Conditions for safe storage, including any incompatibilities

Requirements for storage areas and containers Store in a cool, dry place and in such a manner as to prevent cross contamination with other crop protection products, fertilizers, food, and feed. Store in original container and out of the reach of children, preferably in a locked storage area.

SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

Control parameters

Components	CAS-No.	Control parameters	Update	Basis
Deltamethrin	52918-63-5	0.01 mg/m3 (TWA)		OES BCS*

*OES BCS: Internal Bayer AG, Crop Science Division "Occupational Exposure Standard"

Exposure controls

Personal protective equipment
In normal use and handling conditions please refer to the label and/or leaflet. In all other cases the following recommendations would apply.

Respiratory protection When respirators are required, select NIOSH approved equipment based on actual or potential airborne concentrations and in accordance with the appropriate regulatory standards and/or industry recommendations.

Hand protection Chemical resistant nitrile rubber gloves

Eye protection Tightly fitting safety goggles

Skin and body protection Wear long-sleeved shirt and long pants and shoes plus socks.

General protective measures Follow manufacturer's instructions for cleaning/maintaining PPE. If no such instructions for washables, use detergent and warm/tepid water.
Keep and wash PPE separately from other laundry.

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance	white to light beige
Physical State	suspension
Odor	characteristic
Odour Threshold	No data available
pH	<= 7.0 (100 %) (23 °C)
Viscosity, kinematic	No data available
Vapor Pressure	No data available
Vapor Density (Air = 1)	No data available
Density	ca. 1.05 g/cm³ (20 °C)
Evaporation rate	No data available
Boiling Point	No data available
Melting / Freezing Point	No data available
Water solubility	dispersible
Minimum Ignition Energy	Not applicable
Decomposition temperature	Stable under normal conditions.
Self-accelarating decomposition temperature (SADT)	No data available
Partition coefficient: n-octanol/water	Not applicable
Viscosity	700 - 1,700 cps (25 °C)
Flammability	No data available
Flash point	No data available
Auto-ignition temperature	No data available
Lower explosion limit	No data available
Upper explosion limit	No data available
Explosivity	Not applicable
Particle size	No data available

SECTION 10: STABILITY AND REACTIVITY

Reactivity

Thermal decomposition	Stable under normal conditions.
Chemical stability	Stable under recommended storage conditions.
Possibility of hazardous reactions	No dangerous reaction known under conditions of normal use.
Conditions to avoid	Extremes of temperature and direct sunlight. freezing
Incompatible materials	No incompatible materials known.
Hazardous decomposition products	No decomposition products expected under normal conditions of use.

SECTION 11: TOXICOLOGICAL INFORMATION

Exposure routes	Eye contact, Skin contact, Inhalation
Immediate Effects	
Eye	May cause eye irritation.
Skin	Causes skin irritation.

Information on toxicological effects

Acute oral toxicity	LD50 (female Rat) > 5,000 mg/kg
Acute inhalation toxicity	LC50 (male/female combined Rat) > 2.08 mg/l Exposure time: 4 h Determined in the form of liquid aerosol. Highest attainable concentration. No deaths
	LC50 (male/female combined Rat) > 8.32 mg/l Exposure time: 1 h Determined in the form of liquid aerosol. Extrapolated from the 4 hr LC50.
Acute dermal toxicity	LD50 (male/female combined Rat) > 5,000 mg/kg
Skin corrosion/irritation	Moderate skin irritation. (Rabbit)
Serious eye damage/eye irritation	Moderate eye irritation. (Rabbit)
Respiratory or skin sensitisation	Skin: Non-sensitizing. (Guinea pig)

Assessment STOT Specific target organ toxicity – single exposure

Deltamethrin: Based on available data, the classification criteria are not met.

Assessment STOT Specific target organ toxicity – repeated exposure

Deltamethrin caused neurobehavioral effects and/or neuropathological changes in animal studies. The toxic effects of Deltamethrin are related to transient neurobehavioral effects typical for pyrethroid neurotoxicity.

Assessment mutagenicity

Deltamethrin was not mutagenic or genotoxic in a battery of in vitro and in vivo tests.

Assessment carcinogenicity

Deltamethrin was not carcinogenic in lifetime feeding studies in rats and mice.

ACGIH

None.

NTP

None.

IARC

Deltamethrin	52918-63-5	Overall evaluation: 3

OSHA

None.

Assessment toxicity to reproduction

Deltamethrin did not cause reproductive toxicity in a two-generation study in rats.

Assessment developmental toxicity

Deltamethrin caused developmental toxicity only at dose levels toxic to the dams. The developmental effects seen with Deltamethrin are related to maternal toxicity.

Aspiration hazard

Based on available data, the classification criteria are not met.

Further information

Acute toxicity studies have been bridged from a similar formulation(s).
The non-acute information pertains to the active ingredient(s).

SECTION 12: ECOLOGICAL INFORMATION

Toxicity to fish	LC50 (Oncorhynchus mykiss (rainbow trout)) 0.15 µg/l Exposure time: 96 h The value mentioned relates to the active ingredient deltamethrin.
Toxicity to aquatic invertebrates	EC50 (Daphnia magna (Water flea)) 0.0131 µg/l Exposure time: 48 h The value mentioned relates to the active ingredient deltamethrin.

Toxicity to aquatic plants	EC50 (Algae) > 9.1 mg/l Exposure time: 96 h The value mentioned relates to the active ingredient deltamethrin.
Biodegradability	Deltamethrin: Not rapidly biodegradable
Koc	Deltamethrin: Koc: 10240000
Bioaccumulation	Deltamethrin: Bioconcentration factor (BCF) 1,400 Does not bioaccumulate.
Mobility in soil	Deltamethrin: Immobile in soil
Environmental precautions	Do not allow to get into surface water, drains and ground water. Do not contaminate surface or ground water by cleaning equipment or disposal of wastes, including equipment wash water. Do not apply when weather conditions favor runoff or drift. Do not apply this product or allow it to drift to blooming crops or weeds if bees are visiting the treatment area. Apply this product as specified on the label.

SECTION 13: DISPOSAL CONSIDERATIONS

Waste treatment methods

Product	Do not contaminate water, food, or feed by disposal. Dispose in accordance with all local, state/provincial and federal regulations. Follow advice on product label and/or leaflet.
Contaminated packaging	Do not re-use empty containers. Triple rinse containers. Puncture container to avoid re-use. Consult state and local regulations regarding the proper disposal of container. Follow advice on product label and/or leaflet.
RCRA Information	Characterization and proper disposal of this material as a special or hazardous waste is dependent upon Federal, State and local laws and are the user's responsibility. RCRA classification may apply.

SECTION 14: TRANSPORT INFORMATION

49CFR	Not dangerous goods / not hazardous material

IMDG

UN number	**3082**
Class	9
Packaging group	III
Marine pollutant	YES

Proper shipping name	ENVIRONMENTALLY HAZARDOUS SUBSTANCE, LIQUID, N.O.S. (DELTAMETHRIN SOLUTION)

IATA

UN number	**3082**
Class	9
Packaging group	III
Environm. Hazardous Mark	YES
Proper shipping name	ENVIRONMENTALLY HAZARDOUS SUBSTANCE, LIQUID, N.O.S. (DELTAMETHRIN SOLUTION)

This transportation information is not intended to convey all specific regulatory information relating to this product. It does not address regulatory variations due to package size or special transportation requirements.

Freight Classification:	INSECTICIDES OR FUNGICIDES, N.O.I., OTHER THAN POISON

SECTION 15: REGULATORY INFORMATION

EPA Registration No. 432-1514
US Federal Regulations
TSCA list

Water	7732-18-5
1,2-Propanediol	57-55-6
Butoxypolyethylene-/propylene glycol	9038-95-3

US. Toxic Substances Control Act (TSCA) Section 12(b) Export Notification (40 CFR 707, Subpt D)
No export notification needs to be made.
SARA Title III - Section 302 - Notification and Information
Not applicable.
SARA Title III - Section 313 - Toxic Chemical Release Reporting
None.

US States Regulatory Reporting
CA Prop65
This product does not contain any substances known to the State of California to cause cancer.

This product does not contain any substances known to the State of California to cause reproductive harm.

US State Right-To-Know Ingredients

1,2-Propanediol	57-55-6	MN, RI
Pyrogenic (fumed) amorphous silica	112945-52-5	CA, MN

None.

EPA/FIFRA Information:
This chemical is a pesticide product registered by the Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets, and for workplace labels of non-pesticide chemicals. Following is the hazard information required on the pesticide label:

Signal word: Caution!

Hazard statements: Causes moderate eye irritation.
Contact with product may result in transient tingling and reddening of the skin.

SECTION 16: OTHER INFORMATION

Abbreviations and acronyms

49CFR	Code of Federal Regulations, Title 49
ACGIH	US. ACGIH Threshold Limit Values
ATE	Acute toxicity estimate
CAS-Nr.	Chemical Abstracts Service number
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
EINECS	European inventory of existing commercial substances
ELINCS	European list of notified chemical substances
IARC	International Agency for Research on Cancer
IATA	International Air Transport Association
IMDG	International Maritime Dangerous Goods
N.O.S.	Not otherwise specified
NTP	US. National Toxicology Program (NTP) Report on Carcinogens
OECD	Organization for Economic Co-operation and Development
TDG	Transportation of Dangerous Goods
TWA	Time weighted average
UN	United Nations
WHO	World health organisation

NFPA 704 (National Fire Protection Association):

Health - 1	Flammability - 1	Instability - 0	Others - none

HMIS (Hazardous Materials Identification System, based on the Third Edition Ratings Guide)

Health - 1	Flammability - 1	Physical Hazard - 0	PPE -

0 = minimal hazard, 1 = slight hazard, 2 = moderate hazard, 3 = severe hazard, 4 = extreme hazard

Reason for Revision: The following sections have been revised: Section 11: Toxicological Information. Reviewed and updated for general editorial purposes.

Revision Date: 05/20/2020

This information is provided in good faith but without express or implied warranty. The customer assumes

all responsibility for safety and use not in accordance with label instructions. The product names are registered trademarks of Bayer.

Bell LABORATORIES, INC.	# *TERAD3® BLOX*		
SAFETY DATA SHEET	**ACCORDING TO REGULATION:** OSHA Hazard Communication Standard 29 CFR 1910.1200	**DATE OF ISSUE:** January 2020	**PREPARED BY:** CAR

SECTION 1. PRODUCT AND COMPANY IDENTIFICATION

Product Identifier: TERAD3® BLOX
EPA Registration Number: 12455-106
Relevant identified uses: Acute Rodenticide - Ready to use
Uses advised against: Use only for the purpose described above

MANUFACTURER/SUPPLIER:
Bell Laboratories, Inc.
3699 Kinsman Blvd.
Madison, WI 53704, USA
Email: sds@belllabs.com
Phone: 608-241-0202
Medical or Vet Emergency: 877-854-2494 or 952-852-4636
Spill or Transportation Emergency: 800-424-9300 (CHEMTREC)

SECTION 2. HAZARDS IDENTIFICATION

Classification according to Regulation OSHA 1910.1200(d): Not classified
Signal Word: None
See Section 15 for information on FIFRA applicable safety, health, and environmental classifications.

SECTION 3. COMPOSITION/INFORMATION ON INGREDIENTS

Component	CAS No.	% By weight
Cholecalciferol [9,10-secocholesta- 5,7,10(19)-trien-3-ol]	67-97-0	0.075%
Inert and Non-Hazardous Ingredients (Unlisted components are non-hazardous)	Proprietary	99.925%

SECTION 4. FIRST AID MEASURES

Description of first aid measures
Ingestion: Call physician or emergency number immediately. Have person sip a glass of water if able to swallow. Do not induce vomiting unless instructed by physician.
Inhalation: Not applicable.
Eye contact: Hold eye open and rinse slowly with water for 15 – 20 minutes. Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye. If irritation develops, obtain medical assistance.
Skin contact: Take off contaminated clothing. Rinse skin immediately with plenty of water for 15 - 20 minutes. If irritation develops, obtain medical assistance.
Most important symptoms and effects, both acute and delayed
Ingestion of excessive quantities may cause hypercalcemia, anorexia, nausea, vomiting, loss of appetite, extreme thirst, lethargy, diarrhea, profuse sweating, headache.
Advice to physician: There is no specific antidote. If serum calcium levels are elevated, treatment with calcitonin is effective in reducing calcium to normal levels. Continue monitoring serum calcium and treat as necessary for hypercalcemia. (Reference: AMA Drug Evaluations, Third Edition (1977) Chapter 16, pp. 248-251)
Advice to Veterinarian: For animals ingesting bait and/or showing poisoning signs, induce vomiting by using hydrogen peroxide or administration of activated charcoal with a cathartic. If clinical signs develop, treatment consisting of saline diuresis combined with the use of furosemide, corticosteroids, and phosphate binders are recommended. Calcitonin or pamidronate may be needed for animals that remain hypercalcemic despite symptomatic treatment.

SECTION 5. FIRE-FIGHTING MEASURES

Extinguishing media
Suitable Extinguishing Media: water, foam or inert gas.
Unsuitable Extinguishing Media: None known.
Special hazards arising from the mixture: High temperature decomposition or burning in air can result in the formation of toxic gases, which may include oxides of carbon.
Advice for firefighters: Wear protective clothing and self-contained breathing apparatus.

SECTION 6. ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures: Gloves should be worn when handling the bait. Collect spillage without creating dust.
Environmental precautions: Do not allow bait to enter drains or water courses. Where there is contamination of streams, rivers or lakes contact the appropriate environment agency.
Methods and materials for containment and cleaning up
For Containment: Sweep up spilled material immediately. Place in properly labeled container for disposal or re-use.
For Cleaning Up: Wash contaminated surfaces with detergent. Dispose of all wastes in accordance with all local, regional and national regulations.
Reference to other sections: Refer to Sections 7, 8 & 13 for further details of personal precautions, personal protective equipment and disposal considerations.

SECTION 7. HANDLING AND STORAGE

Precautions for safe handling: Do not handle the product near food, animal foodstuffs or drinking water. Keep out of reach of children. Do not use near heat sources, open flame, or hot surfaces. As soon as possible, wash hands thoroughly after applying bait and before eating, drinking, chewing gum, using tobacco, or using the toilet.
Conditions for safe storage, including any incompatibilities: Store only in original container in a cool, dry place, inaccessible to pets and wildlife. Do not contaminate water, food or feed by storage or disposal. Keep containers closed and away from other chemicals.

SECTION 8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Established Limits

Component	OSHA	ACGIH	Other Limits
Cholecalciferol	Not Established	Not Established	Not Established

Appropriate Engineering Controls: Not required
Occupational exposure limits: Not established
Personal Protective Equipment:
Respiratory protection: Not required
Eye protection: Not required
Skin protection: Shoes plus socks, and waterproof gloves.
Hygiene recommendations: Keep and wash PPE separately from other laundry. Remove PPE immediately after handling this product. Wash the outside of gloves before removing. As soon as possible, wash hands thoroughly after applying bait and before eating, drinking, chewing gum, using tobacco or using the toilet, and change into clean clothing.

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

Information on basic physical and chemical properties

Appearance/Color:	Blue-grey-beige-brown wax block
Odor:	Sweet grain-like
Odor Threshold:	No Data
pH:	No Data
Melting point:	No Data
Boiling point:	No Data
Flash point:	No Data
Evaporation rate:	No Data
Flammability:	No Data
Upper/lower flammability or explosive limits:	No Data
Vapor Pressure:	No Data
Vapor Density:	No Data
Relative Density:	1.13 g/mL @ 20°C
Solubility (water):	No Data
Solubility (solvents):	No Data
Partition coefficient: n-octanol/water:	No Data
Auto-ignition temperature:	No Data
Decomposition temperature:	No Data
Viscosity:	No Data

SECTION 10. STABILITY AND REACTIVITY

Reactivity: Stable when stored in original container in a cool, dry location.
Chemical stability: Stable when stored in original container in a cool, dry location.
Possibility of hazardous reactions: Refer to Hazardous decomposition products
Conditions to avoid: Avoid extreme temperatures (below 0°C or above 40°C).
Incompatible materials: Avoid strongly alkaline materials.
Hazardous decomposition products: High temperature decomposition or burning in air can result in the formation of toxic gases, which may include oxides of carbon.

SECTION 11. TOXICOLOGICAL INFORMATION

Information on toxicological effects
Acute Toxicity
LD50, oral (ingestion): >5001 mg/kg (rats) (Cholecalciferol Rat LD50 oral: 43.6 mg/kg bw).
LD50, dermal (skin contact): > 5001 mg/kg (rats) (Cholecalciferol not determined).
LC50, inhalation: Product is a wax block and therefore exposure by inhalation is not relevant.
Skin corrosion/irritation : Not irritating to skin.
Serious eye damage/Irritation: Not irritating to eyes.
Respiratory or skin sensitization: Dermal sensitization: Not a Sensitizer (Guinea pig maximization test).
Germ cell mutagenicity: Contains no components known to have a mutagenetic effect.
Carcinogenicity: Contains no components known to have a carcinogenetic effect.

Components	NTP	IARC	OSHA
Cholecalciferol	Not listed	Not listed	Not listed

Reproductive Toxicity: No data
Aspiration Hazard: Not applicable. Product is a wax block.
Target Organ Effects: Damage caused by an accumulation of calcium.

SECTION 12. ECOLOGICAL INFORMATION

Ecotoxicity Effects: This product is extremely toxic to birds and mammals. Do not apply this product directly to water, where surface water is present or to intertidal areas below the mean high water mark. Carefully follow label cautions and directions to reduce hazards to children, pets and non-target wildlife.
Persistence and degradability: Product is inherently biodegradable. Cholecalciferol slowly decomposes in water.
Bioaccumulative potential: Not determined. Cholecalciferol water solubility is extremely low (< 0.1mg/l).
Mobility in Soil: Not determined. Mobility of cholecalciferol in soil is considered to be limited.
Other adverse effects: None.

SECTION 13. DISPOSAL CONSIDERATIONS

Do not contaminate water, food or feed by storage or disposal.
Pesticide Storage: Store only in original container in a cool, dry place inaccessible to children and pets. Keep containers closed and away from other chemicals.
Pesticide Disposal: Wastes resulting from the use of this product according to the label instructions must be disposed of as specified on the product label. **RCRA waste status:** This product is not regulated as a hazardous waste under Federal law. State and local regulation may affect the disposal of this product. Consult your state or local environmental agency for disposal of waste generated other than by use according to label instructions.
Container Handling: Non-refillable container. Do not reuse or refill this container. [Plastic:] Offer for recycling or reconditioning; or puncture and dispose of in a sanitary landfill; or by incineration. In most states, burning is not allowed. [Paper:] Dispose of empty container by placing in trash, at an approved waste disposal facility or by incineration. In most states, burning is not allowed.
RCRA Waste Status: This product is not regulated as a hazardous waste under Federal law.

SECTION 14. TRANSPORT INFORMATION

UN number: Not regulated
UN proper shipping name: Not regulated
Transport hazard class(es): Not regulated
Packing group: Not regulated
Environmental Hazards
DOT Road/Rail: Not considered hazardous for transportation via road/rail.
DOT Maritime: Not considered hazardous for transportation by vessel.
DOT Air: Not considered hazardous for transportation by air.
Freight Classification: LTL Class 60
Transport in bulk according to Annex II of MARPOL 73/78 and the IBC code: Not applicable
Special precautions for user: None

SECTION 15. REGULATORY INFORMATION

Safety, health and environmental regulations/legislation specific for the substance or mixture:
FIFRA: This pesticide product is regulated by the United States Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets (SDS), and for workplace labels of non-pesticide chemicals. The safety, health, environmental, and hazard information required on the pesticide label is listed below and reflected throughout this SDS. The pesticide label also includes other important information, including directions for use.
Signal Word: CAUTION
Precautionary Statements: Contains the calcium mobilizer, cholecalciferol. Harmful if swallowed or absorbed through the skin. Keep away from children, domestic animals and pets. Do not get in eyes, on skin or on clothing.
Potential Health Effects:
Eye Contact: May cause irritation
Skin Contact: Non-irritating to the skin
Ingestion: Harmful if swallowed

TSCA: All components are listed on the TSCA Inventory or are not subject to TSCA requirements
CERCLA/SARA 313: Not listed
CERCLA/SARA 302: Not listed
PROPOSITION 65: Contains no components subject to warning requirement.

SECTION 16. OTHER INFORMATION

For additional information, please contact the manufacturer noted in Section 1.

NFPA	Health: 1 (caution)	Flammability: 1 (slight)	Reactivity: 0 (stable)	Specific Hazard: None
HMIS	Health: 2 (moderate)	Flammability: 0 (slight)	Reactivity: 0 (minimal)	Protective Equipment: B

Disclaimer: The information provided in this Safety Data Sheet has been obtained from sources believed to be reliable. Bell Laboratories, Inc. provides no warranties; either expressed or implied, and assumes no responsibility for the accuracy or completeness of the data contained herein. This information is offered for your consideration and investigation. The user is responsible to ensure that they have all current data, including the approved product label, relevant to their particular use.

SECTION 1: Identification of the substance/mixture and of the company/undertaking

1.1. Product identifier

Product name:	Trilogy®, Triact®, Neem Oil 70%®, Nimbuz®
EPA Registration No.	70051-2
Product Type:	Emulsifiable Concentrate
Active Ingredient:	Clarified Hydrophobic Extract of Neem Oil
CAS No.:	947173-77-5

1.2. Relevant identified uses of the substance or mixture and uses advised against

Identified uses:	Insecticide, Miticide and Fungicide
Uses advised against:	Any use not listed on the label.

1.3. Details of the supplier of the safety data sheet

Name:	Certis U.S.A., L.L.C.
Address:	9145 Guilford Road, Suite 175 Columbia, Maryland 21046 U.S.A.
Phone Number:	+01 (800) 847-5620
Website/E-mail:	www.certisusa.com/ customerservice@certisusa.com

1.4. Emergency telephone number

Emergency number:	Chem-Tel: +1 800 255-3924

SECTION 2: Hazards identification

2.1. Classification of the substance or mixture

Hazard Classification:	Flammable Liquid Cat. 4
Signal Word:	Warning
Hazard Statements:	Combustible Liquid
Pictogram:	None
Precautionary Statements:	• Keep away from flames and hot surfaces. No smoking. • Wear protective gloves/eye protection/face protection. • In case of fire, use a suitable dry chemical, foam or carbon dioxide to extinguish. • Store in a well-ventilated place. Keep cool. • Dispose of contents/container in accordance with all local, regional, national, and international regulations. • Refer to product label for complete precautionary statements, PPE, and storage and disposal instructions.

2.2 Other Hazards: Not available.

SECTION 3: Composition/information on ingredients

3.1 Substance

Ingredient	CAS Number	% by weight
Clarified Hydrophobic Extract of Neem Oil	947173-77-5	70.0
Specific identity of other components is withheld as a trade secret		30.0

SECTION 4: First aid measures

4.1. Description of first aid measures

Generic measures Call a poison control center or doctor for treatment advice. Have the product container or label with you when you calling the poison control center or doctor or going for treatment.

Eye Contact: Hold eye open and rinse slowly and gently with water for 15-20 minutes. Remove contact lenses after 5 minutes, if present, then continue rinsing eye.

Skin Contact: Take off contaminated clothing. Rinse skin immediately with plenty of water for 15-20 minutes.

Inhalation: Call a poison control center or doctor for treatment advice.

Ingestion: Call a poison control center or doctor for treatment advice.

4.2. Most important symptoms and effects, both acute and delayed

May cause moderate skin or eye irritation.

4.3. Indication of any immediate medical attention and special treatment needed

Not available.

SECTION 5: Firefighting measures

5.1. Extinguishing media

Suitable Extinguishing Media: Dry chemical, foam, or carbon dioxide extinguisher.

Unsuitable Extinguishing Media: Do not extinguish with water.

5.2. Special hazards arising from the substance or mixture

Hazardous combustion products: None known.

5.3. Advice for firefighters

Protection of Firefighters: Keep upwind of fire.

SECTION 6: Accidental release measures

6.1. Personal precautions, protective equipment and emergency procedures

For non-emergency personnel:	Keep unauthorized people away from the concerned area. Use personal protections as indicated in Section 8. Evacuate the area and observe emergency procedures.
For emergency responders:	Use personal protective equipment as recommended in Section 8. Isolate the area and deny entry to unnecessary and unprotected personnel.

6.2. Environmental precautions

This product is hazardous to fish and aquatic vertebrates. For terrestrial uses: Do not apply directly to water or to areas where surface water is present, or to intertidal areas below the mean high water mark. Do not contaminate water when disposing of equipment washwater or rinsate.

This product is toxic to bees exposed to direct treatment. Do not apply this product while bees are actively visiting the treatment area.

6.3. Methods and material for containment and cleaning up

Methods for Containment:	Contain and/or absorb with inert material, then place in a suitable container. Do not flush to sewer or allow to enter waterways. Use appropriate PPE.
Methods for Clean-Up:	None specified.
Other Information:	Not available.

6.4. Reference to other sections

Refer to section 8 for further information on protective clothing and section 13 for directions for waste disposal.

SECTION 7: Handling and storage

7.1. Precautions for safe handling

Applicators and other handlers must wear:

- Long sleeved shirt, long pants,
- chemical resistant gloves (such as barrier laminate, butyl rubber, nitrile rubber, neoprene rubber, or poly vinyl chloride)
- shoes plus socks

Follow manufacturers instructions for cleaning and maintaining PPE. If no such instructions for washables, use detergent and hot water. Keep and wash PPE separately from other laundry. Remove clothing/PPE immediately if pesticide gets inside. Then was thoroughly and put on clean clothing. Remove PPE immediately after handling this product. Wash the outside of gloves before removing.

7.2. Conditions for safe storage, including any incompatibilities

Keep in original container. Store in a dry place, away from direct sunlight. feed, or foodstuffs. Keep container tightly sealed when not in use. Do not store below 40°F (4°C).

7.3. Specific end use(s)

Use only as specified on label.

SECTION 8: Exposure controls/personal protection

8.1. Control parameters

OSHA Permissible Exposure Limits (PELs):	Not established.
ACGIH Threshold Limit Values:	Not established.
Other Exposure Limits:	Not established.

8.2. Exposure controls

Engineering Controls:	None specified.
Personal Protective Equipment	
Eye/Face Protection:	None specified.
Skin Protection	Long-sleeved shirt and long pants, shoes plus socks.
Hand Protection:	Chemical resistant gloves (such as barrier laminate, butyl rubber, nitrile rubber, neoprene rubber, or poly vinyl chloride)
Body Protection:	Long-sleeved shirt and long pants, shows plus socks.
Respiratory Protection:	None specified.
Thermal Hazards:	None specified.
General Hygiene Considerations:	Avoid contact with skin, eyes, or clothing. Wash thoroughly with soap and water after handling and before eating, drinking, chewing gum or using tobacco. Remove and wash contaminated clothing before reuse.
Environmental exposure controls:	For terrestrial use only: Do not apply directly to water or to areas where surface water is present, or to inter tidal areas below the mean high water mark. This product is toxic to bees exposed to direct treatment. Do not apply this product while bees are actively visiting the treatment area.

SECTION 9: Physical and chemical properties

9.1. Information on basic physical and chemical properties

Appearance:	Brown liquid.
Odour:	Citrus/garlic.
Odour Threshold:	Not determined.
pH: 1% dilution	4.5-6.5.

Melting Point / Freezing Point:	37°F (3°C).
Initial Boiling Point:	>275 ° F.
Boiling Range:	Not determined.
Flash Point:	70°C.
Evaporation Rate:	Not determined.
Flammability (solid, gas):	Not applicable.
Lower & Upper Flammability Limits:	Not applicable.
Vapour Pressure:	Not determined.
Volatility by weight :	25%.
Density:	0.86-0.95 g/ml.
Solubility:	Not determined.
Partition Coefficient (n-octanol/water):	Not determined.
Auto-ignition Temperature:	Not determined.
Decomposition Temperature:	Not determined.
Viscosity:	Not determined.
Explosive Properties:	None known.
Oxidising Properties:	None known.

9.2. Other information

Not available.

SECTION 10: Stability and reactivity

10.1. Reactivity	Combustible liquid, no known hazardous reactions when handled and stored according to stated provisions.
10.2. Chemical stability	Stable when handled and stored according to stated provisions.
10.3. Possibility of hazardous reactions	No known hazardous reactions when handled and stored according to stated provisions.
10.4. Conditions to avoid	Keep aware from flames and hot surfaces. Do not store below 40°F (4°C).
10.5. Incompatible materials	None known.
10.6. Hazardous decomposition products	None known.

SECTION 11: Toxicological information

11.1. Information on toxicological effects

Acute Toxicity

Toxicological information on the substance or mixture:

LD_{50} (oral)	> 5000 mg/kg (test with similar product containing higher concentration of the same active ingredient)
LD_{50} (dermal)	> 2000 mg/kg (test with similar product containing higher concentration of the same active ingredient)
LC_{50} (inhalation)	> 6.17 ± 1.23 mg/L (test with similar product containing higher concentration of the same active ingredient)
Skin corrosion / irritation:	Slightly irritating, Toxicity Category IV (test with similar product containing higher concentration of the same active ingredient)
Eye irritation:	Minimally irritating, Toxicity Category III (test with similar product containing higher concentration of the same active ingredient)
Respiratory or skin sensitization:	Mildly sensitizing (test with similar product containing high concentration of the same AI)

Other information on adverse health effects:

Carcinogenicity
NTP Listed: Not applicable.
IARC Listed: Not applicable.
OSHA: Not applicable.

11.2 Reference to other sections

See Section 4 for symptoms and acute and delayed effects.

SECTION 12: Ecological information

12.1. Toxicity

Test species	Test method	Test substance	LC_{50}
Bobwhite Quail	14-day acute oral	Active Ingredient	LD_{50} > 2,150 mg a.i./kg body weight
Pimephales promelas (Fathead Minnow)	96-hour	Active Ingredient	NOEC 96-hour: 2,000 mg/L
Daphnia magna	48-hour	Active Ingredient	NOEC 48-hour: 2,000 mg/L
Apis mellifera L	This product is toxic to bees exposed to direct treatment. Do not apply when bees are actively visiting the treatment area.		

12.2. Persistence and degradability Neem oil degrades rapidly and does not persist in the environment.

12.3. Bioaccumulative potential	Neem oil is not intended for use in aquatic environments. Appropriate cautions are required for use around bodies of water.
12.4. Mobility in soil	No data available.
12.5. Other adverse effects	No data available.

SECTION 13: Disposal considerations

13.1. Waste treatment methods

Disposal Instructions: Do not contaminate water, food, or feed by storage and disposal.

Pesticide Storage: Keep in original container. Store in a dry place, away from direct sunlight. feed, or foodstuffs. Keep container tightly sealed when not in use. Do not store below 40°F (4°C).

Pesticide Disposal: Wastes resulting from the use of this product must be disposed of on-site or at an approved waste disposal facility.

Container Handling: Non-refillable container. Do not reuse or refill this container.

-for containers equal to or less than 5 gallons-

Triple rinse container (or equivalent) promptly after emptying. Triple rinse as following: Empty the remaining contents into application equipment or a mix tank and drain for 10 seconds after the flow begins to drip. Fill the container 1/4 full with water and recap. Shake for 10 seconds. Pour rinsate into application equipment or a mix tank or store rinsate for later use or disposal. Drain for 10 seconds after the flow begins to drip. Repeat this procedure two more times. Then offer for recycling, if available or puncture and dispose of in a sanitary landfill, or by incineration, or if allowed by state and local authorities, by burning. If burned, stay out of smoke.

-for containers greater than 5 gallons-

Triple rinse as follows: Empty the remaining contents into application equipment or a mix tank. Fill the container ¼ full with water. Replace and tighten closures. Tip container on its side and roll it back and forth, ensuring at least one complete revolution, for 30 seconds. Stand the container on its end and tip back and forth several times. Turn the container over onto its other end and tip it back and forth several times. Empty the rinsate into application equipment or a mix tank or store rinsate for later use or disposal. Repeat this procedure two more times.

Then offer for recycling, if available, or puncture and dispose of in a sanitary landfill, or by incineration, or if allowed by state and local authorities, by burning. If burned, stay out of smoke.

-for 250-gallon refillable containers-

Refillable container. Refill this container with pesticide only. Do no reuse this container for any other purpose. Cleaning the container before final disposal is the responsibility of the person disposing of the container. Cleaning before refilling is the responsibility of the refiller. To clean the container before final disposal, empty the remaining contents from this container into application equipment or mix tank. Fill the container about 10 percent full with water. Agitate

vigorously or recirculate water with pump for 2 minutes. Pour or pump rinsate into application equipment or rinsate collection system. Repeat this rinsing procedure two more times.

SECTION 14: Transportation information

14.1. UN number

Not regulated.

14.2. UN proper shipping name

Not regulated.

14.3. Transport hazard class(es)

Not regulated.

14.4. Packing group

Not regulated.

14.5. Environmental hazards

Not regulated.

14.6. Special precautions for user

Not regulated.

14.7. Transport in bulk according to Annex II of MARPOL73/78 and the IBC Code

Not regulated.

SECTION 15: Regulatory information

15.1. Safety, health and environmental regulations/legislation specific for the substance or mixture

EPA: This product is a pesticide product registered by the United States Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets (SDS), and for workplace labels of non-pesticidal chemicals. The hazard information required on the pesticide label is reproduced below. The pesticide label also includes other important information, including directions for use.

CAUTION, KEEP OUT OF REACH OF CHILDREN
Harmful if absorbed through the skin. Causes moderate eye irritation.
This product is hazardous to fish and aquatic invertebrates.
This product is highly toxic to bees exposed to direct treatment.

OSHA:	N/A
TSCA Status:	Exempt
CERCLA Reportable Quantity:	N/A
SARA Title III:	
Section 302:	N/A
Section 311/312:	N/A
Section 313:	N/A
RCRA Status:	N/A

SECTION 16: Other information

Disclaimer:
To the best of our knowledge, the information contained herein is accurate. However, neither Certis USA nor any of its subsidiaries assume any liability whatsoever for the accuracy or completeness of the information contained herein. Final determination of suitability of any material is the sole responsibility of

the user. All material may present unknown health hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards which exist.

SDS Authoring Information:

Revision date:	April 17, 2019
Date of Previous version:	March 23, 2015
Reason for Revision:	Periodic update.
SDS Prepared by:	Certis U.S.A., L.L.C.

LIST OF TRAINED PERSONNEL

City of Carpinteria	Position	Department
Tiffany Smith	Parks and Facilities Supervisor	Public Works

Contractor	Address	Contractor License No.
Showscapes, Inc.	1200 Paseo Camarillo, Camarillo, CA 93010	797240

GLYPHOSATE

Fact Sheet

EPA has concluded its regulatory review of glyphosate, the most widely used herbicide in the United States. After a thorough review of the best available science, as required under the Federal Insecticide, Fungicide, and Rodenticide Act, EPA has concluded there are no risks of concern to human health when glyphosate is used according to the label and that it is not a carcinogen. EPA scientists had performed an independent evaluation of available data for glyphosate and found:

No risks of concern to human health from proper use of glyphosate. Glyphosate products used according to label directions do not result in risks to children or adults.

No indication of children being more sensitive to glyphosate. After evaluating numerous studies from a variety of sources, EPA found no indication of children being more sensitive to glyphosate from *in utero* or post-natal exposure. As part of the human health risk assessment, EPA evaluated all populations including infants, children and women of child-bearing age and found no risks of concern from ingesting food with glyphosate residues. EPA also found no risks of concern for children entering or playing on residential areas treated with glyphosate.

No evidence of glyphosate causing cancer in humans. EPA concluded glyphosate is not likely to be carcinogenic to humans. EPA considered a significantly more extensive and relevant data set than the International Agency on the Research for Cancer (IARC). EPA's database includes studies submitted to support registration of glyphosate and studies EPA identified in the open literature. For instance, IARC only considered eight animal carcinogenicity studies while EPA used fifteen (15) acceptable carcinogenicity studies. EPA does not agree with IARC's conclusion about glyphosate being "probably carcinogenic to humans."

EPA's cancer classification is consistent with other international expert panels and regulatory authorities, including the Canadian Pest Management Regulatory Agency, Australian Pesticide and Veterinary Medicines Authority, European Food Safety Authority, European Chemicals Agency, German Federal Institute for Occupational Safety and Health, New Zealand Environmental Protection Authority, and Food Safety Commission of Japan and the Joint Food and Agriculture Organization/World Health Organization (FAO/WHO) Meeting on Pesticide Residues (JMPR).

For more information, read the Revised Glyphosate Issue Paper: Evaluation of Carcinogenic Potential.

No indication of glyphosate is an endocrine disruptor. Glyphosate underwent Tier I screening under EPA's Endocrine Disruptor Screening Program. Based on all available information, EPA concluded, using a weight-of-evidence approach, the existing data do not indicate glyphosate has the potential to interact with the estrogen, androgen, or thyroid signaling pathways. The screening program did not indicate the need for additional testing for glyphosat