

City of Carpinteria
Special Joint City Council, Planning Commission, &
Architectural Review Board Meeting Agenda
Monday, March 31, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

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

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.).
- View the meeting live through the City's website (<https://carpinteriaca.gov/city-hall/agendas-meetings/>).
- View the meeting on Government Access Television Channel 21 (broadcast live and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m. and 5:00 p.m., respectively).
- Call 669-900-9128 (and enter Webinar ID 849 5178 9727) to listen to the meeting.
- Join the City's Zoom webinar by [CLICKING HERE](#). Alternatively, you can join the Zoom webinar by logging on to www.zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 849 5178 9727.
- Spanish interpretation will be available at the in-person meeting and through the City's Zoom webinar.

Public Comments

- Provide a live public comment in City Council Chambers at City Hall (5775 Carpinteria Ave.).
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment. At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to 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, or (2) the **eComment** link on the City's agenda website available at <https://carpinteriaca.gov/city-hall/agendas-meetings/>. Please

reference the agenda item to which your comment pertains. Although written comments become part of the record, they will not be read aloud at the meeting.

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

Levine Act Warning

Applicants and their agents before the City Council are subject to the campaign disclosure provisions detailed in Government Code Section 84308. No City Council Member may accept, solicit, or direct a contribution of more than \$500 from any party for 12 months following the date a final decision is rendered by the City. No City Council Member may accept, solicit, or direct any contribution from an agent of the party during the same time frame. This prohibition commences when an item involving the entitlement has been placed on the City Council's agenda for a public meeting, when the City Council Members knows the action is within the City Council's jurisdiction and it is reasonably foreseeable that it will come before the City Council as a decisionmaker, or when the proceeding is before the City Council for its decision. A party to a City proceeding—which includes both applicants and agents—shall disclose on the record of the proceeding any contribution of more than \$500 made to any Council Member by the applicant, or any donations made by the agent, during the preceding 12 months. No party to a City proceeding, or agent, shall make a contribution to a Council Member during the proceeding and for 12 months following the date a final decision is rendered by the City. Prior to rendering a decision on a City proceeding, any Council Member who received contribution of more than \$500 within the preceding 12 months from any party, or who received any donations from an agent, to a proceeding shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any Council Member receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, the Council Member shall be permitted to participate in the proceeding. If you believe that these provisions apply to you or a Council Member, please inform the City Clerk at the earliest possible opportunity. Failure to do so may affect the City's ability to process your application.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT WILL ONLY BE HEARD CONCERNING THE AGENDIZED ITEM BELOW

CITY COUNCIL BUSINESS:

The City Council will meet to consider the following item:

1. Conceptual review of a proposal to construct 93 new townhome-style residences and associated amenities on an 8.64-acre parcel located at 6380 Via Real (APN 001-190-097), proposed by Nick Patterson, Director of Development for City Ventures Homebuilding, LLC.

Recommendation: Receive public comment, and provide individual comments on the residential development proposal.

Staff Presenter: Syndi Souter, Senior Planner

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

ADJOURNMENT

The next regular City Council meeting will be held April 14, 2025 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, March 27, 2025, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.



City of Carpinteria

SPECIAL JOINT CITY COUNCIL / PLANNING COMMISSION / ARCHITECTURAL REVIEW BOARD AGENDA STAFF REPORT

CONCEPTUAL REVIEW LOMITA LANE RESIDENCES PROJECT NO. 25-2332-CON/SB330

ITEM FOR CONSIDERATION

Conceptual review of a proposal to construct 93 new townhome-style residences and associated amenities on an 8.64-acre parcel located at 6380 Via Real (APN 001-190-097), proposed by Nick Patterson, Director of Development for City Ventures Homebuilding, LLC.

STAFF RECOMMENDATION

Receive public comment, and provide individual comments on the residential development proposal.

Sample Motion: None required.

PROJECT DESCRIPTION

This is a conceptual review of a proposal to construct a residential development of 93 townhome-style condominium units and associated amenities. The development would include 18 structures that would contain three to seven units each, for a total of 185,301 square-feet and an overall density of 10.76 dwelling units per acre. Ten of the structures would be two-stories with a maximum height of 32.5 feet, and the remaining eight structures would be three-stories with a maximum height of 41 feet. The development would include 78 three-bedroom units and 15 four-bedroom units. Twelve units are proposed to be deed-restricted inclusionary housing with 10 units for moderate income residents and two units for above-moderate income residents. Each unit would have a two-car garage, and 29 additional uncovered guest parking spaces would be provided throughout the development, resulting in a total of 217 parking spaces.

The project would include landscaping that would provide common areas with outdoor amenities for the residents. Three open lawn areas are proposed that would allow common play areas for children. A community garden, decomposed granite pathways, a barbeque area with picnic tables, and sitting benches are also proposed. Sidewalks would provide pedestrian circulation throughout the development. Vehicular access to the development would be provided via a new access road off of Via Real with a secondary emergency access off of Lomita Lane.

The project would require the following entitlements: 1) a Coastal Development Permit to allow development within the coastal zone; 2) a Development Plan to allow the proposal as a residential-only development subject to the provisions of the State Density Bonus Law (DBL), including the use of concessions and waivers; and 3) a Tentative Tract Map (TTM) to allow a subdivision for condominium purposes.

Density Bonus

The contemplated concept calls for utilizing the State's Density Bonus Law (Gov. Code §§ 65915-65918) (DBL) to allow for concessions and waivers to the base zone district standards in exchange for setting aside a certain percentage of the units for moderate-income households. Specifically, the applicant is requesting a concession to eliminate the industrial/office park component of the Industrial/Research Park (M-RP) zone district's mixed-use requirements in order to proceed with a residential-only development, and waivers to reduce the required front yard setback, and exceed the maximum-allowed height limit by up to 11-feet. The project would also seek to utilize the reduced parking standards granted to density bonus projects to provide two fewer parking spaces than would be required under the City's zoning regulations. The proposal calls for setting aside 10 units for households that fall within the moderate-income level (80% to 120% of the area median income [AMI]) in exchange for the aforementioned concession, waivers, and parking reduction. A more detailed description of the Density Bonus Law, its applicability to this project, and an analysis of the project's consistency with it is provided later in this report.

The conceptual architectural and landscaping plans are included in Attachment A. A project description narrative prepared by the applicant is provided as Attachment B.

BACKGROUND

Purpose of Concept Review

The purpose of the conceptual review process is to allow an applicant to submit tentative plans, prior to the submittal of a formal project application, in order to receive early feedback from the public, and advisory comments and suggestions from the City's decision makers. These advisory comments shall constitute a conceptual review only. A conceptual review is not binding upon the Architectural Review Board, Planning Commission or City Council as to any further determinations to be made with respect to

the project. No action will be taken by any government body on the Project at the Conceptual Review hearing. Input received at this meeting will be considered at future Architectural Review Board, Planning Commission or City Council meetings. The City decision makers shall be wholly free to render a different determination and/or decision upon formal review of the project. Since only limited information regarding the project is provided at this time, the analysis in this report is preliminary and tentative.

Following the conceptual review, as with any development project in the City, the Developers could submit a formal application for the project. Once the City has deemed the formal application complete, environmental review would be conducted pursuant to the California Environmental Quality Act (CEQA), followed by formal review by the Architectural Review Board, Planning Commission, and City Council, and California Coastal Commission, if appealed.

In the case of this concept application, the applicant has also submitted an SB330 Preliminary Application (Pre-application) to the City. The SB330 Pre-application functions to vest the current zoning standards on the property provided a formal application is submitted within 180 days of the SB330 Pre-application submittal (no later than 8/25/2025). The feedback received from this conceptual review will assist the applicant team in further developing and refining their project design should they choose to move forward with a formal project application.

Project Setting

The project site is an 8.64-acre parcel located on the north side of Via Real, just over one-half mile east of Bailard Avenue. Lagunitas Creek runs along the northwest property boundary. The existing Lagunitas residential development is located to the northwest of the project site on the northern side of Lagunitas Creek. A 2.5-acre parcel located to the southwest of the site has been dedicated to the City for a future public park and would remain open space. A private road easement (Lomita Lane) runs along the eastern portion of the property and serves a residential neighborhood located north of the site and just outside of the City limits. Limited landscaping and a detention basin adjacent to Lagunitas Creek have been previously installed at the northern end of the project site. Site improvements associated with the larger Lagunitas project have been installed and include private roadways, trails, bridges, two detention basins, and infrastructure for all site utilities, including a bus stop on Via Real.

The project site is located in the Northeast Neighborhood which is comprised of a mix of residential types, agricultural, light industrial, and office uses. Immediately adjacent to the subject property are industrial and R&D offices to the east; single- and multi-family residences and open space to the west; the US 101 freeway to the south; and Lagunitas Creek and single-family residences to the north.

The site is zoned Industrial/Research Park (M-RP) and has a Research Development Industrial (RDI) land use designation. The site is subject to the Coastal Appeals (CA)

overlay district due to the proximity of Lagunitas Creek. The Lagunitas Creek corridor also is subject to the City's Environmentally Sensitive Habitat Area (ESH) overlay district.

Project History

Lagunitas Mixed-Use Development

A prior proposal to construct a 360,000 square foot office park on a site including this parcel was submitted in 1999 and proceeded through the permit review process and received certification of an Environmental Impact Report (EIR) by the Planning Commission in June 2000. The project was consequently withdrawn by the applicants as a new zoning regulation to allow for mixed residential/commercial use in the M-RP zone district was under consideration by the City and California Coastal Commission.

Following preliminary adoption of the new mixed-use standards, a revised project for 38 single-family detached residences, 36 condominium units, and a 145,425 square foot industrial office park was submitted in April 2001. In July 2003, the City Council took action to conceptually approve the project and continued their final action until the Zoning Code Amendment implementing the new mixed-use standards were finalized. The Lagunitas mixed use project subsequently received unanimous approval by the City Council in 2006.

Following the City Council approval, the Carpinteria Valley Association (CVA) appealed the project to the California Coastal Commission (Coastal Commission) and circulated a referendum for signatures to place the matter of the City's approval of the project on a ballot for review by a vote of the people. However, as the referendum signature deadline approached, the developer and representatives of the CVA agreed to a reduced project scope, thereby avoiding the referendum and the CVA withdrew their pending appeal with the Coastal Commission.

The reduced project design that was ultimately re-approved by the City Council in September 2008 included a mixed-use project with an 84,550 square foot office building and 340 associated parking spaces; 37 detached single-family residences and 36 condominium units; and left approximately 2.5 acres of the site as open space offered for dedication to the City for use as a future public park. The residential units, now known as the Lagunitas neighborhood, were constructed in 2013. In June 2019, the City Council accepted the offer for dedication of the 2.5-acre public park space. The office building complex had a few proposals for minor design revisions over the years, but has yet to be constructed.

6380 Via Real Mixed-Use Proposal

On August 2, 2023, a proposal for a new mixed-use project application was submitted for the subject parcel (6380 Via Real) in place of proceeding with construction of the approved office building development. Due to the post-COVID 19 pandemic changes in the market for office space, the new proposal was focused primarily on providing

additional residential rental units. Under the proposal, the approved 84,550 square foot office park would have been replaced with 159 market-rate rental apartments and approximately 9,000 square feet of commercial space. The project aimed to continue to qualify as a mixed-use development according to the mixed-use provisions allowed for under the M-RP zoning district.

The project was preliminarily reviewed by the Architectural Review Board (ARB) on April 11, 2024. At the meeting, numerous written and verbal public comments were received, mostly in opposition to the project. The public comments were primarily from neighbors of the project site and generally expressed concerns regarding the size/density of the development, the height, the introduction of rental units into the area, and an alleged conflict with the CC&Rs regarding the change of project scope from commercial to mixed-use. The ARB comments included concerns about the height/size/bulk/scale of the project, the impracticality of compact parking spaces, the need for more functional open space, and a desire to see deed-restricted affordable housing units included within the project.

Following that ARB meeting, the same applicant chose to take a step back and pursue a Concept Review of the mixed-use project with three different options for the residential component of the project before the City Council, Planning Commission, and ARB on June 18, 2024. The three options included market-rate apartment complexes with 159 units (18.4 units/acre density), 153 units (17.7 units/acre density), or 147 units (17 units/acre density). At that meeting, 13 neighbors spoke and 16 public comment letters were received. The sentiment of the public comments mimicked the comments from the prior ARB meeting in regard to their concerns about introducing rental housing into the neighborhood, the size/density and height of the apartment complexes, and the perceived conflict with the CC&Rs regarding the new proposal. The ARB Boardmembers, Planning Commissioners, and City Councilmembers provided comments on the three options. Collectively, their comments included a desire for a lower overall density project that provides more functional open space. They also wanted to see lower building heights to reduce impacts to public views, and expressed general concerns about neighborhood compatibility. City decisionmakers supported the mix of smaller units that were proposed across all three options, but wanted to see income-restricted affordable units included as part of any project.

A copy of the ARB Meeting Minutes from April 11, 2024 and the Special Joint City Council, Planning Commission & Architectural Review Board Meeting Minutes from June 18, 2024 are included in Attachment C.

Housing Element Rezones

As part of the City's 2023-2031 Housing Element, the subject parcel was initially identified and included as a candidate site (identified in the Housing Element as "Candidate Site No. 5") for rezoning to help address the City's anticipated Regional Housing Needs Assessment (RHNA) shortfall. As an undeveloped 8.64-acre site with utilities and

infrastructure already in place to serve future anticipated development, the site was an attractive candidate for rezoning to multifamily residential use and could have accommodated between 172 and 215 units under the contemplated density range of 20 to 25 dwelling units per acre.

Prior to the approval of the Housing Element, however, the previous applicant for the above-described “6380 Via Real Mixed-Use Proposal” submitted a SB 330 pre-application along with a formal complete Development Plan application thereby vesting their project to the M-RP zoning and development standards in place at the time of application submittal. Accordingly, staff revised the Housing Element to remove the site from the candidate rezones sites list and instead counted the proposed residential units as part of the “completed, approved and pending” category of projects in the Housing Element.

Following the June 18, 2024 concept review hearing, the project was indefinitely paused by the project applicant. As it became clear that the applicant did not intend to proceed with the project, City staff returned to including the site for consideration as a candidate site for rezoning. The inclusion of the site for rezoning was discussed by City decision makers as part of the Housing Element Rezone hearings held during the fall and winter of 2024. A final decision on whether to include the site for rezoning was deferred, however, due to neighbor opposition and to allow time for City staff to make contact with the prospective buyer, City Ventures Homebuilding, LLC, to better understand their intentions for the property. Ultimately, like the previous mixed-use proposal, the prospective buyer also submitted a SB 330 pre-application again vesting the site to its current M-RP zoning standards. In light of the site’s SB 330 vesting status, which would preempt any subsequent rezoning of the property, City staff has elected at this time to not continue to move forward with pursuing the rezoning of the property.

DISCUSSION

The following discussion provides an overview analysis of how the concept proposal conforms to applicable Carpinteria Municipal Code (CMC) and General Plan/Coastal Land Use Plan (GP/CLUP) regulations and policies, and the State Density Bonus Law (SDBL). A discussion concerning the adopted Conditions, Covenants and Restrictions (CC&Rs) associated with the original Lagunitas mixed-use development has also been included given the level of attention devoted to this topic during the April 11, 2024 ARB preliminary review meeting for the previous proposal.

Carpinteria Municipal Code (CMC), Title 14. Zoning

Residential development is a permissible use in the Industrial/Research Park District (M-RP) zone district, subject to specific mixed-use development standards and approval of a Development Plan, Coastal Development Permit, and the additional findings for mixed-use development listed in CMC §14.26.140. Consideration of a residential-only development is also permissible under the existing M-RP zoning designation through the

successful application of the Residential Overlay District to a site pursuant to CMC §14.49. Additional standards and findings for approval would apply to any contemplated project involving a subdivision map, as well. The following table identifies the proposal's conformance with applicable M-RP district requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front	80 feet from centerline of street or 50 feet from property line, whichever is greater.	86.5 feet from centerline of Via Real and 34.5 feet from property line*
Side (East)	10 feet min.	50 feet
Side (West)	10 feet min.	10 feet
Rear	10 feet min.	150 feet
Height	30 feet max.	2-Story Buildings: 32.5 feet* 3-Story Buildings: 41 feet*
Building Coverage	Total: 40% max. (147,407 square feet) Dwellings: 30% max. (110,555 square feet)	Total: 27% (±100,000 square feet) Dwellings: 27% (±100,000 square feet)
Common Open Space	20% min. gross area (1.73 acres)	31% (2.68 acres) (including detention basin)
Landscaping	30% min. net area (2.54 acres)	32% (2.68 acres) (including detention basin) ~27% (2.31 acres) (excluding detention basin)
Density	20 units/acre max. (172 units)	10.76 units/acre (93 units)
Inclusionary Housing Units	12% of ownership units at above-moderate-income level (12 units)	2 units- above-moderate-income level 10 units- moderate-income level* TOTAL: 12 units*
Parking	Residences: 186 spaces (93 covered) Guest parking: 31 spaces (1 space/3 units) TOTAL: 217 spaces (min. 93 covered)	Residences: 186 spaces (covered in garages) Guest parking: 29 spaces* TOTAL: 215 spaces* (186 covered, 29 uncovered)

*See State Density Bonus Law discussion below

Industrial / Research Park (M-RP) District, CMC 14.26

The purpose of the M-RP district is to provide areas primarily for light industry, technical research and large business headquarters, and to also provide opportunities for mixed residential / industrial uses. The intent of allowing opportunities for mixed residential / industrial use, is to encourage rehabilitation of important existing housing stock or the production of affordable housing, and to assist the City in maintaining an appropriate balance between jobs and housing, while ensuring that industrial use remains the primary use within the zone district. Allowance of a mixed residential / industrial development within the M-RP zone district requires approval of a Development Plan subject to additional development standards spelled out in Section 14.26.120 (Mixed Use Development Standards) and the findings for approval of mixed-use development specified in Section 14.26.140:

1. *The mixed use development encourages rehabilitation of important existing housing stock, or would result in the production of affordable housing and that the mixed use would assist the city in maintaining an appropriate balance between jobs and housing;*
2. *The mixed use development is compatible with existing and anticipated uses in the area surrounding the site;*
3. *Industrial use of the site is the primary use and residential use is secondary. The industrial use shall be found to be the primary use if it is greater in area than the residential component and/or is situated and designed such that it appears and functions as the primary use of the parcel from its primary street frontage.*

State Density Bonus Law

As previously discussed in the Project Description section above, the applicant is proposing to utilize provisions of the State Density Bonus Law (DBL) to make use of concessions and waivers to allow deviation from the City's zoning standards, in exchange for setting aside 10 of the units for purchase by moderate-income level households. Allocating 10 of the units (10.7% of total) to moderate-income households qualifies the project for up to a 5% bonus density and grants the project use of one concession or incentive, and use of unlimited waivers or reductions of other development standards.

An "incentive or concession" is defined as a reduction in site development standards or a modification of zoning code or architectural design requirements, approval of mixed-use zoning, or other regulatory incentives or concessions which result in identifiable cost reductions. Density Bonus Law requires that a requested incentive/concession be granted unless the city or county makes written findings that the incentive/concession (a) does not result in identifiable and actual cost reduction to provide for affordable housing, (b) has a specific, adverse impact upon public health and safety or a historical resource that cannot be feasibly mitigated, or (c) is contrary to state or federal law.

In addition to incentives/concessions, qualifying projects also are entitled to unlimited waivers from development standards that would *physically preclude* construction of the qualifying housing development with the requested density bonus or incentive/concession, unless certain findings can be made. Finally, DBL provides that, although it does not supersede the Coastal Act, any bonuses, concessions, incentives, waivers or reductions of development standards must be permitted in a manner that is consistent with the Coastal Act. In other words, DBL applies in the Coastal Zone and in the City, but must be *harmonized* with the Coastal Act.

In the case of the proposed concept, the applicant does not seek to utilize any of the granted bonus units because the proposed density of 10.76 units/acre is below the maximum allowable density of 20 units/acre. The applicant does, however, propose to utilize their one granted concession or incentive, to request two additional waivers or reductions to development standards, and to utilize the reduced parking standards provided for DBL projects, as described below:

The M-RP zone allows residential uses as part of a mixed-use development when a project would rehabilitate existing housing stock or provide new affordable housing opportunities, while remaining compatible with surrounding development, and ensuring that the industrial use remains the primary use of the site. In this case, the applicant seeks to use a DBL concession to eliminate the required industrial/office park component of a mixed-use development to propose a 93-unit residential-only project. If granted, the requested concession would negate the applicability of the mixed-use development standards and findings discussed above.

The applicant is also considering use of several DBL waivers or reductions to the MR-P zone district development standards for the project. The first waiver would reduce the front yard setback down to 34.5-feet from Via Real at the closest point, instead of the standard setback of 50-feet that applies to this property. Two of the proposed buildings along Via Real would be affected by this waiver request, one with a setback of 34.5 feet, and the other with a setback of 39-feet. The remaining 16 buildings would be located outside of the required standard setbacks.

The second waiver request is to exceed the 30-foot height limit on all 18 of the proposed structures. The proposed development would include ten two-story buildings on the front portion of the property closest to Via Real. These structures would range from 32.08-feet to 32.5-feet in height. The remaining eight buildings would be three-stories tall and would be located towards the rear of the property. The three-story structures would range from 40.67-feet to 41-feet in height. For comparison, the recently approved 24-unit apartment mixed-use project at 4745 Carpinteria Avenue utilized a DBL concession to allow for a maximum height of 34.08-feet for a three-story structure.

The applicant proposes a total of 215 parking spaces, with two garage spaces per unit (186 spaces) and 29 guest parking spaces. Under DBL, the project would be required to provide a minimum of 155 parking spaces, based on 1.5 spaces per three-bedroom unit

and 2.5 spaces per four-bedroom unit. By providing each proposed unit with two garage spaces, and the additional uncovered guest parking spaces throughout the development, the proposed parking arrangement would fall only two spaces short of the 217 required spaces calculated under the Zoning Code. Although not required under DBL, should this project move forward as a formal submittal, the applicant could likely find space to accommodate additional uncovered parking if that were found to be a concern for neighbors or decision-makers.

Project Relationship to Housing Element

The City's Housing Element outlines how the City will meet its Regional Housing Needs Assessment (RHNA) allocation for the planning period from 2023-2031, by income category, to meet the City's growth projections and address existing housing capacity issues as it relates to affordability, overcrowding and/or availability of housing. The City's RHNA for the 2023-2031 planning period requires the City to plan for a total of 901 housing units, broken down by income category, as shown in the top row (RHNA 2023-2031) of the table below excerpted from the City's certified Housing Element:

**Table II-1
Land Inventory Summary**

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

Source: City of Carpinteria, 2023

The concept proposal includes 81 market-rate units, 2 above-moderate-income units, and 10 moderate-income units. As proposed, 83 of the units would count towards the "above" category and 10 units would count towards the "moderate" category in the RHNA table above. The City's current Inclusionary Housing Ordinance (CMC §14.75) requires that any project that proposes ownership units (e.g., for-sale homes or condominiums) must provide at least 12% of the units as affordable to above-moderate-income households earning 121% to 200% of the area median income (AMI). The applicant seeks to count the 10 moderate-income units set aside under the DBL provisions (affordable to households earning 80% to 120% of the AMI) towards meeting the City's 12% inclusionary housing requirement.

While the project proposal as currently conceived would help contribute new units towards meeting the City's respective above-moderate- and moderate-income RHNA housing

needs, there are various project alternatives that could allow a multi-family residential project at this location to better meet the City's RHNA housing needs. For example, a project that provided a mix of smaller unit sizes (e.g., two- and three-bedroom units) could accommodate a higher number of total units (e.g., higher density) within the same approximate project footprint while providing housing opportunities to a broader range of Carpinteria household sizes and incomes, and result in a slight increase to the number of moderate-income units that would be set aside through application of DBL provisions.

As another alternative, the applicant could still request to include this property for rezoning to the new Residential / Mixed Use (RMU) district to allow for a residential-only or mixed-use development. If the property were to be rezoned to RMU, it would require the residential component of any forthcoming project to have a minimum density of 20 units/acre and up to a maximum density of 25 units/acre. For this site, that would correlate to 172 to 215 potential new residential units. Under the RMU zoning, if the applicant were to set aside 20% of the units as low-income units, the applicant would receive the benefit of a streamlined ministerial permit process rather than a discretionary permit process, provided the project met all required objective zoning standards. As stated previously, the SB330 pre-application submitted by the applicant vests the project to the current development standards, including its M-RP zoning designation, however, the applicant could withdraw or waive their vesting rights under the SB330 pre-application if they wished to pursue the allowances under an RMU district rezone.

General Plan/Coastal Land Use Plan

The following is a partial list of key objectives and policies contained in the City's General Plan/Coastal Land Use Plan (GP/CLUP) that pertain to the conceptual proposal, grouped by Element, to help facilitate the conceptual review discussion. The analysis below is intended to foster discussion of potential policy issues involving the conceptual design and uses, but does not represent the City's final determination of environmental effects or planning policy consistency at this stage of project discussion. A comprehensive list and full analysis of the applicable policies would occur during the future project review.

Land Use Element

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

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

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

Policy LU-3h: *“Develop land uses that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles in the community, and encourage alternative means of transportation.”*

Policy LU-3i: *“Ensure the provision of adequate services and resources, including parking, public transit and recreational facilities, to serve proposed development.”*

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

Policy LU-6a: *The City may consider and permit mixed use (i.e., residential/commercial or residential/industrial) on parcels designated on Figure LU-1 for commercial or industrial use. Such mixed use may be considered if the City has found that either the allowance would encourage rehabilitation of important existing housing stock, or the residential use of the subject parcel(s) would result in the production of affordable housing in the community, and that mixed use on the site would assist the City in maintaining an appropriate balance between jobs and housing. 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.*

The concept proposal would provide new housing as “in-fill” development in an area that is already developed with both residential and industrial/office uses. The existing Lagunitas residential development is the result of a prior approved mixed-use proposal that found residential uses to be consistent with the types of land uses allowed in the RDI land use category and the corresponding M-RP zone district when integrated into a larger residential / industrial mixed-use development. Unfortunately, as a result of changes in employment patterns and the commercial real estate market, the office park component of the previously approved mixed-use project does not currently make economic sense to construct. Accordingly, the site presents an opportunity to accommodate additional residential infill development near a jobs center and along an established transit route.

Adequate public services, including all needed utilities, a 2.5-acre parcel dedicated for a future public park, and a bus stop in front of the project site, are available to serve future development of the project site. Although common open spaces are included in the project, additional outdoor recreational amenities, such as a playground or open play field, could be added to provide more functional outdoor open space for project residents. The developer could also help fund or construct public park improvements in the Lagunitas public park property to serve residents of the proposed project and surrounding neighborhoods.

The existing neighboring Lagunitas residential development includes 37 single-family residences and 36 condominium units, with an overall density of approximately 5.2

units/acre. The current concept proposal includes 93 townhome-style units at a density of 10.76 units/acre. The proposal would result in a higher density than the existing Lagunitas development, but it would be well below the maximum density of 20 units/acre that is currently allowed for residential or mixed-use development in the M-RP zone district.

As discussed previously in this staff report, the subject site was identified by staff as an excellent candidate site for rezoning to accommodate a multifamily residential infill project that could play a meaningful role in helping the City achieve its RHNA goals. While the current proposal would contribute new units towards the above-moderate- and moderate-income household categories, a modestly higher density alternative project with a greater variety of unit types and sizes (i.e., emphasizing two- and three-bedroom units) could meet the household size and income needs of a broader segment of the Carpinteria community and result in a slight increased number of moderate-income restricted units as well.

The Carpinteria community is in need of additional work-force housing, particularly for lower-income households. A project that emphasizes meeting the needs of the community, contributes towards a jobs-housing balance, and provides new affordable housing opportunities could be a welcome addition to this area of the City. Such a project could help further support the transition of this part of the City to a “live-work district” that can provide housing, employment, recreation and other services within a compact walkable radius.

Community Design Element Objectives and Policies

Objective CD-1: *The size, scale and form of buildings, and their placement on a parcel should be compatible with adjacent and nearby properties, and with the dominant neighborhood or district development pattern.*

Objective CD-2: *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.*

The site is surrounded by one- and two-story industrial research park buildings on the east; by residential development, including single- and multi-family structures, to the north and west; and Via Real and the US 101 freeway to the south. The proposed contemporary farmhouse architectural style with a neutral color palate would generally harmonize with the other residential structures in the vicinity. The proposed project’s two-story structures would be located closer to Via Real and would range in height from 32.08-feet to 32.5 feet in height. The project’s three-story structures would be set back on the property towards the center and adjacent to the existing detention pond and would vary from 40.67-feet to 41-feet in height. The research park buildings immediately to the east along Via Real range from 24- to 29- feet in height, and are visually comparable to two-story structures.

The proposed three-story townhome structures, in particular, would be a departure from the neighborhood norm in terms of size, height and scale. Building plate heights could be lowered and roof pitches flattened or reduced to bring down building heights to more closely conform to the M-RP zoning district standards. Meaningful reductions to building heights would help reduce the massing and scale of the buildings, making the design more consistent with the surrounding neighborhood development pattern. If feasible, limiting or reducing the height of any site fill pad could also help to mitigate perceived building height in space relative to surrounding development.

Comments on the proposal's size, bulk, scale, and neighborhood compatibility would be appreciated.

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

Primary public views of the site occur from Via Real and the US 101 Freeway. Public views of the mountains would be impacted by the proposed development, especially at the currently proposed building heights. Efforts to reduce building heights should be considered to reduce impacts on public views towards the mountains. Distant public views of the Pacific Ocean appear to be available in the area, but would not be significantly impacted by the proposal.

Objective CD-7: *Enhance and maintain the Linden Avenue downtown core, the Carpinteria Avenue commercial core, the Eugenia Professional office area, the Casitas Village, Shepard's place Shopping Center, and the Cindy Lane-Mark Avenue industrial park districts.*

Policy CD-7c: *Loading and trash facilities should be located where they are screened from view. The use of alley and service roads is encouraged for these facilities.*

Policy CD-7d: *Courtyard housing types, with multiple small units fronting onto a common courtyard or garden, are encouraged as an alternative to apartment "blocks" or more massive buildings within mixed-use districts.*

The proposed townhome structures range in size from 8,722 square-feet to 19,740 square-feet, and are configured primarily with the garages facing the drive aisles and the residences' entries facing the opposite direction. Along the development's main access drive, 29 of the proposed units would be oriented to face the street with garage access taken from a secondary drive behind. While reducing the prominence of garages by locating them off secondary drives is desirable, there are only few areas within the development where the front of the units are oriented towards a common courtyard feature located between structures, or towards larger open space areas. Instead, many of the buildings have their front entries oriented towards narrow landscaped walkways along the project perimeter or main drive aisle. The design could be refined to incorporate covered porch elements or similar pedestrian-scaled design elements to help reduce the

massing of structures oriented towards drive aisles, and/or building layouts could be adjusted to provide for larger landscaped buffers from roadways and property lines, to be more consistent with these objectives and policies.

The trash receptacles for each unit would be stored in the garages and brought out to the curb on collection days. Five transformers are proposed throughout the site, with no screening proposed at this time. Locations and screening of project utilities and infrastructure would be further developed and refined as part of a formal application submittal.

Objective CD-10: *Areas with attractive frontage designs should be maintained. New development should be carefully planned with frontage areas which maintain and enhance the quality of Carpinteria's streetscape.*

Policy CD-10a: *Minor variations in front yard building alignments within a block are encouraged. Relatively steady setback patterns clearly define the public space of the street and reinforce small town character.*

As mentioned previously, the public views of the proposed development would primarily consist of the three two-story buildings that front along Via Real. The street frontage would consist of the entrance, front and side building façades, one of the common open lawn areas, and new landscaping. Additional vertical elements could be added to the landscaping along Via Real to soften and screen the public views. Looking into ways to reduce building heights and/or further articulate or animate two-story development from Via Real could further help improve the frontage design and mitigate view impacts.

Within the project interior, units that have their entries oriented towards main drive aisles could benefit from additional buffering elements such as larger landscape planters and/or pedestrian-scaled front porch elements. Staggering buildings or even offsetting individual units within the same building could also help introduce further animation and help to break up the massing of some of the larger multi-unit structures.

Comments on the proposal's consistency with the City's street frontage design objectives and policies would be appreciated.

Objective CD-12: *Development should fit quietly into the area's natural and introduced landscape, deferring to open spaces, existing natural features and native and sensitive habitats.*

Policy CD-12a: *Landscape planning shall be respectful of the natural character of the City and enhance existing native plant communities and environmentally sensitive habitat areas.*

The previously approved Lagunitas project included a substantial restoration project with native trees and plantings along the Lagunitas Creek corridor and Lomita Lane, which

has since grown to near-maturity. The proposed project would avoid the restored creek corridor and adhere to the required protective buffer. A conceptual landscaping plan is included in the plans which includes a plant palette of native and non-native species. If the proposal moves forward, the landscaping plan can be further refined with input from the ARB to ensure an attractive built environment while being respectful of adjacent sensitive habitat areas and helping visually soften the proposed project.

Subarea 4 (The Northeast) Objectives and Policies

Objective CDS4-1: *Strengthen the visual and physical connections between the subarea, the downtown and other neighborhoods and districts in the city.*

Objective CDS4-2: *To take advantage of the subarea's unique mixture of workplaces and affordable housing to develop a vital living and working center for the city.*

Objective CDS4-3: *Enhance existing residential neighborhoods and ensure that new development improves the neighborhood scale and character.*

The conceptual proposal would provide a new residential development of 93 townhome-style condominiums. The proposal would provide infill housing in an area that is adjacent to many large businesses that are some of the City's largest employers. As such, it is anticipated that some of the future residents would choose to live closer to their workplace. This could help foster a greater sense of community in the neighborhood and further develop the area as a vital living and working area. As the area gradually evolves to include additional residential development, there may be increased need for recreational or small-scale commercial uses (e.g., a gym or a neighborhood market) to serve residents and employees in the district.

As currently conceived, the size and scale of individual buildings within the development would be significantly taller than the larger warehouse and office buildings that make up the majority of the M-RP district. Additionally, the conceptualized structures would be notably larger in scale and mass than the condominiums and single-family homes constructed as part of the original Lagunitas mixed-use development. Efforts to reduce mass and scale, such as through reductions to building height, could go a long way towards helping the project to better fit within its surroundings.

Policy CDS4-a: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods, and consistent with the city's "small beach town" image.*

Policy CDS4-c: *Enhance the pedestrian character of the subarea's streets, parks and lanes.*

Carpinteria prides itself on and derives much of its identity from its small beach town image. While Linden Avenue, and the surrounding downtown and beach areas, form the nucleus of Carpinteria's small beach town character, new development throughout the

community has been carefully reviewed to ensure it reflects and reinforces Carpinteria's unique identity. There is a need and demand for additional multifamily residential housing opportunities within the community, but it is important that such infill development is done in a thoughtful manner that is sensitive to its surroundings.

With that in mind, the proposed size and massing of the townhome structures, combined with the unit types and sizes, would be a departure from the more typical Carpinteria development pattern of smaller, more modest, two-story multifamily residential structures set back from the street. The two-story structures would range in size from 8,722 square-feet for a building with three (3) three-bedroom units up to 19,740 square-feet for a building with seven (7) three-bedroom units. The three-story structures would range in size from 10,302 square-feet for a building with five (5) three- and four-bedroom units to 12,619 square-feet for a building with six (6) three- and four-bedroom units. For comparison, the multi-unit buildings in the existing Lagunitas development are two-stories and contain three (3) two- and three-bedroom units within a 7,026 square-foot structure.

Open Space, Recreation, & Conservation Element

Objective OSC-6: *Preserve the natural environmental qualities of creekways and protect riparian habitat.*

Policy OSC-6a: *Support the preservation of creeks and their corridors as open space, and maintain and restore riparian habitat to protect the community's water quality, wildlife diversity, aesthetic values, and recreation opportunities.*

Policy OSC-6e: *Natural drainage patterns and runoff rates and volumes shall be preserved to the greatest degree feasible by minimizing changes to natural topography, and minimizing the areas of impervious surfaces created by new development.*

Policy OSC-6f: *All development shall be evaluated for potential adverse impacts to water quality and shall consider Site Design, Source Control and Treatment Control BMPs in order to minimize polluted runoff and water quality impacts resulting from the development. In order to maximize the reduction of water quality impacts, BMPs should be incorporated into the project design in the following progression: (1) Site Design BMPs, (2) Source Control BMPs, and (3) Treatment Control BMPs.*

Policy OSC-13h: *Plans for development shall minimize cut and fill operations. Plans that do not minimize cut and fill shall be denied.*

Policy OSC-13i: *Design all new development to fit the site topography, soils, geology, hydrology, and other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Preserve all natural landforms, natural drainage systems, and native vegetation. Require all areas on the site not suited to development, as evidenced by competent soils, geology and hydrology investigation and reports remain as open space.*

The project site is adjacent to Lagunitas Creek, which flows to the southwest into the Pacific Ocean. A 50-foot-wide creek setback has been established along the portion of the property that is abutted by the creek and would be maintained. The conceptual plan also maintains the existing stormwater detention basin that meters flow into the creek during and after storms. Other proposals on this site included an expansion of the detention basin to accommodate additional runoff from proposed development. Site drainage would need to be taken into consideration during the preparation of a formal project application. As such, great care should be taken to ensure that the project, including the design of the landscaping and hardscape improvements, minimize direct runoff and pollution into the creek.

A preliminary grading and drainage plan was not included in the concept plans. However, prior proposals on this site have included the placement of fill over the project site to raise the elevation of the entire development for drainage purposes. The placement of the fill pad would add additional perceived height to any proposed structures in comparison to the existing site elevations. During a formal project review, the amount of fill would be analyzed to determine the minimum amount necessary to achieve the site drainage objectives.

Project Conditions, Covenants & Restrictions (CC&Rs)

As mentioned above in the Project History section, several of the public commenters for the previous mixed-use proposal made reference to the adopted CC&Rs for the original Lagunitas Mixed-Use Development and suggested that these CC&Rs limit or restrict use of the (former) office park parcel to the original approved project only, or preclude the City from considering another project for this site. The City takes the position that CC&Rs are a private contract between the property owners that are a party to the CC&Rs. The City is not responsible for interpreting or enforcing the CC&Rs, nor is the City bound by the terms of the CC&Rs as it relates to private property owners. The City may consider, review, and even approve a new project for a given parcel. To the extent that such a parcel is subject to existing CC&Rs, it would be the responsibility of the affected owners to resolve any issues that arise from such a project through a negotiated solution or private right of action. To the extent that the City may have required certain conditions or limitations be imposed through project CC&Rs, the City would have the authority to ensure that any new project address those issues or concerns in the updated CC&Rs as a project condition of approval.

DEVELOPMENT IMPACT FEES

A series of ordinances and resolutions adopted by the City Council require the payment of various Development Impact Fees (DIFs) for projects that create new dwelling units. Based on the concept plans provided, the conceptual proposal would be subject to City DIFs due to the new construction of 93 new residential units, as shown in the table below based on the adopted 2024-2025 fee schedule.

Estimated Development Impact Fees
Based on 185,301 habitable square feet (gross)

Fee Type	Fee Per Square Foot	Total Fee
Streets and Thoroughfares	\$0.12	\$22,236.12
Highway Interchanges & Bridges	\$1.64	\$303,893.64
Traffic Control Facilities	\$0.19	\$35,207.19
General Facilities & Equipment	\$0.93	\$172,329.93
Storm Drainage Facilities	\$1.73	\$320,570.73
Quimby/Parkland Acquisition	\$6.52	\$1,208,162.52
Parks and Recreational Facilities	\$5.49	\$1,017,302.49
Aquatics Facilities	\$0.33	\$61,149.33
TOTAL DIFs		\$3,140,851.95

Mitigation fees and similar charges from the various special districts who would serve the project may also apply. These fees would be calculated by the respective districts, including the Carpinteria-Summerland Fire Protection District, the Carpinteria Sanitary District, the Carpinteria Valley Water District and the Carpinteria Unified School District. Estimates of any respective fees from the special districts were not obtained for the purposes of this conceptual review proposal.

SUMMARY OF ISSUES

The City Council, Planning Commission, and Architectural Review Board should comment on the following issue areas:

- Consistency with applicable City regulations;
- Compatibility with Carpinteria's "small beach town" character;
- Mix of unit types and number of income-restricted units;
- Site design and project layout;
- Outdoor recreation/functional open space areas;
- Architectural style and materials;
- Size, height, massing, and scale of the proposed structures in relation to their surroundings;
- Impacts to public views of the mountains; and
- Neighborhood compatibility.

PRINCIPAL PARTIES EXPECTED AT MEETING

Nick Patterson, Director of Development for City Ventures Homebuilding, LLC
 Interested citizens

ATTACHMENTS

Attachment A: Conceptual Architectural and Landscaping Plans

Attachment B: Applicant Project Description Narrative

Attachment C: Meeting Minutes from Prior Project Reviews

Staff contact: Syndi Souter, Senior Planner
(805) 755-4405, syndis@carpinteriaca.gov



Signature

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



Signature

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



Signature

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



Signature

Attachment A
Conceptual Architectural & Landscaping Plans

Lomita Lane Residences Concept Review
#25-2332-CON/SB330
Joint City Council/Planning Commission/Architectural
Review Board Conceptual Review
March 31, 2025



Lomita Lane Residences 6380 Via Real

C A R P I N T E R I A , C A L I F O R N I A

DEVELOPER INFORMATION

CITY VENTURES
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
CONTACT: NICK PATTERSON
PHONE: (763) 244-9855
EMAIL: NPATTERSON@CITYVENTURES.COM

CONSULTANT INFORMATION

ARCHITECTURE:
KTTY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
CONTACT: ALAN SCALES
PHONE: (949) 221-6256
EMAIL: ASCALES@KTTY.COM

LANDSCAPE ARCHITECTURE:
C2 COLLABORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
CONTACT: NIKI WU
PHONE: (714) 331-5834
EMAIL: NWU@C2COLLABORATIVE.COM

CIVIL:
KES TECHNOLOGIES
ONE VENTURE SUITE NO. 130
IRVINE, CA 92618
CONTACT: DARYL KESSLER
PHONE: (949) 339-5331
EMAIL: DKESSLER@KESTECHNOLOGIES.COM

SHEET INDEX

ARCHITECTURE

- A0.00 - COVER SHEET
- A0.10 - SHEET INDEX & PROJECT SUMMARY
- A1.00 - SITE PLAN
- A2.00 - 3-PLEX - B300 - PERSPECTIVES
- A2.01 - 3-PLEX - B300 - ELEVATIONS
- A2.02 - 3-PLEX - B300 - BUILDING PLANS
- A2.10 - 4-PLEX - B400 - PERSPECTIVES
- A2.11 - 4-PLEX - B400 - ELEVATIONS
- A2.12 - 4-PLEX - B400 - BUILDING PLANS
- A2.20 - 5-PLEX - B500 - PERSPECTIVES
- A2.21 - 5-PLEX - B500 - ELEVATIONS
- A2.22 - 5-PLEX - B500 - BUILDING PLANS
- A2.30 - 5-PLEX - B510 - PERSPECTIVES
- A2.31 - 5-PLEX - B510 - ELEVATIONS
- A2.32 - 5-PLEX - B510 - BUILDING PLANS
- A2.40 - 5-PLEX - B520 - PERSPECTIVES
- A2.41 - 5-PLEX - B520 - ELEVATIONS
- A2.42 - 5-PLEX - B520 - BUILDING PLANS
- A2.50 - 5-PLEX - B530 - PERSPECTIVES
- A2.51 - 5-PLEX - B530 - ELEVATIONS
- A2.52 - 5-PLEX - B530 - BUILDING PLANS
- A2.60 - 5-PLEX - B540 - PERSPECTIVES
- A2.61 - 5-PLEX - B540 - ELEVATIONS
- A2.62 - 5-PLEX - B540 - BUILDING PLANS

- A2.70 - 6-PLEX - B600 - PERSPECTIVES
- A2.71 - 6-PLEX - B600 - ELEVATIONS
- A2.72 - 6-PLEX - B600 - BUILDING PLANS
- A2.80 - 6-PLEX - B610 - PERSPECTIVES
- A2.81 - 6-PLEX - B610 - ELEVATIONS
- A2.82 - 6-PLEX - B610 - BUILDING PLANS
- A2.90 - 6-PLEX - B620 - PERSPECTIVES
- A2.91 - 6-PLEX - B620 - ELEVATIONS
- A2.92 - 6-PLEX - B620 - BUILDING PLANS
- A3.00 - 6-PLEX - B630 - PERSPECTIVES
- A3.01 - 6-PLEX - B630 - ELEVATIONS
- A3.02 - 6-PLEX - B630 - BUILDING PLANS
- A3.10 - 6-PLEX - B640 - PERSPECTIVES
- A3.11 - 6-PLEX - B640 - ELEVATIONS
- A3.12 - 6-PLEX - B640 - BUILDING PLANS
- A3.20 - 7-PLEX - B700 - PERSPECTIVES
- A3.21 - 7-PLEX - B700 - ELEVATIONS
- A3.22 - 7-PLEX - B700 - BUILDING PLANS
- A4.00 - PLANS 1 & 3 - UNIT PLANS
- A4.10 - PLAN 2 - UNIT PLAN
- A4.20 - PLAN 4 - UNIT PLAN
- A4.30 - PLAN 5 - UNIT PLAN
- A4.40 - PLANS 6 & 7 - UNIT PLANS
- A4.41 - PLANS 6X & 7X - UNIT PLANS
- A4.50 - PLAN 8 - UNIT PLAN
- A4.51 - PLAN 8 - UNIT PLAN

LANDSCAPE

- L-1 OVERALL LANDSCAPE PLAN
- L-2 CONCEPTUAL IMAGE BOARD
- L-3 COMMON AREA ENLARGEMENT
- L-4 COMMUNITY GARDEN AND OPEN LAWN ENLARGEMENT
- L-5 COMMUNITY TRAIL ENLARGEMENT
- L-6 COMMUNITY ENTRY LAWN ENLARGEMENT
- L-7 WATER CALCULATIONS
- L-8 CONCEPTUAL PLANT PALETTE
- L-9 CONCEPTUAL SITE AMENITY CUTSHEETS

COMMUNITY CONTEXT (1:300)



LEGEND		UNIT SUMMARY							
		TOWNHOMES							
PLAN 1	PLAN 6	PLAN TYPE	DESCRIPTION	# OF UNITS	MX	GROSS SF	TOTAL GROSS	GARAGE	REAR SITE
PLAN 2	PLAN 6X	PLAN 1	3 BEDS/2.5 BATHS	13 UNITS	14%	2,177 SF	28,301 SF	454 SF	REF SITE PLAN
PLAN 3	PLAN 7	PLAN 2	3 BEDS/2.5 BATHS/LOFT	15 UNITS	16%	2,376 SF	34,740 SF	458 SF	REF SITE PLAN
PLAN 4	PLAN 7X	PLAN 3	3 BEDS/3 BATHS/LOFT/2.5 BATHS	13 UNITS	14%	2,398 SF	33,018 SF	482 SF	REF SITE PLAN
PLAN 5	PLAN 8	PLAN 4	3 BEDS/2.5 BATHS/LOFT	7 UNITS	8%	2,496 SF	17,472 SF	517 SF	REF SITE PLAN
		PLAN 5	3 BEDS/2.5 BATHS	18 UNITS	19%	1,446 SF	26,028 SF	502 SF	REF SITE PLAN
		PLAN 6	3 BEDS/2.5 BATHS	4 UNITS	4%	1,517 SF	6,068 SF	485 SF	REF SITE PLAN
		PLAN 6X	3 BEDS/2.5 BATHS	2 UNITS	2%	1,584 SF	3,168 SF	560 SF	REF SITE PLAN
		PLAN 7	3 BEDS/2.5 BATHS	4 UNITS	4%	1,584 SF	6,336 SF	560 SF	REF SITE PLAN
		PLAN 7X	3 BEDS/2.5 BATHS	2 UNITS	2%	1,584 SF	3,080 SF	453 SF	REF SITE PLAN
		PLAN 8	4 BEDS/3 BATHS	15 UNITS	16%	1,762 SF	26,430 SF	485 SF	REF SITE PLAN
				TOTAL	93 UNITS	100%	185,391 SF		

SITE SUMMARY

Site Area: ±8.46 ac

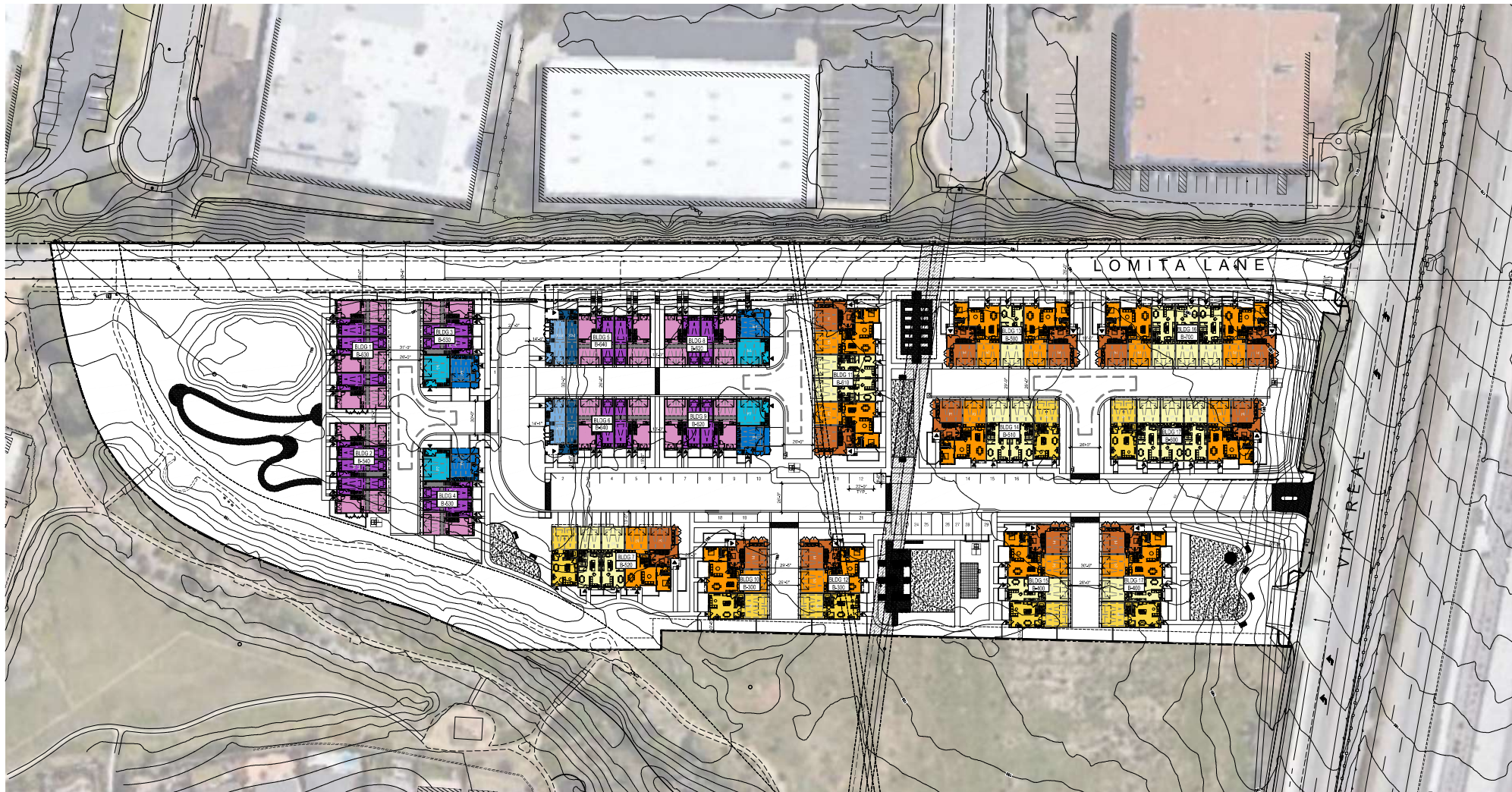
Total Units: 93 units

Density: ±11.0 du/ac

Parking Provided:
186 spaces - Garages
29 spaces - Guest
217 spaces - Total (±2.33 sp/unit)

PROJECT INFORMATION

APN: 001-190-097
Address: 6380 Via Real
City: Carpinteria, CA
County: Santa Barbara County
Zoning:





FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



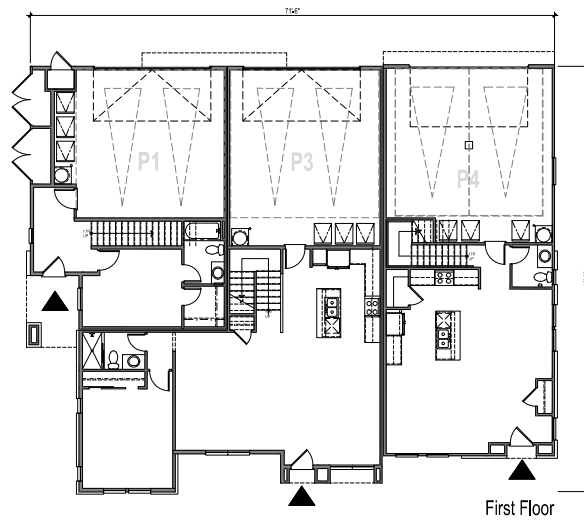
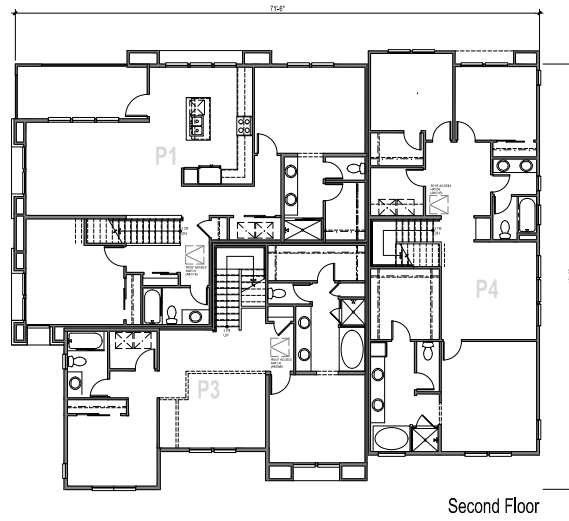
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION





FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



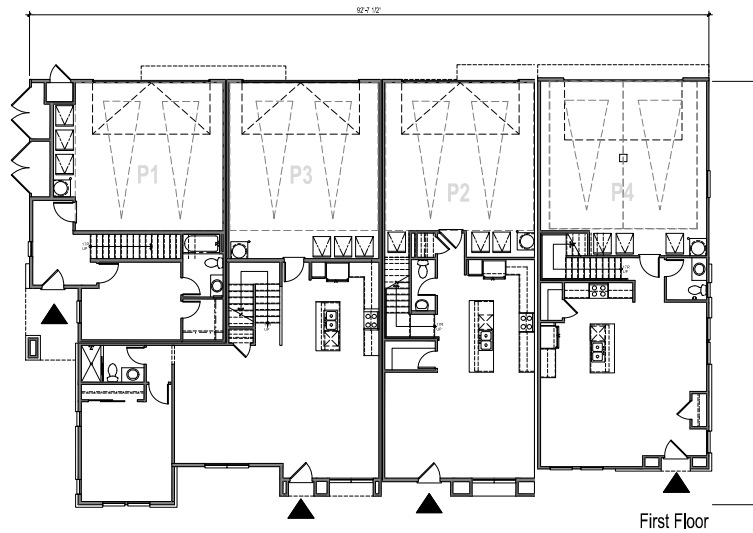
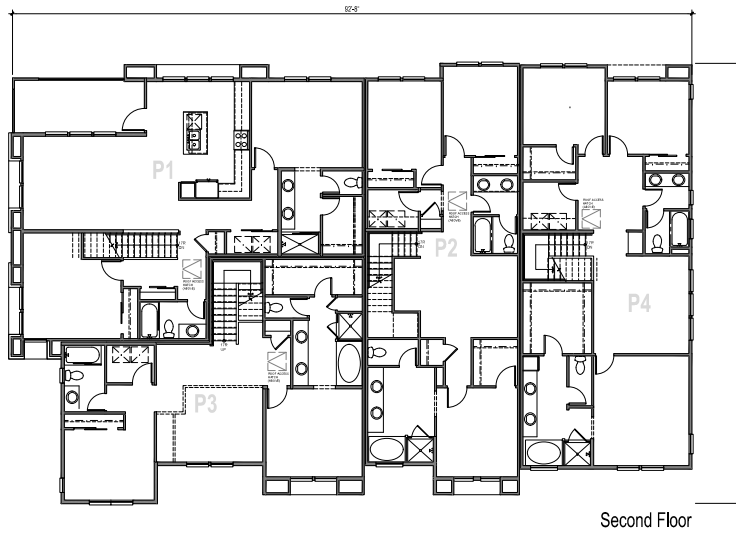
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION





FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



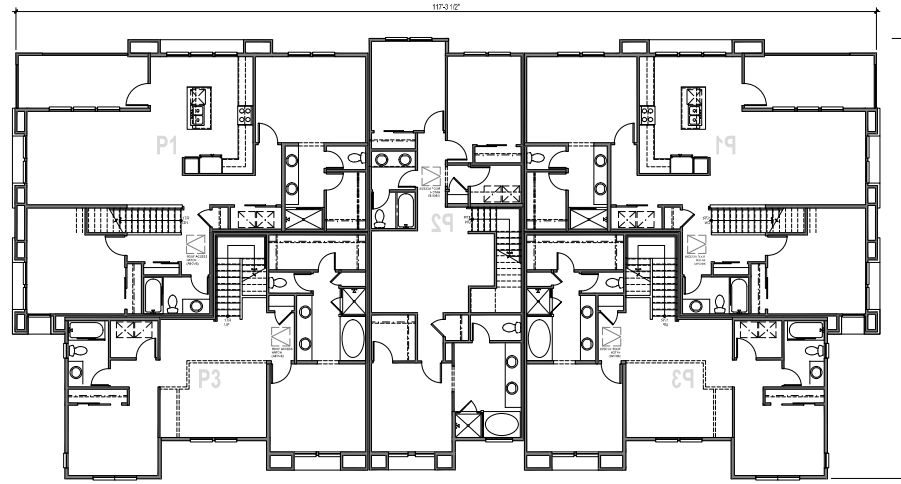
RIGHT ELEVATION



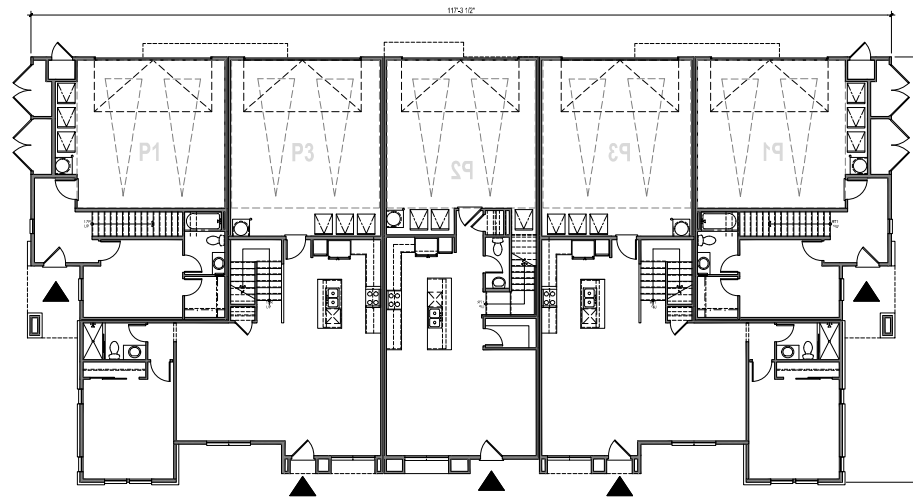
FRONT ELEVATION



REAR ELEVATION



Second Floor



First Floor



FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



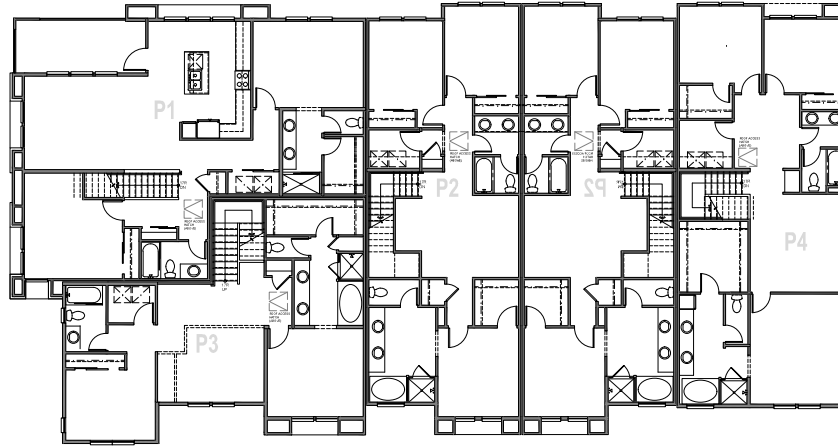
FRONT ELEVATION



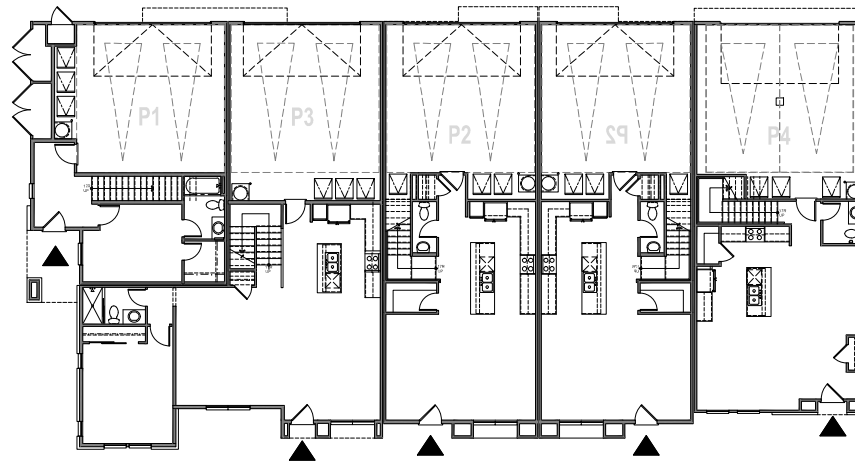
RIGHT ELEVATION



REAR ELEVATION



Second Floor



First Floor



FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



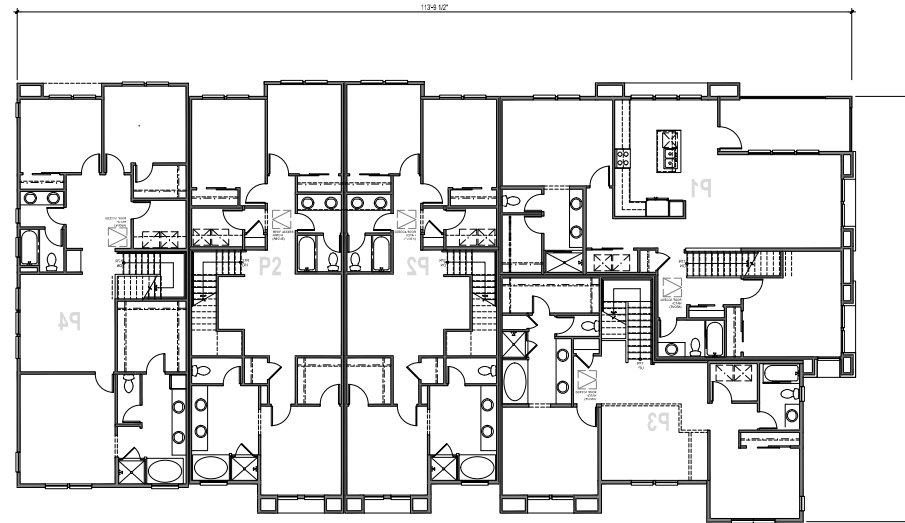
RIGHT ELEVATION



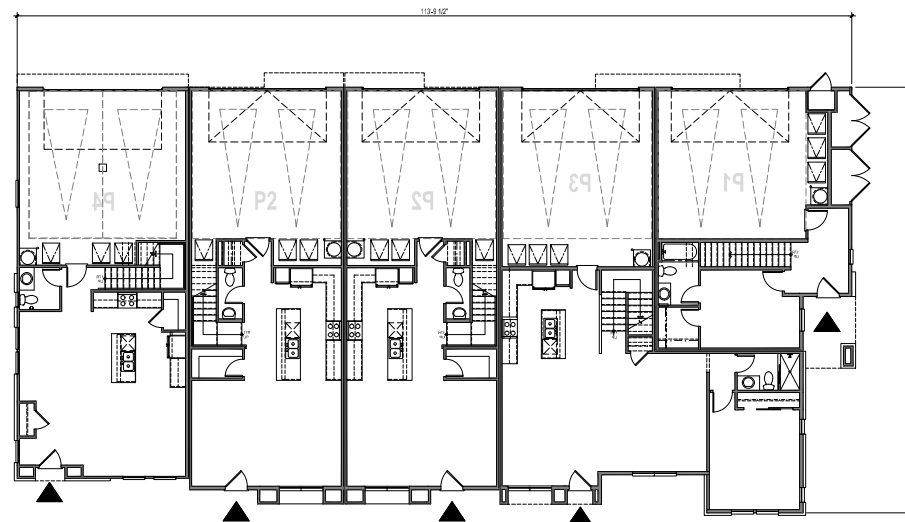
FRONT ELEVATION



REAR ELEVATION



Second Floor



First Floor



FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



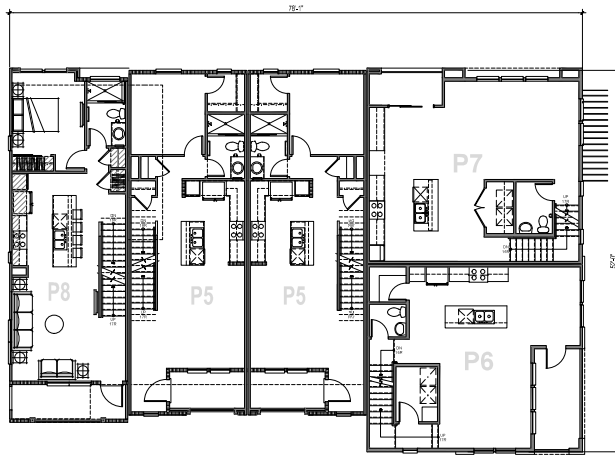
RIGHT ELEVATION



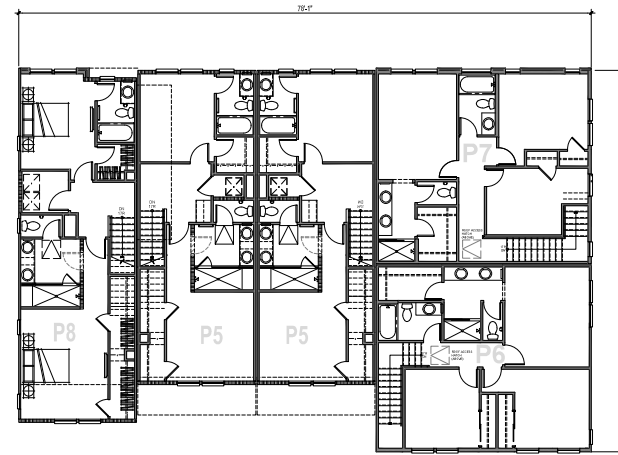
FRONT ELEVATION



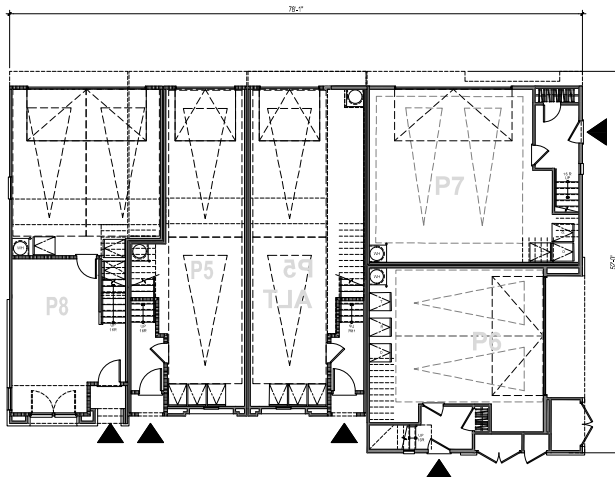
REAR ELEVATION



Second Floor



Third Floor



First Floor



FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



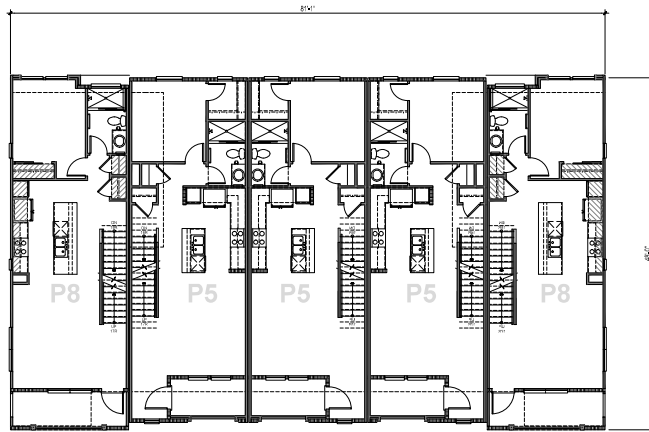
RIGHT ELEVATION



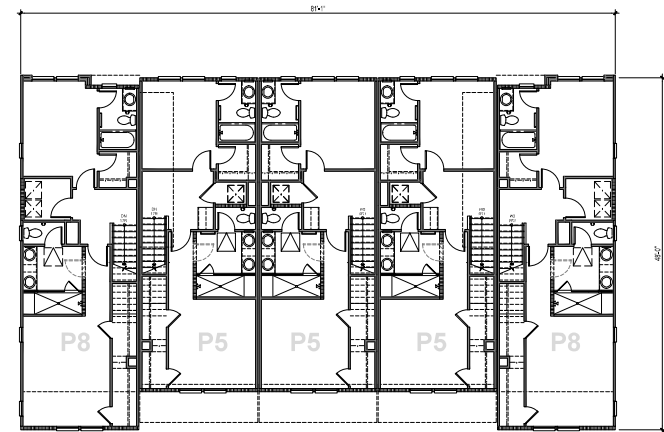
FRONT ELEVATION



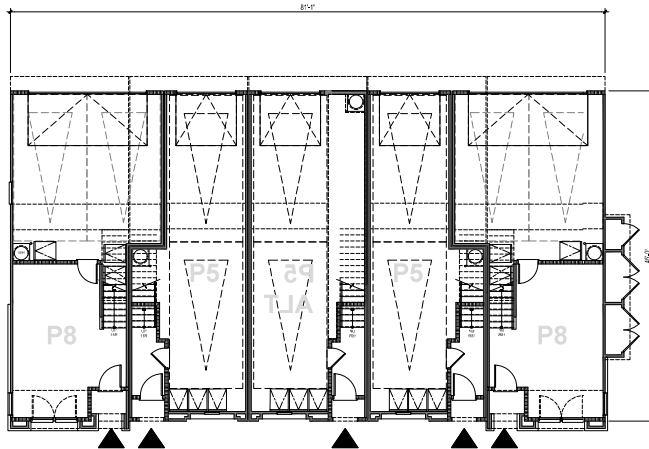
REAR ELEVATION



Second Floor



Third Floor



First Floor



FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



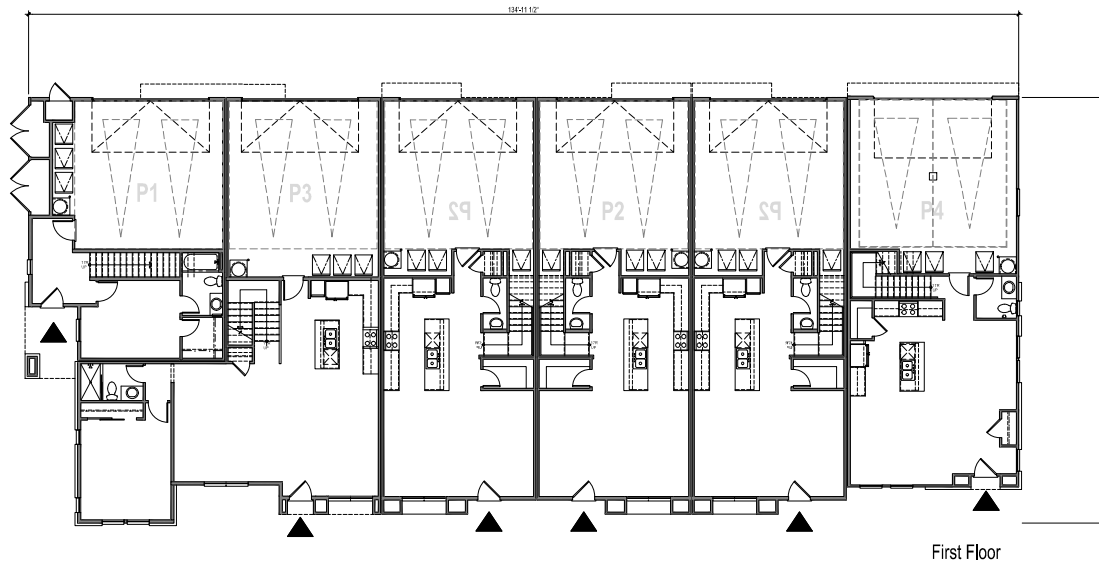
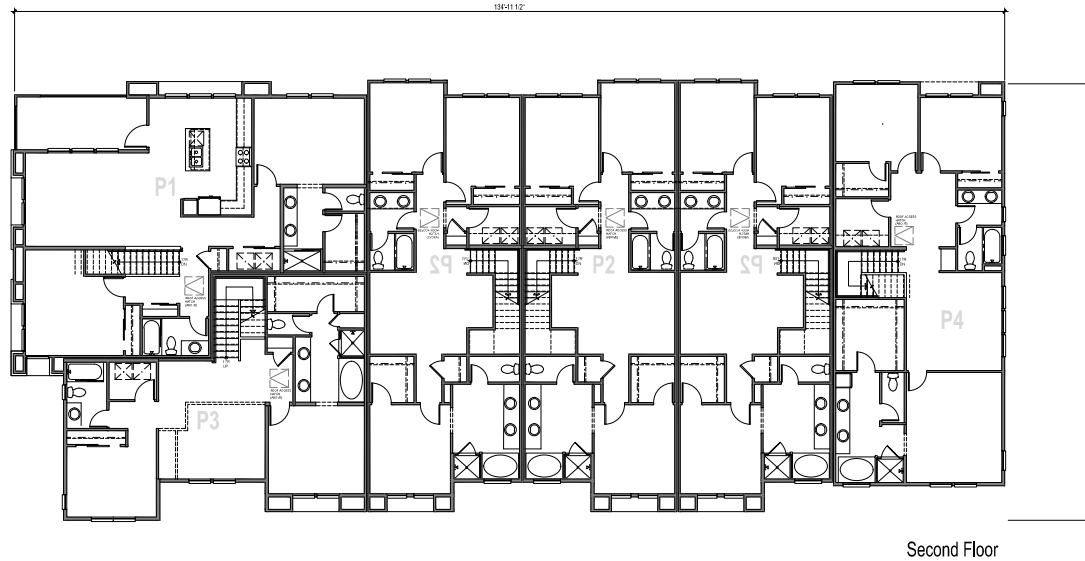
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION





FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



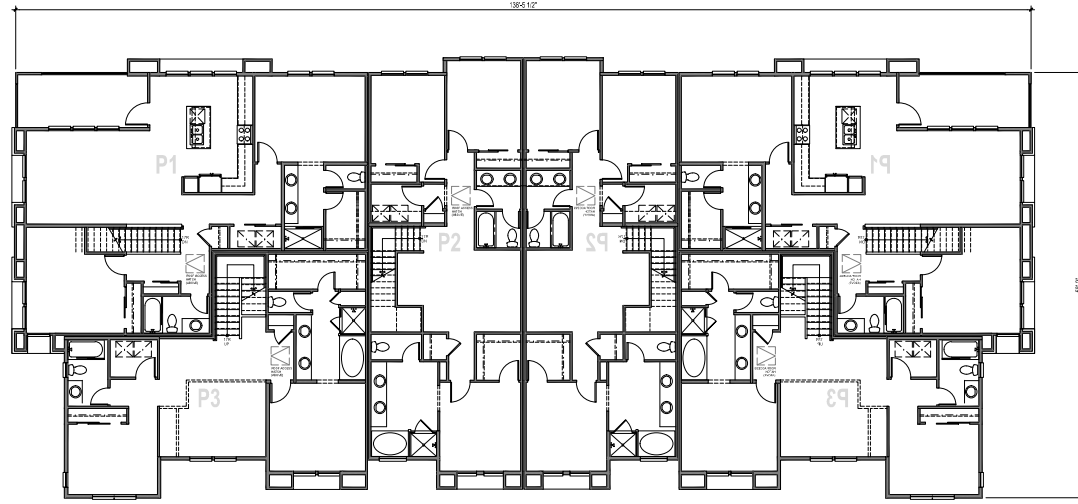
RIGHT ELEVATION



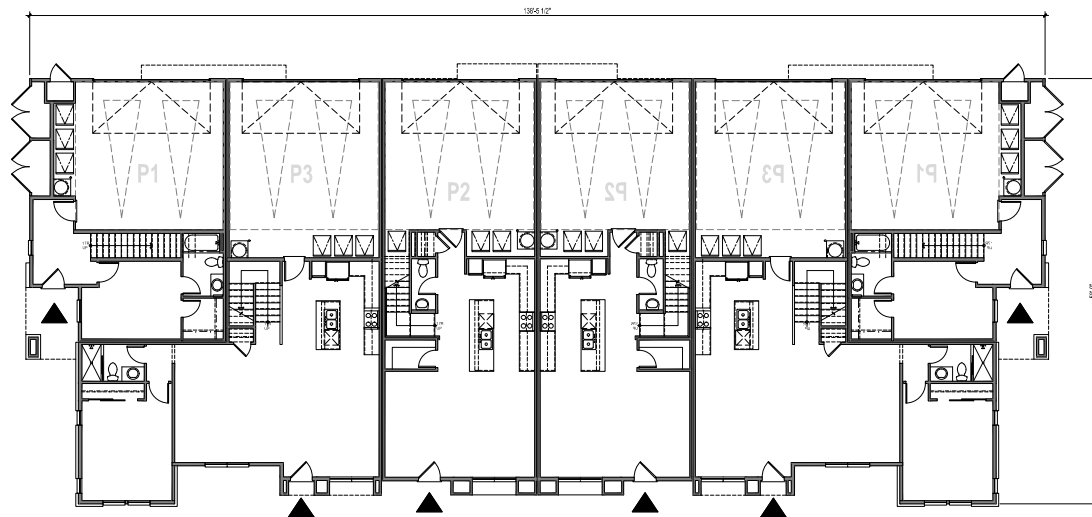
FRONT ELEVATION



REAR ELEVATION



Second Floor



First Floor



FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



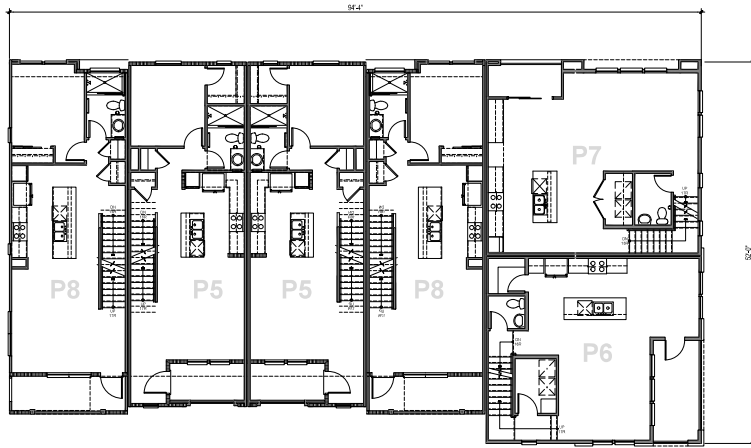
RIGHT ELEVATION



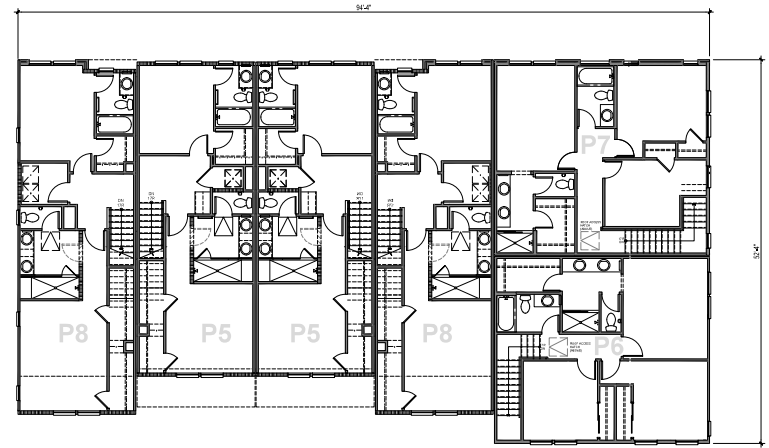
FRONT ELEVATION



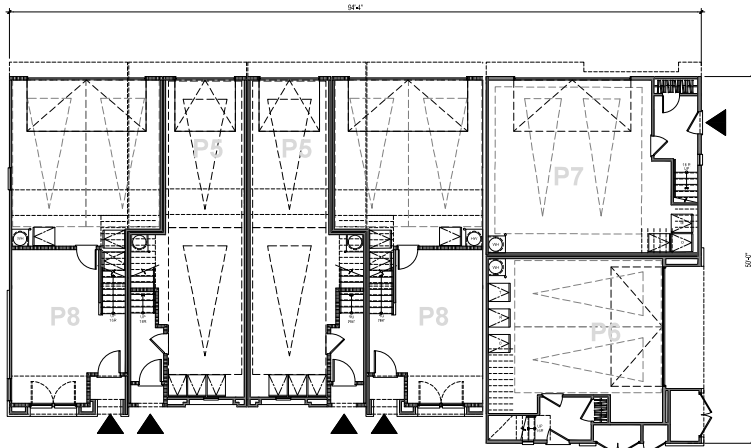
REAR ELEVATION



Second Floor



Third Floor



First Floor



FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



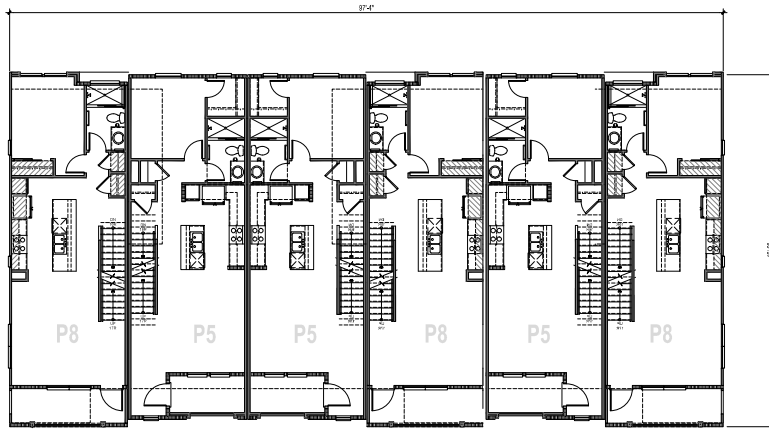
RIGHT ELEVATION



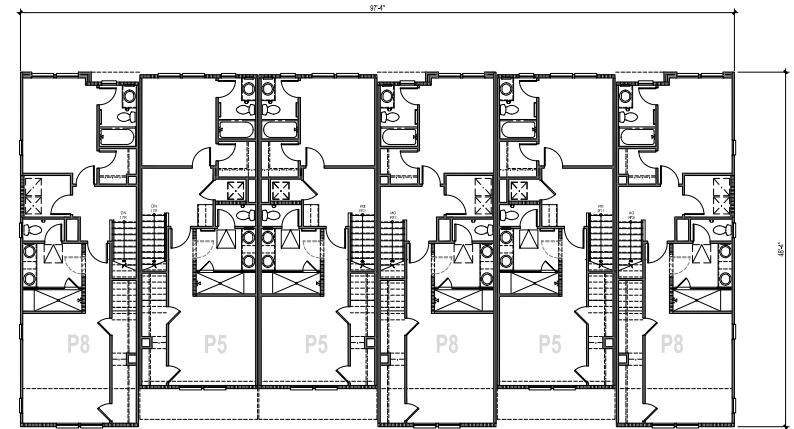
FRONT ELEVATION



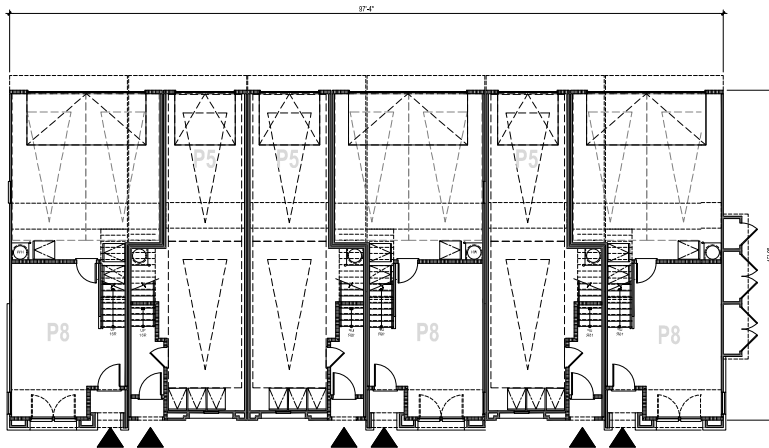
REAR ELEVATION



Second Floor



Third Floor



First Floor



FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



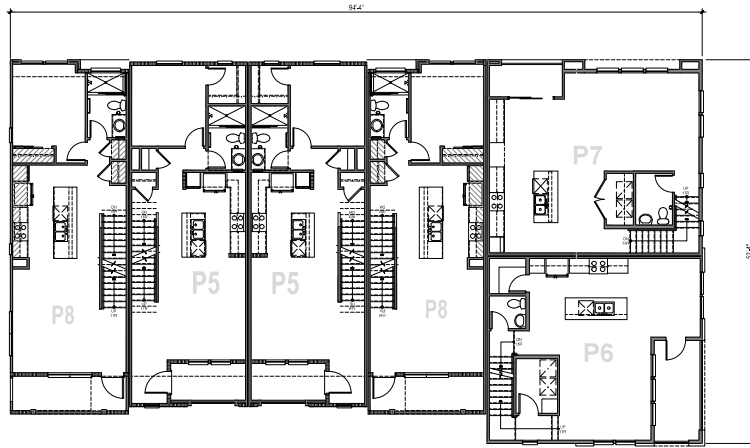
FRONT ELEVATION



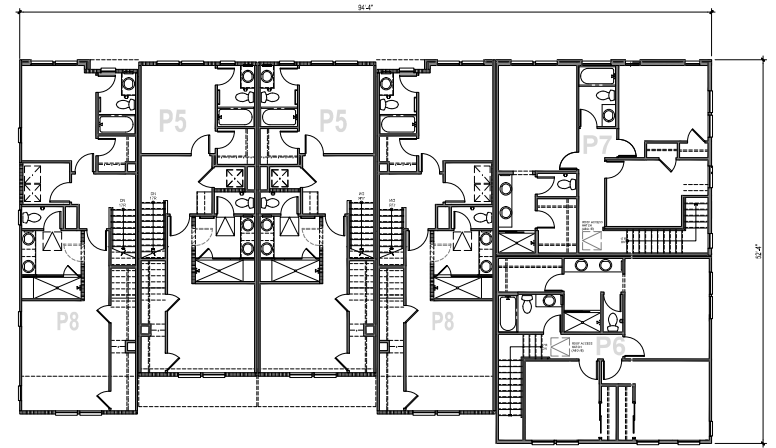
RIGHT ELEVATION



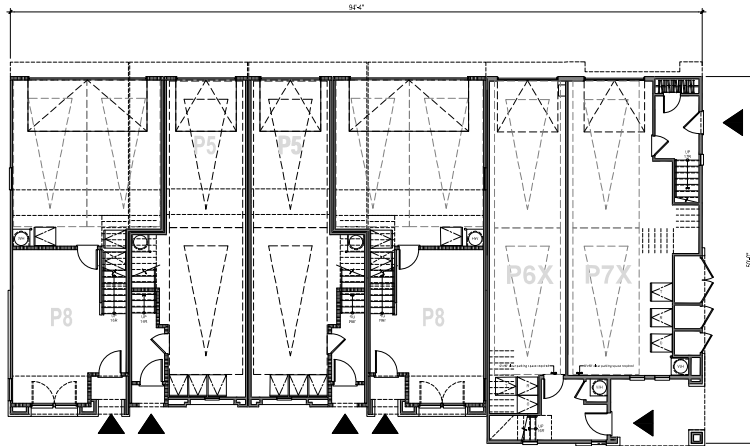
REAR ELEVATION



Second Floor



Third Floor



First Floor



FRONT PERSPECTIVE



REAR PERSPECTIVE

LEGEND

- | | | |
|---------------------------------------|----------------------------|-----------------|
| 1 Stucco, 16/20 | 7 Metal Sectional Door | 13 Railing |
| 2 Horizontal Board and Batten | 8 Stucco o/ Foam Trim | 14 Brick Veneer |
| 3 Vertical Board and Batten | 9 Stucco o/ Foam Header | 15 Planter box |
| 4 Vinyl Windows | 10 Wood Eave Board | |
| 5 Fiberglass Entry Door | 11 Wood Barge Board | |
| 6 Decorative Exterior Light & Address | 12 Concrete Flat Roof Tile | |



LEFT ELEVATION



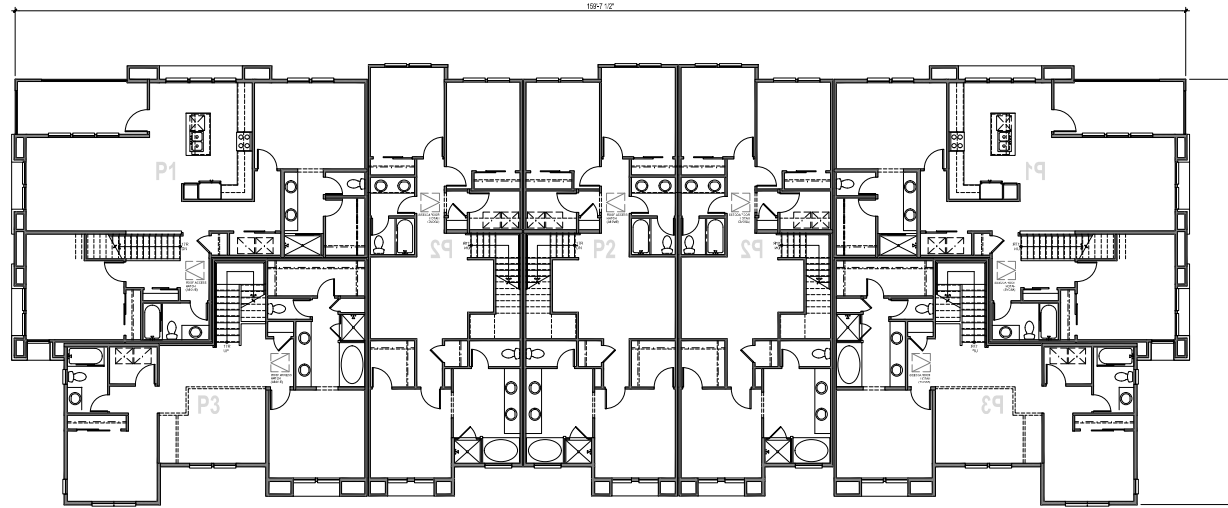
FRONT ELEVATION



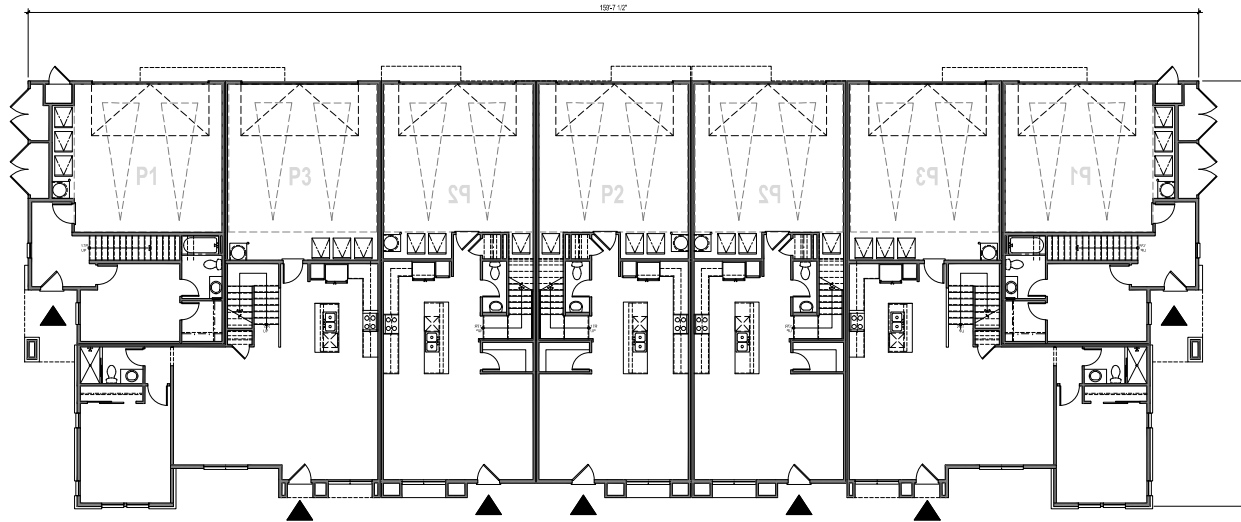
RIGHT ELEVATION



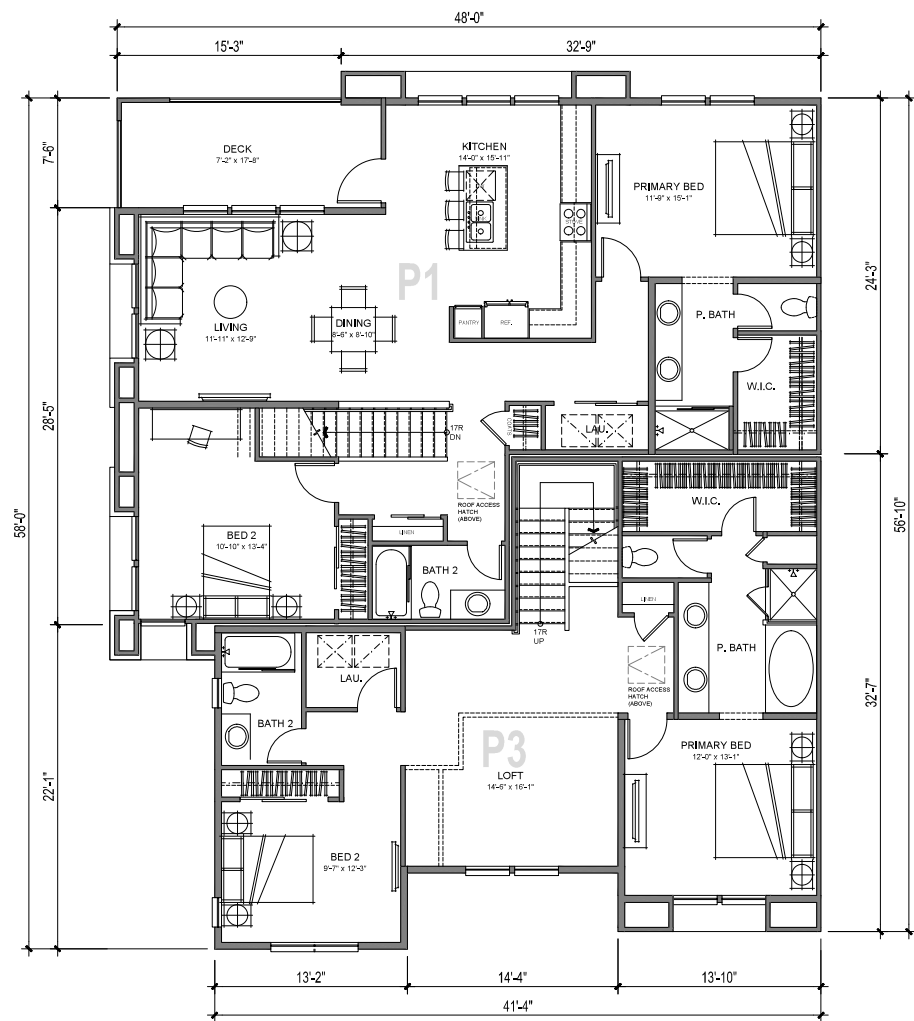
REAR ELEVATION



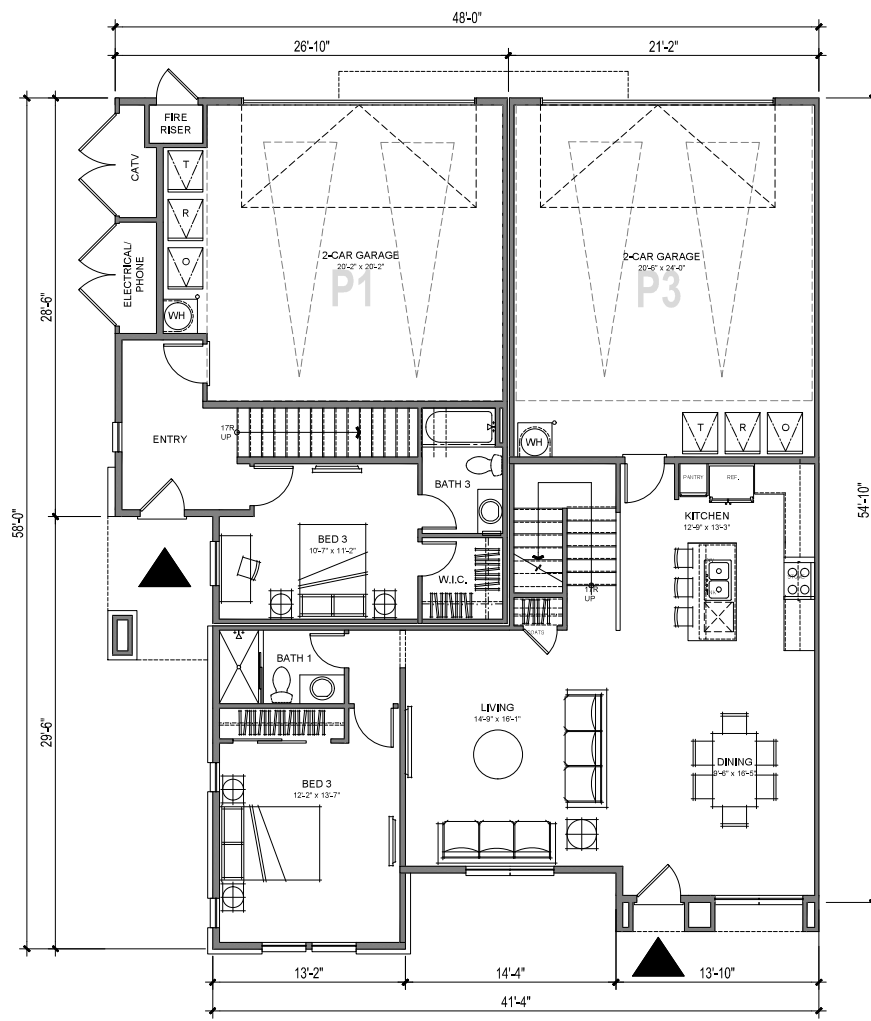
Second Floor



First Floor

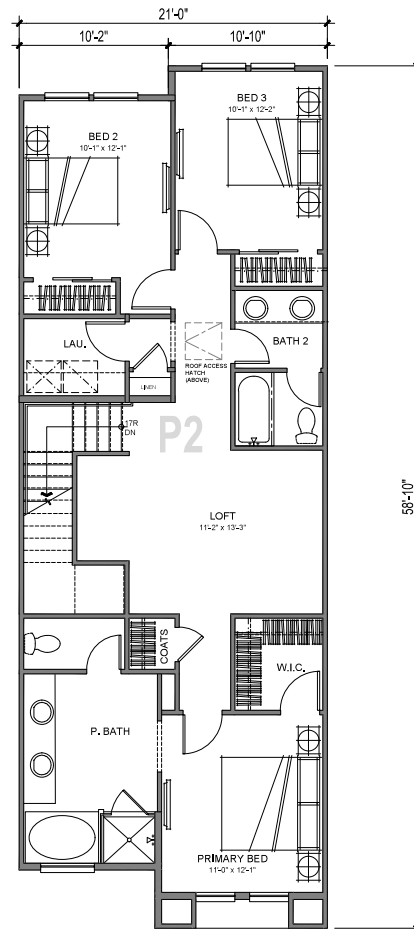


SECOND FLOOR

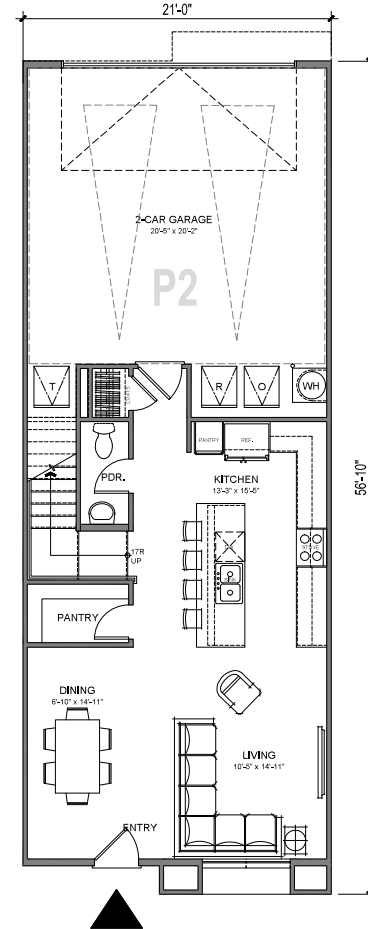


FIRST FLOOR

NET SF PLAN 1		NET SF PLAN 3	
1ST FLOOR	387 SQ. FT.	1ST FLOOR	988 SQ. FT.
2ND FLOOR	1193 SQ. FT.	2ND FLOOR	908 SQ. FT.
TOTAL LIVING	1580 SQ. FT.	TOTAL LIVING	1894 SQ. FT.
DECK	REF SITE PLAN	DECK	REF SITE PLAN
GARAGE	454 SQ. FT.	GARAGE	492 SQ. FT.

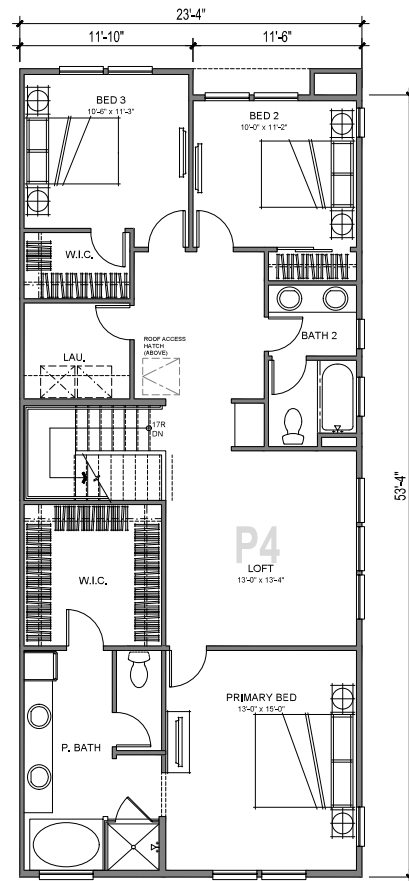


SECOND FLOOR

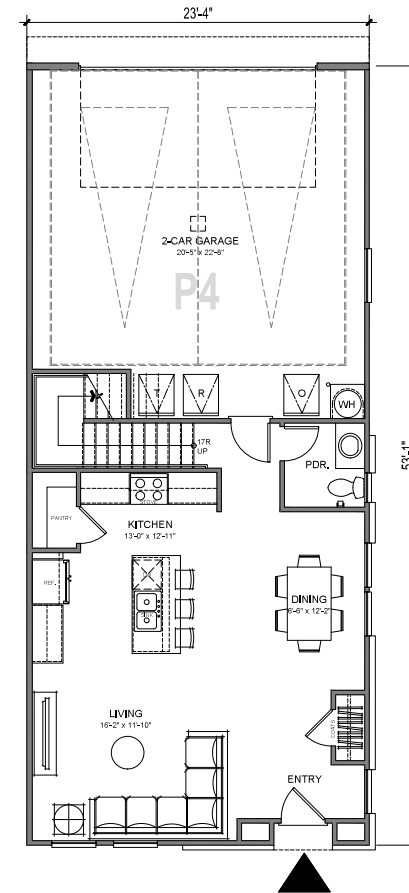


FIRST FLOOR

NET SF PLAN 2	
1ST FLOOR	692 SQ. FT.
2ND FLOOR	1104 SQ. FT.
TOTAL LIVING	1756 SQ. FT.
DECK	REF SITE PLAN
GARAGE	458 SQ. FT.

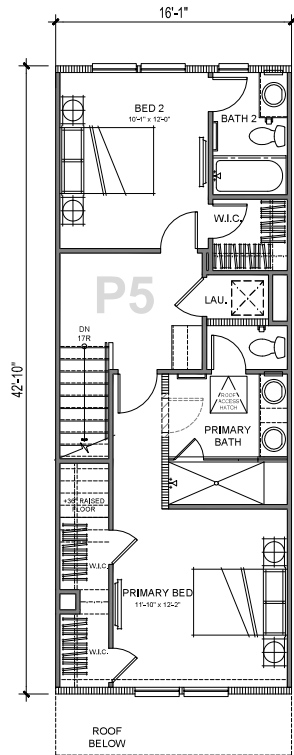


SECOND FLOOR

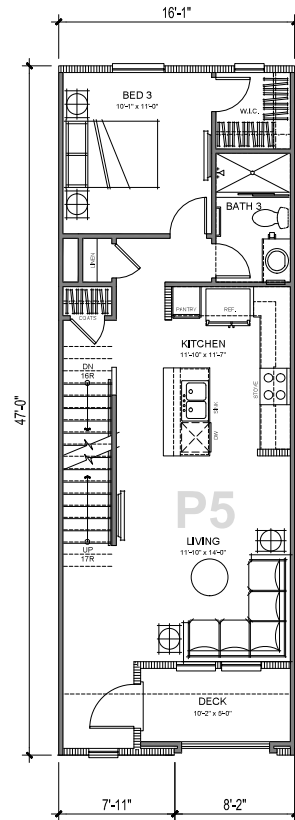


FIRST FLOOR

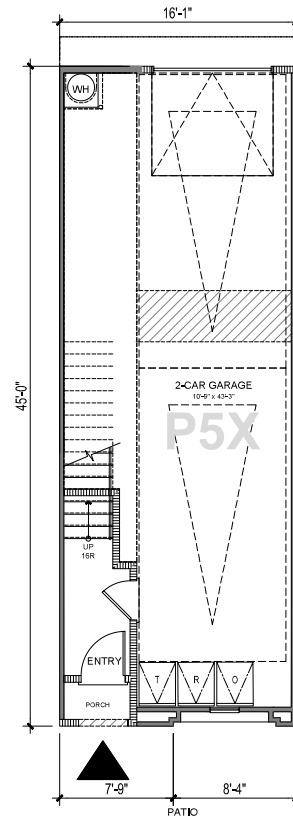
NET SF PLAN 4	
1ST FLOOR	682 SQ. FT.
2ND FLOOR	1152 SQ. FT.
TOTAL LIVING	1814 SQ. FT.
DECK	REF SITE PLAN
GARAGE	517 SQ. FT.



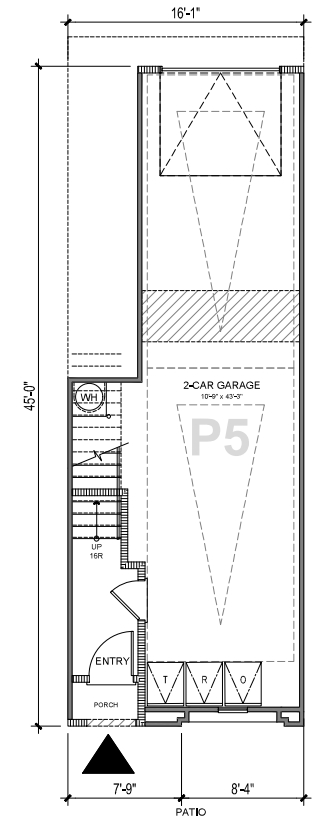
THIRD FLOOR



SECOND FLOOR

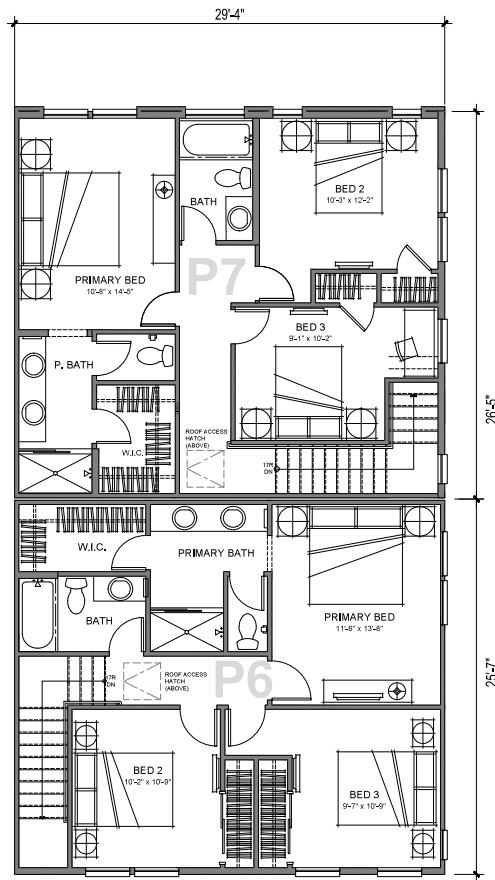


FIRST FLOOR (ALT)

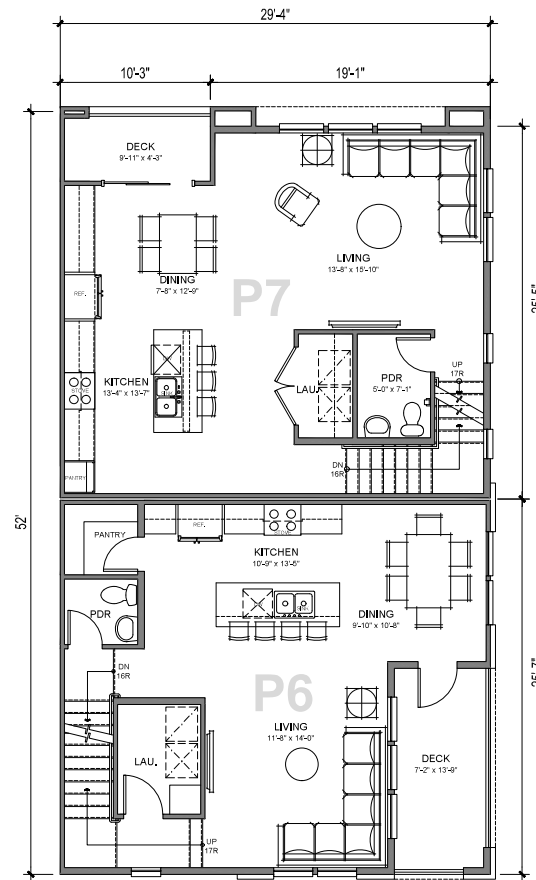


FIRST FLOOR

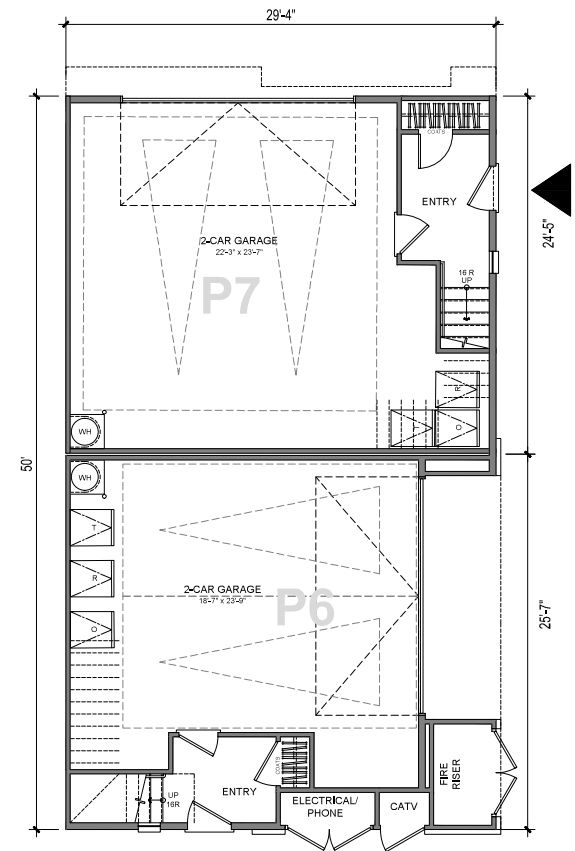
NET SF PLAN 5	
1ST FLOOR	91 SQ. FT.
2ND FLOOR	651 SQ. FT.
3RD FLOOR	621 SQ. FT.
TOTAL LIVING	1363 SQ. FT.
PORCH	REF SITE PLAN
DECK	REF SITE PLAN
GARAGE	502 SQ. FT.
GARAGE (ALT)	602 SQ. FT.



THIRD FLOOR

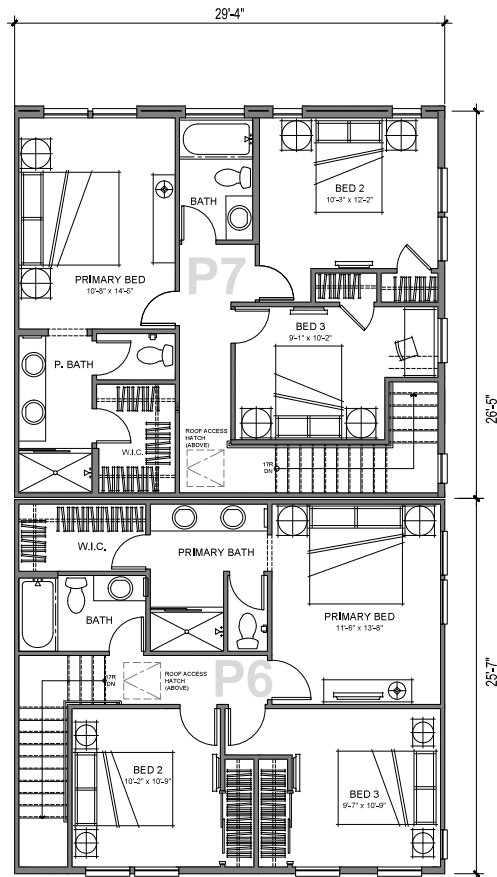


SECOND FLOOR

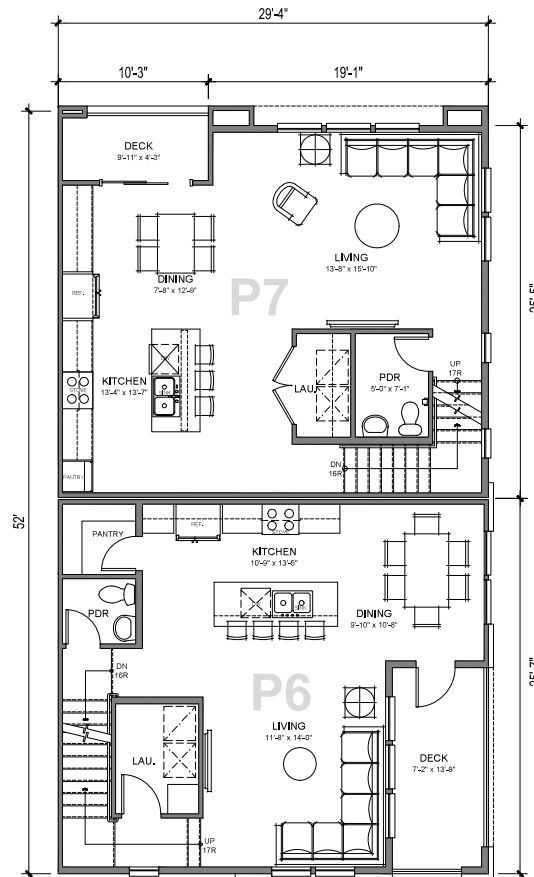


FIRST FLOOR

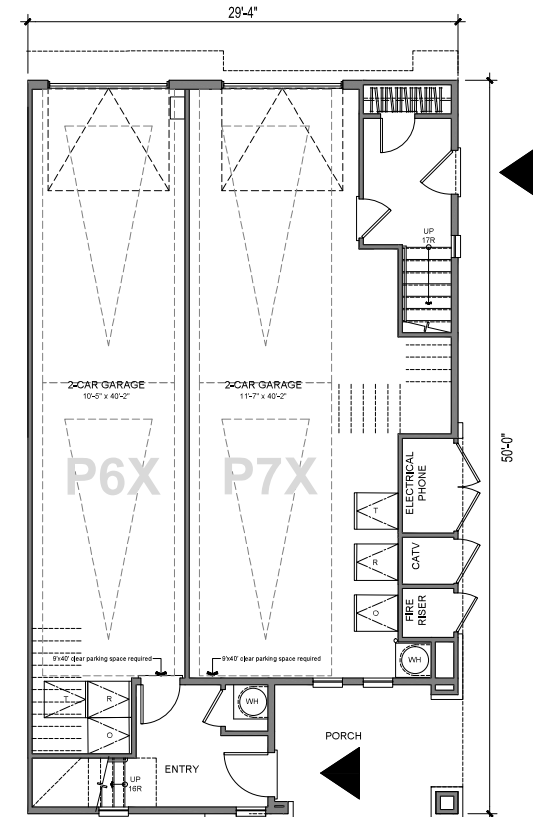
NET SF PLAN 6		NET SF PLAN 7	
1ST FLOOR	108 SQ. FT.	1ST FLOOR	85 SQ. FT.
2ND FLOOR	570 SQ. FT.	2ND FLOOR	623 SQ. FT.
3RD FLOOR	346 SQ. FT.	3RD FLOOR	676 SQ. FT.
TOTAL LIVING	1324 SQ. FT.	TOTAL LIVING	1384 SQ. FT.
DECK	REF SITE PLAN	DECK	REF SITE PLAN
GARAGE	485 SQ. FT.	GARAGE	583 SQ. FT.



THIRD FLOOR

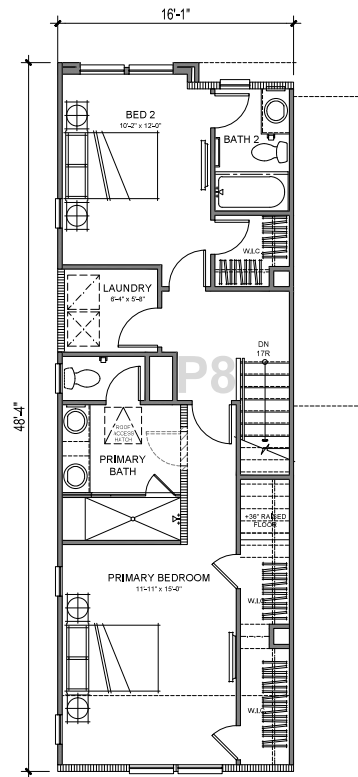


SECOND FLOOR

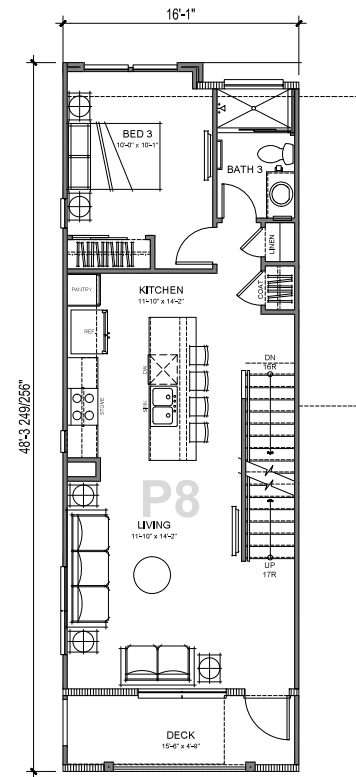


FIRST FLOOR

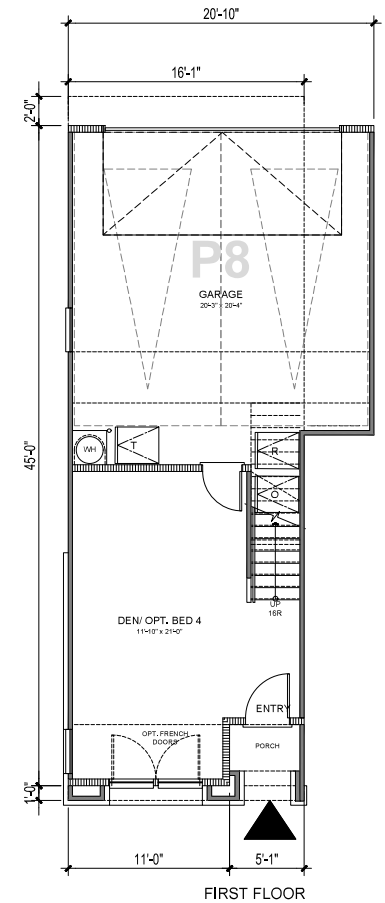
NET SF PLAN 6X		NET SF PLAN 7X	
1ST FLOOR	85 SQ. FT.	1ST FLOOR	128 SQ. FT.
2ND FLOOR	823 SQ. FT.	2ND FLOOR	570 SQ. FT.
3RD FLOOR	678 SQ. FT.	3RD FLOOR	646 SQ. FT.
TOTAL LIVING	1384 SQ. FT.	TOTAL LIVING	1343 SQ. FT.
DECK	43 SQ. FT.	PORCH	94 SQ. FT.
GARAGE	453 SQ. FT.	DECK	83 SQ. FT.
		GARAGE	453 SQ. FT.



THIRD FLOOR

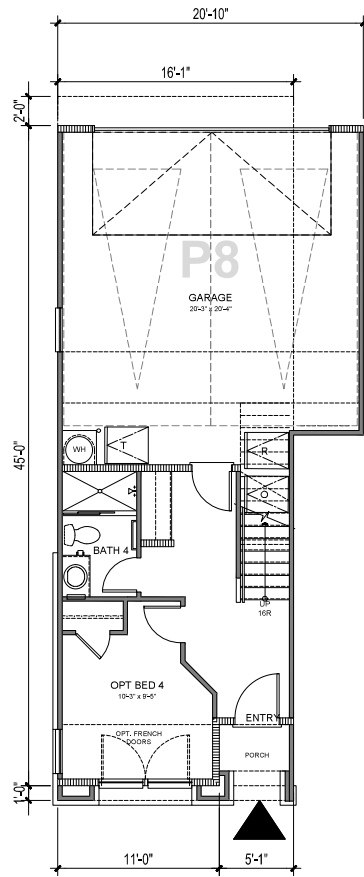


SECOND FLOOR

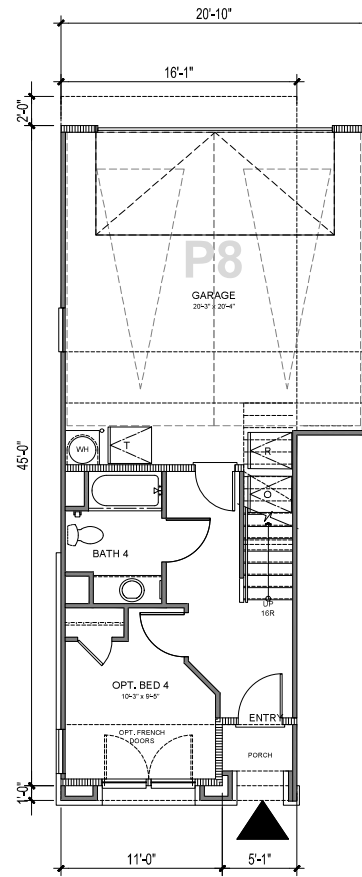


FIRST FLOOR

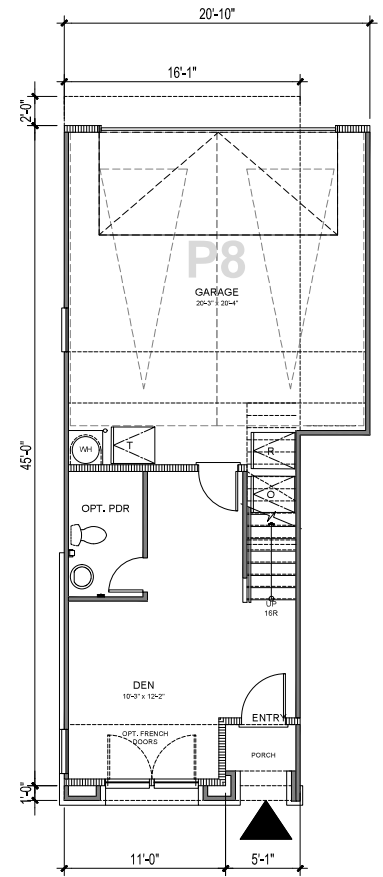
PLAN 8 NET SF	
1ST FLOOR	318 SQ. FT.
2ND FLOOR	642 SQ. FT.
3RD FLOOR	679 SQ. FT.
TOTAL LIVING	1639 SQ. FT.
PORCH	REF SITE PLAN
DECK	REF SITE PLAN
GARAGE	465 SQ. FT.



FIRST FLOOR -
OPT BED



FIRST FLOOR ACCESSIBLE -
OPT BED W ACC BATH

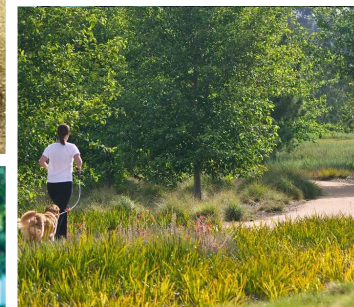


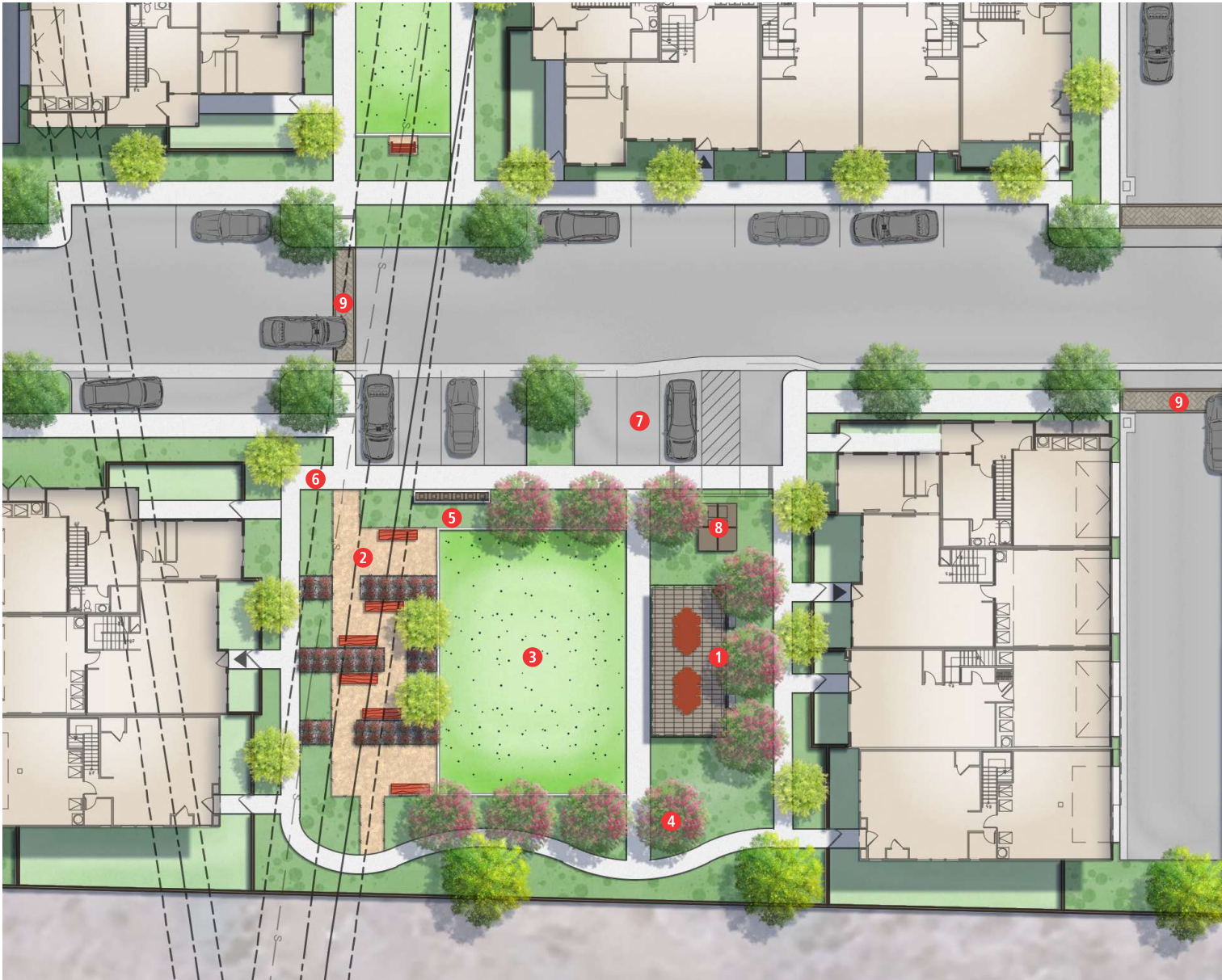
FIRST FLOOR ACCESSIBLE -
DEN W OPT PDR



LEGEND

- | | |
|--|---|
| 1 Project Entry with Enhanced Paving | 6 Community D.G. Trail with Benches and Shade Trees |
| 2 Common Area with Shade Structure, BBQ, and Picnic Tables | 7 Mailbox Cluster |
| 3 Benches with D.G. Path and Enhanced Planting | 8 Water Quality Basin |
| 4 Community Garden | 9 Transformer |
| 5 Open Lawn Area with Benches and Shade Trees | |



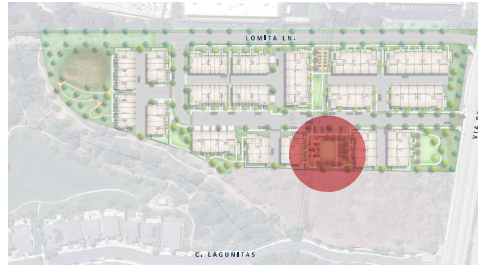


LEGEND

- 1 Shade Structure, BBQ, and Picnic Tables
- 2 Benches with D.G. Path and Enhanced Planting
- 3 Open Lawn Area with Benches and Shade Trees
- 4 Accent Screen Tree
- 5 Mailbox Cluster
- 6 Community Walk
- 7 Guest Parking
- 8 Transformer
- 9 Enhanced Crosswalk



KEYMAP





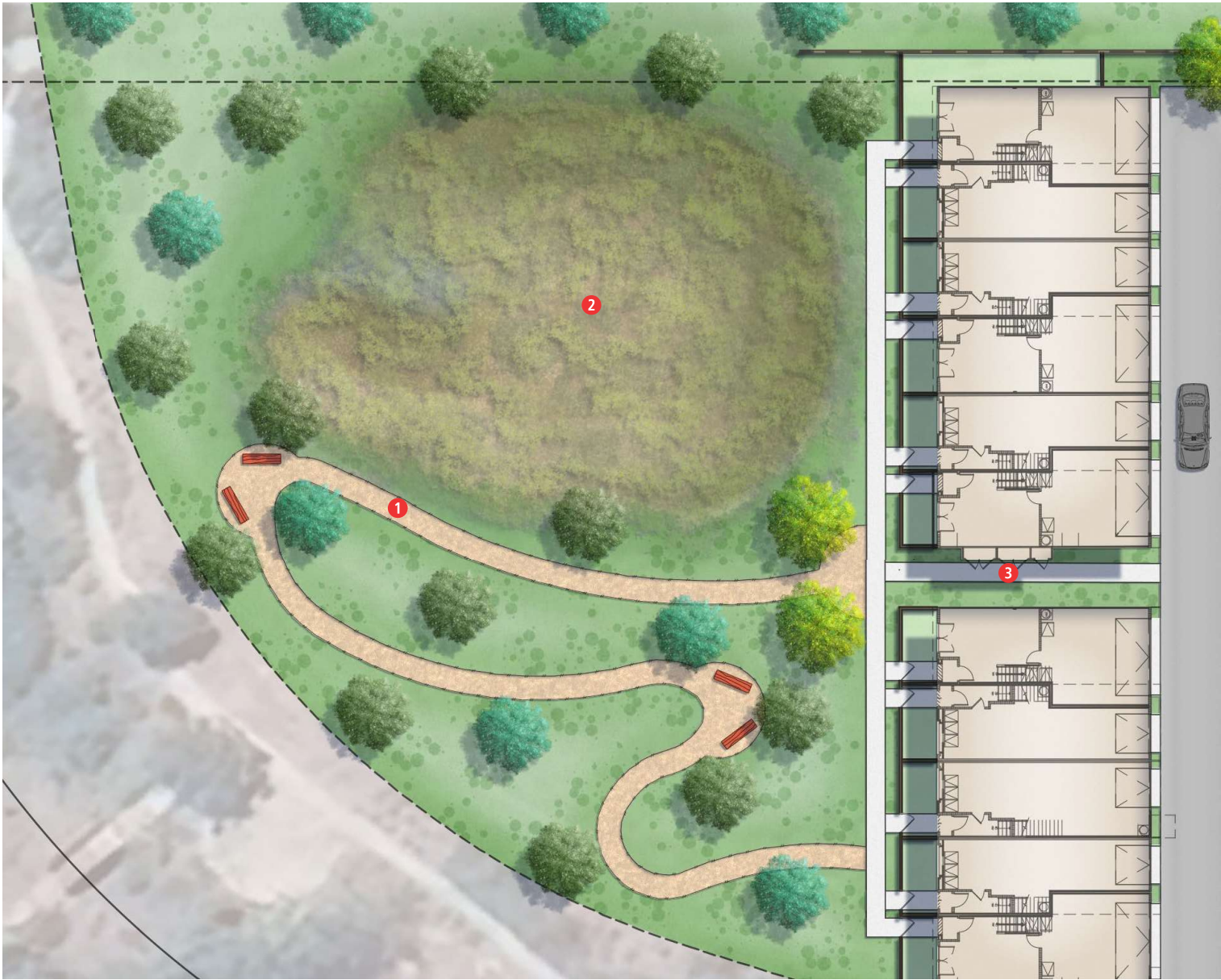
LEGEND

- 1 Community Garden
- 2 Accent Screen Tree
- 3 Open Lawn Area with Benches
- 4 Community Walk
- 5 Transformer



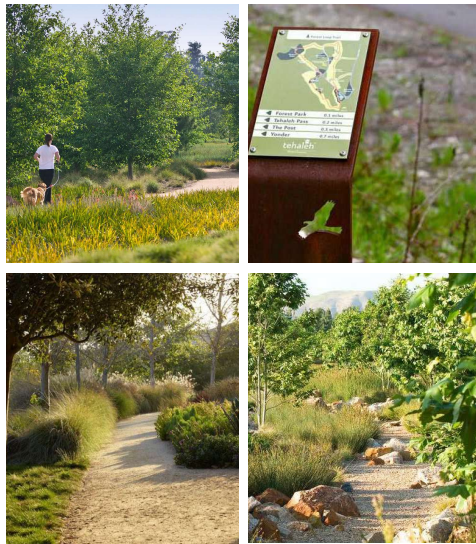
KEYMAP





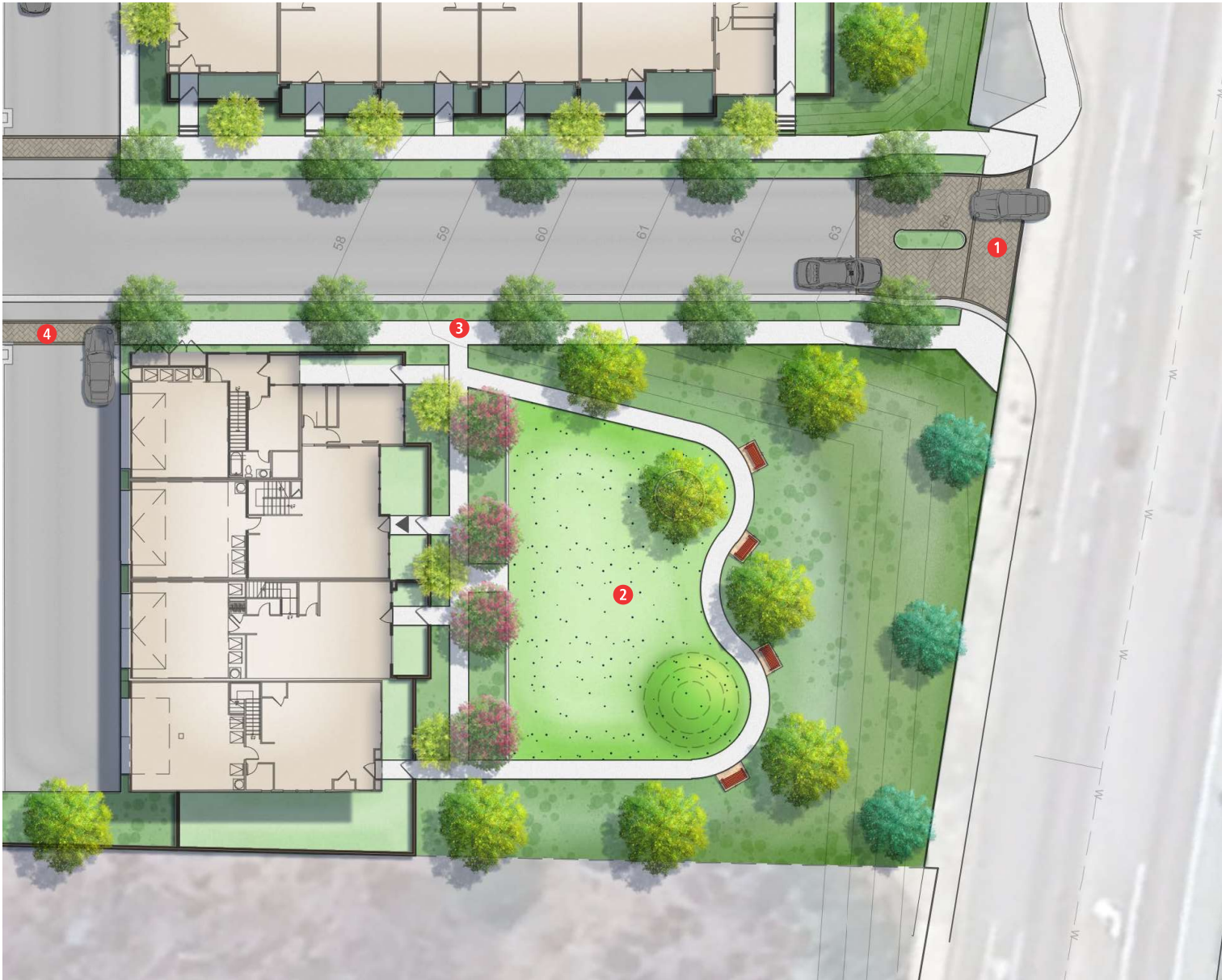
LEGEND

- 1 Community D.G. Trail with Benches and Shade Trees
- 2 Water Quality Basin
- 3 Community Walk



KEYMAP





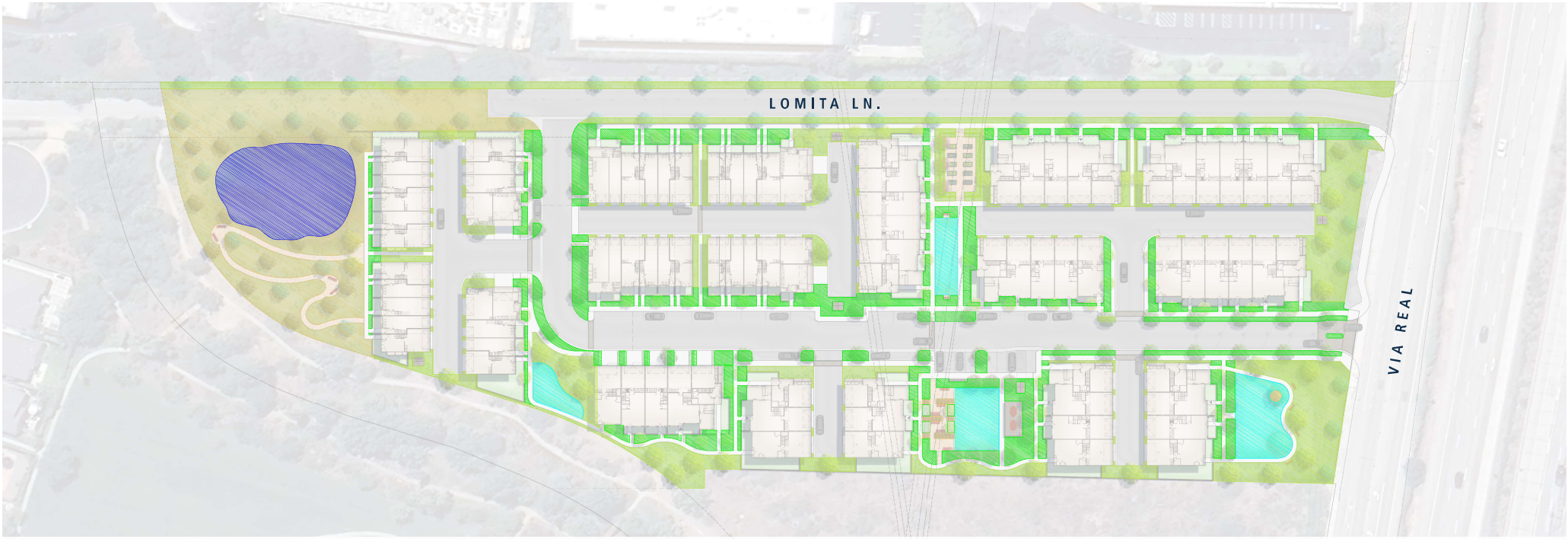
LEGEND

- 1 Project Entry with Enhanced Paving
- 2 Open Lawn Area with Turf Mounds, Benches, and Shade Trees
- 3 Community Walk
- 4 Enhanced Crosswalk



KEYMAP





LEGEND



Project Name: Carpinteria A

Date: January 31, 2025

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)

Total MAWA = (Eto x 0.50 x LA in Sq. ft. x 0.62) + (Eto x 1.0 x SLA in Sq. ft. x 0.62) = Gallons per year for LA + SLA

Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscape Area	45	0.55	116,855	0.62	1,891	1,793,140

MAWA= Maximum Applied Water Allowance (gallons per year)

Eto= Reference Evapotranspiration from Appendix C (inches per year)

0.50= Evapotranspiration Adjustment Factor (ETAF)

1.0= ETAF for Sprcial Landscape Area

LA= Landscape Area Includes Special Landscape Area (square feet)

0.62= Conversion Factor (to gallons per square foot)

0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)

SLA= Special Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C (inches per year)	45
Landscape Area Includes Special Landscape Area (square feet)	116,855
Speical Landscape Area (square feet)	0

Estimated Annual Water Use:

Total EAWU = (Eto x KL x LA in Sq. ft. / IE) = Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Very Low Water Use	45	0.1	44,988	0.62	0.81	154,959
Low Water Use	45	0.2	38,503	0.62	0.81	265,243
Medium Water Use	45	0.5	25,290	0.62	0.81	435,550
High Water Use	45	0.8	8,074	0.62	0.73	246,865
Special Landscape Area	45	1.0	-	0.62	1.00	-
Total EAWU:			116,855			1,102,617

EAWU= Estimated Applied Water Use (gallons per year)	
Eto= Reference Evapotranspiration from Appendix C (inches per year)	
KL= Landscape Coefficient	
LA= Landscape Area (square feet)	
0.62= Conversion Factor (to gallons per square foot)	
IE= Irrigation Efficiency= IE X DU (See definition in Appendix E for exmapine IE percentages)	
IME= Irrigation Management Efficiency (90%)	
DU= Distribution Uniformity of Irrigation Head	
KL= Ks x Kc x Kmc	
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)	
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)	
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)	
Table A- PF (Plant Factor)	
Cool Season Turf= 0.8	
Warm Season Turf= 0.7	
High Water Use Plants= 0.7	
Moderate Water Use Plants= 0.5	
Low Water Use Plants= 0.2	
Very Low Water Use Plants= 0.1	
IE (Irrigation Efficiency)- Appendix E	
Pop-up Stream Rotor= 0.73	
Rotor Head= 0.76	
Microspray= 0.76	
Bubblers= 0.77	
Drip Emitters= 0.81	
Subsurface Irrigation= 0.81	

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS (REGION 3)
<i>Arbutus unedo</i>	Strawberry Tree	24" box min	Low
<i>Cercis occidentalis</i> *	Western Redbud*	24" box min	Low
<i>Chilopsis linearis</i> *	Desert Willow*	24" box min	Very Low
<i>Lophostemon confertus</i>	Brisbane Box	24" box min	Moderate
<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	24" box min	Low
<i>Parkinsonia</i> "Desert Museum"*	Desert Museum Palo Verde*	24" box min	Very Low
<i>Podocarpus gracilior</i>	Fern Podocarpus	24" box min	Moderate
<i>Platanus racemosa</i> *	California Sycamore*	24" box min	Moderate
<i>Populus fremontii</i> *	Western Cottonwood*	24" box min	Moderate
<i>Prunus ilicifolia</i> Lyonii*	Catalina Cherry*	24" box min	Very Low
<i>Quercus agrifolia</i> *	Coast Live Oak*	24" box min	Very Low
<i>Quercus wislizeni</i> *	Interior Live Oak*	24" box min	Low
<i>Tipuana tipu</i>	Tipu Tree	24" box min	Low

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS (REGION 3)
<i>Aloe</i> spp.*	Aloe*	5 gal	Low
<i>Carissa m.</i> 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 gal	Low
<i>Ceanothus greggii</i> *	Desert Ceanothus*	5 gal	Very Low
<i>Dasyliiron</i> spp.	Desert Spoon	5 gal	Very Low
<i>Dietes bicolor</i>	Fortnight Lily	5 gal	Low
<i>Encelia farinosa</i> *	Brittle Bush*	5 gal	Very Low
<i>Ephedra viridis</i> *	Green Mormon Tea*	5 gal	Very Low
<i>Ferocactus</i> spp.*	Barrel Cactus*	5 gal	Very Low
<i>Hesperoyucca whipplei</i> *	Chaparral Yucca*	5 gal	Very Low
<i>Heteromeles arbutifolia</i> *	Toyon*	5 gal	Very Low
<i>Lavandula dentata</i>	French Lavender	5 gal	Low
<i>Leucophyllum</i> f. 'Green Cloud'	Green Cloud Texas Sage	5 gal	Low
<i>Lomandra longifolia</i>	Spiny-headed Mat Rush	5 gal	Low
<i>Myrtus communis</i>	True Myrtle	5 gal	Low
<i>Raphiolepis l.</i> 'Clara'	Clara Indian Hawthorn	5 gal	Low
<i>Raphiolepis l.</i> 'Majestic Beauty'	Majestic Beauty Hawthorn	5 gal	Moderate
<i>Rhus integrifolia</i> *	Lemonade Berry*	5 gal	Very Low
<i>Salvia clevelandii</i> *	Cleveland Salvia*	5 gal	Very Low
<i>Yucca baccata</i> *	Banana Yucca*	5 gal	Very Low

VINE/GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS (REGION 3)
<i>Baccharis pilularis</i> *	Dwarf Coyote Brush*	1 gal	Low
<i>Bougainvillea</i> spp.	Bougainvillea	1 gal	Low
<i>Ceanothus</i> "Centennial"*	Centennial Ceanothus*	1 gal	Very Low
<i>Festuca californica</i> *	California Fescue*	1 gal	Low
<i>Lantana</i> spp.	Lantana	1 gal	Very Low
<i>Myoporum parvifolium</i>	Myoporum	1 gal	Low
<i>Oenothera californica</i> *	California Evening Primrose*	1 gal	Very Low
<i>Rosmarinus</i> 0, 'Huntington Carpet'	Rosemary Huntington Carpet	1 gal	Very Low
<i>Verbena gooddingii</i>	Goodding Verbena*	1 gal	Very Low

Note:
* California Native Species
1. Plant selection and landscape/irrigation design should comply with the Water Efficient Landscape requirements and ordinances.
2. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.





ST-6

For a good old fashioned multi-use table, the appealing style and durability of our Homestead ST-6 make it a favorite choice. This traditional table includes two benches. Welded tubular steel frame. 6 ft. (1.8 m) length. Nominal 2-4 (38-89 mm) slats.

STANDARD

All fabricated metal components except stainless steel are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGI® polyester powder coatings.

OPTIONS

Wood slat seating. Black, espresso, light gray or wheat 2nd Site Systems® recycled slats. Surface mount. In-ground mount. Gameboard.

RETURN TO STANDARD VIEW

MATERIAL

Recycled Plastic
Wood

MOUNT

In-Ground
Surface

COLORS

PICNIC TABLE AT SHADE STRUCTURE



MODEL 2

Model 2 benches installed worldwide testify to the appeal of their outstanding value.

4, 6 or 8 ft. (1.2, 1.8 or 2.4 m) lengths. Six nominal 2-4 (38-89 mm) slats.

STANDARD

All fabricated metal components except stainless steel are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGI® polyester powder coatings.

OPTIONS

Wood slat seating. Black, espresso, light gray or wheat 2nd Site Systems® recycled slats. Recycled slats for 8 ft. (2.4 m) lengths include center leg. Steel armrests with matching trim. Intermediate armrests (bolt-on). Surface mount. In-ground mount. Gull-wing mount.

RETURN TO STANDARD VIEW

MATERIAL

Recycled Plastic
Wood

MOUNT

Gull-Wing
In-Ground
Surface

COLORS

PICNIC TABLE AT SHADE STRUCTURE



REN SIDE-DOOR/DEPOSIT

The Ren side-door side-deposit litter receptacle in our Stella of Sunne™ collection features a classic, minimalist look inspired by Scandinavian design aesthetics. Its eased edges and clean lines transform any environment into a comfortable and inviting space. The side door's hinges incorporate stainless-steel pins and oil-impregnated bronze bushings, eliminating friction and maximizing the lifespan of the product.

REN-36SDSD: 36-gal (136 L) Side-Door Side-Deposit Litter Receptacle. Standard solid convex lid. US Patent D904,712 S.

REN-45SDSD: 45-gal (170 L) Side-Door Side-Deposit Litter Receptacle. Standard solid convex lid. US Patent D904,712 S.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGI® polyester powder coatings.

Other standard features include a high-density plastic liner and rubber-tipped leveling feet on the base.

RETURN TO STANDARD VIEW

MATERIAL

Recycled Plastic
Solid Steel Panels
Wood

CAPACITY

36 gal (136 L)
45 gal (170 L)

FEATURES

Side-Deposit

TRASH CAN



All Aluminum Construction

Includes
Pedestal



MAIL BOX



BBQ

AT SHADE STRUCTURES

Attachment B
Applicant Project Description Narrative

Lomita Lane Residences Concept Review
#25-2332-CON/SB330
Joint City Council/Planning Commission/Architectural
Review Board Conceptual Review
March 31, 2025

Project Description & Details

Project Location: 6380 Via Real, Carpinteria, CA 93013
APN(s): 001-190-097
General Plan Designation: High Density Residential
Zoning: M-RP (Industrial/Research Park)

Project Applicant: City Ventures Homebuilding, LLC
Nick Patterson
(763) 244-9855; npatterson@cityventures.com
3121 Michelson Drive, Suite 150, Irvine, CA 92612

Project Size and Proposed Density: The parcel is 8.64 gross acres or 376,358 sq ft. The proposed project is a residential development with a total of 93 for-sale units, a density of 11.0 du/ac. Of the 93 total units, 12 units (12.9% of the project) will be sold at an affordable income level which activates State Density Bonus Law granting 1 incentive concession and unlimited waivers.

Entitlement Strategy: The proposed project is seeking a Subdivision through a Tentative Tract Map and using State Density Bonus Law (SDBL) as well as SB 330 to help streamline the entitlements process as well as assist with waiving a few development standards. As discussed in multiple meetings with the Carpinteria Community Development Department and in a legal letter provided by our attorney, the project will be using the (1) granted Concession from SDBL to not build the industrial component identified in the zoning. This was also confirmed by the California Coastal Commission that the project being only residential will not impact coastal resources. The legal letter is included in the entitlement package.

Architecture Style & Proposed Mix: This project's architecture will feature a refreshing take on the classic farmhouse style which will blend nicely with the surrounding properties and the rest of the city. Each building will include balconies, porches, and patios to enhance the aesthetics as well as different pitches and ridges in the roofs to match some of the single-family residences in the surrounding area. There will be a mix of 2-story and 3-story buildings on the site with the taller buildings located on the northern section of the site to not block the mountain views from the public street.

There will be (48) units in the 2-story buildings. The unit matrix of the 2-story units is below:

2-Story Units		
Qty	Plan Type	Square Feet
13	Plan 1	2,177
15	Plan 2	2,316
13	Plan 3	2,586
7	Plan 4	1,496

There will be (45) units in the 3-story buildings. The unit matrix of the 3-story units is below:

3-Story Units		
Qty	Plan Type	Square Feet
18	Plan 5	1,446
4	Plan 6	1,517
2	Plan 6X	1,594
4	Plan 7	1,594
2	Plan 7X	1,540
15	Plan 8	1,762

Each of the residential units will include private patio space on either ground level or the 2nd floor as well as a 2-car attached garage.

Common Areas & Amenities: Given the surrounding uses and shape of the site, the open space is meant to fill in the remaining spaces of the site to give residents an area where they can bring family members and guests to spread out and enjoy the outdoors. The large outdoor common areas feature an event lawn with outdoor games and activities, a shaded picnic and grilling area, walking trails, and a community garden. There are paved sidewalks throughout the entire site that allow for all residents to access this space. There is lush landscaping along Via Real and Lomita Lane to help provide screening and reduce traffic noise for homes along the frontage.

Parking & Site Circulation: Under State Density Bonus Law parking standards, the project is only required to provide 155 parking spaces; however, the proposed site plan provides a total of 186 garage parking spaces consisting of 2-car garages connected to each unit. There are also 29-guest and 2-handicap surface parking stalls for guests throughout the site bringing the total to 217 parking spaces. The site's main ingress/egress point will be from Via Real. There will be an Emergency Vehicle Access (EVA) point along Lomita Lane.

Additional Features: The applicant is an all-inclusive green homebuilder, offering all-electric neighborhoods that include solar, smart technology, Energy Star appliances, dual-glazed windows with ultra-violet coatings and water efficient fixtures all standard with each home.

Affordable Housing: The proposed project consists of 93 units, in which 12.9% of the units will be sold to affordable qualifying households. The breakdown of affordable units is below:

10.7% Moderate	=	10 units
<u>2.2% Above Moderate</u>	=	<u>2 units</u>
TOTAL	=	12 units

SDBL Waivers & Concessions:

Concession	Required	Proposed
14.26.120	The industrial component of any mixed used development shall be developed pursuant to the standards and regulations of this chapter.	No industrial component will be developed.

Waivers	Required	Proposed
14.26.050 – Setbacks-Front, Side and Rear	No Building or structure shall be located closer than eighty (80) feet from the centerline of any street, or fifty (50) feet of the property line, whichever is the greater distance, nor closer than ten (10) feet from the side or rear property lines of the lot upon which such building or structure is located.	Reduce front setback to 36'-0" at closest building point along Via Real
14.26.050 – Setbacks-Front, Side and Rear	Where any portion of a parcel subject to the requirements of this district abuts a lot in any residential district, no building or structure shall be located closer than fifty (50) feet of the property line. On secondary, interior street of an industrial/ research park, buildings and structures may be located within twenty (20) feet of the right-of-way line of the street.	Reduce side setback to 18'-0" at closest building point along Lomita Lane
14.26.060 – Building Height	No building or structure shall exceed a height of thirty (30) feet.	2-Story Buildings = 32'-6" max. 3-Story Buildings = 41'-0" max.

CEQA/Environmental: Given the size of this parcel (8.64 acres), the project will not qualify for infill exemption under Class 32. However, the rest of the screening requirements of a Class 32 Exemption should still apply for the project as there is not expected to be any impact to the traffic, noise or air quality. There are also no expected significant environmental effects related to this project.

Understanding that testing will be needed to confirm our assumption, City Ventures is prepared to conduct an Initial Study on the project and initiate all reports and studies to prove that our project should be deemed a Negative Declaration.

Attachment C
Meeting Minutes from Prior Project Reviews

Lomita Lane Residences Concept Review
#25-2332-CON/SB330
Joint City Council/Planning Commission/Architectural
Review Board Conceptual Review
March 31, 2025

roof material which matches the existing roof. He further clarified that the proposed windows on the dormer element and gable end of the garage would be functional and provide ventilation.

Public Comments: None

Boardmember Discussion:

Chair Stein commented that the project is a big improvement over the existing condition.

Boardmember O'Connor commented that he appreciated that the proposed project and the existing development conformed to all the required zoning standards and that no modifications were required.

All boardmembers expressed their overall support for preliminary and final approval.

ACTION: Motion by Boardmember O'Connor, seconded by Vice Chair Blakemore, to recommend Preliminary and Final approval to the Director as submitted.

VOTE: 5-0



- 2) Project: Lagunitas Apts. & Mixed-Use Project, Project 23-2243-CUP/TPM/CDP
Address: 6380 Via Real
Applicant: Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC
Planner: Syndi Souter

Request of Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC, to consider Project 23-2243-CUP/TPM/CDP for preliminary review of a request to construct a new 159-unit apartment complex with amenities, a 2,224 square-foot market/café, one 3,829 square-foot R&D office space, one 2,889 square-foot R&D office space, 301 parking spaces (196 surface spaces and 105 underground spaces), and associated hardscape/landscaping and site improvements. The property is an 8.63-acre parcel zoned Industrial /Research Park (M-RP) and shown as APN 001-190-097, addressed as 6380 Via Real.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the overall project scope. She summarized the project history and described the previously approved office building and parking arrangement and how it differed from the proposed mixed-use project, noting the relationship to the existing City-owned parcel adjacent to the project site. She provided detailed information and plan images describing the project's architectural style, site arrangement, proposed grading and drainage, parking arrangement, landscaping and exterior lighting. She then noted the story pole installation and provided photographs of the story pole installation. Syndi summarized her presentation with a discussion of the key objectives and policies for the ARB to consider and the ARB's support for the three requested modifications for exceeding the height limit on Building #1, the use of compact parking spaces, and the location of parking within the front setback along Via Real. She concluded by requesting the ARB's input on the following issue areas:

- Site design and project layout;
- Architectural style and materials;
- Size, height, massing, and scale of the proposed structures in relation to their surroundings;
- Landscaping plant palette, including native trees;
- Exterior light fixtures and night-sky compliance;
- Impacts to public views of the mountains;
- Grading and earthwork quantities;
- The three Modification requests; and
- Neighborhood compatibility.

Applicant Comments:

Troy White, agent for the owner, Mark Kirkhart, project architect, Scott Caps, landscape architect, and Jason Gotsis, civil engineer, prepared a presentation and were available to answer questions. Troy White introduced the project team and provided background information on the previously approved office project and how the economics of the commercial/office concept had changed. He noted that after previously meeting with CDD staff, the project was revised to focus on providing rental housing instead. He then described an outline of the applicant presentation. Mark Kirkhart commenced the presentation and summarized the project's design goals, site constraints, and architecture. He clarified that no access to the site would be provided off of Lomita Lane (a private road), other than emergency access for the Fire Department, and described the site topography and the related design intent with respect to the visibility of the parking area fronting Via Real, the height and massing of the buildings, and rationale for the height modification request. He went on to describe the rationale for the site arrangement and related open space calculations. Jason Gotsis then explained the grading and drainage plan and constraints related to existing public easements that bisect the project site. He further detailed the stormwater plan and related expansion of the existing stormwater detention basin and answered questions from Vice Chair Blakemore regarding how the grading calculations relate to the stormwater requirements, and answered a question from Boardmember O'Connor confirming that the proposed electrical service would be underground. The applicant presentation then proceeded with a presentation of the proposed landscape plans by Scott Capps, including the proposed arrangement of the open space areas and perimeter landscape screening. Mark Kirkhart wrapped-up the presentation with a brief "fly by" video to help the ARB better visualize the project design in three dimensions. He concluded by answering questions from the ARB related to the courtyard dimensions, the proposed parking ratio, conjunctive parking proposal, how the open space and lot coverage areas were calculated, dimensions of interior corridor areas, and size of proposed rental units.

Public Comments:

Twenty-one (21) written and electronic public comments were submitted and provided to the ARB members in advance of the meeting. These comments are part of the public record and copies are on file with the Community Development Department. All of the written and electronic public comments received were either in opposition to the project or expressed concern with certain aspects of the project.

14 public commenters spoke at the meeting, and their comments are summarized as follows:

Lisa Lisiecky (representing the Lagunitas HOA) - Opposed. HOA CC&Rs specify only commercial use of the property. Previously approved commercial development was respectful in its design

(parking arrangement, noise from mechanical equipment, etc.) Noise and lighting are major concern. The open space is used by Lagunitas residents.

Marcy Mullan - (speaker slip submitted, did not comment)

Don Benson - Speaking on behalf of himself and wife, Vera Benson. Opposed. Lomita Lane resident for 60 years. Vera was involved in previous project and revisions. Supports housing that is integrated into the Lagunitas residences but opposed to 3-story design and size/bulk/scale of proposed project. Opposes setback modification. Opposes any uplighting or tree lighting. Fencing should be required along Lomita Lane. Landscaping should be maintained and reviewed every 2 years to confirm maintenance. Opposed to market/cafe due to impacts on Lomita Lane traffic and pedestrians.

William Anderson - Speaking on behalf of himself and his wife. The story pole installation should be updated to reflect carport parking areas. The project should include play areas and plans should be modified to include play areas and additional open space. (Also left written comments).

Bill Murphy - (speaker slip submitted, did not comment). Left written comment opposing project as too large and not what Carpinteria needs.

Mary Jane Yardley - Resident of Lagunitas. Opposed to project as designed. Project includes very little open space. Design is not compatible with existing Lagunitas residential area and small beach town character. EIR should consider the extent of excavation for underground parking and impacts to groundwater. Agrees with other speakers with respect to concerns regarding lighting and noise.

Connie Thompson - Resident of Lagunitas. Not opposed to housing, but project is too large. Project twice the size of previously approved project. Should not be named "Lagunitas" and be confused with the existing residential development. ARB should not support the project as currently proposed.

Ashley DeVan - Resident of Lagunitas since 2013. Opposed. Project much different than previously approved vision for this property and conflicts with CC&Rs. Density is triple that of existing Lagunitas residential community. Project would burden neighborhood with impacts related to parking, traffic and crime. ARB should consider broader context of development and sprawl; General Plan conflict considering location at the edge of City.

Bryan Gindoff - Resident of Lagunitas (also provided a separate written comment letter). Project conflicts with CC&Rs which those who purchased residences in Lagunitas relied upon. The previously approved project was compatible because the commercial uses would happen during the day and thus limit impacts related to noise, lighting and parking at night; owners within Lagunitas have a "contract" with City that should be respected.

Jacqueline Matthews - Resident of Lagunitas. Concerned about being "pummbled" by the proposed large development.

Jim Gaskin - Resident of Lomita Lane. Opposed. When purchased home, was provided information on the previously approved project, which was far smaller. Proposed project is too large, with too much grading and he is concerned about adequate infrastructure existing to serve project. Grading and drainage is also concerning.

David Rosso - Agrees with other commenter's concerns, especially related to density concerns. Asked that the CC&Rs be addressed prior to project moving forward. Concerns with height of proposed structures and compatibility with neighborhood. Concerned that project has been rushed and not enough study of impacts related to traffic, grading and sensitive habitat. Parking is far short of what is needed to serve the number of residential units.

Tim Grimes - Agrees with many of the previous comments. The story poles indicate that the project will be like "Los Angeles", not Carpinteria. The previously approved project seemed appropriate. Main concern is with the project exterior lighting and potential light pollution that would result.

Gary Graumann - Resident of Lagunitas for 13 years. Opposes project. Concerned that this was the first time he received a notice and nobody had made an effort to reach out. When he purchased home in Lagunitas, he met with City staff to review what was proposed on subject site, which is much different than what is currently proposed. Concerned that this project proposes the first underground parking area in City. Concerned about the "boxy" nature of the project and the height, and the project should relate better to the existing Lagunitas residential development. Also expressed concerns regarding lighting, the proposed market/cafe and related noise impact, and CC&Rs.

Kevin Donoghue - (speaker slip submitted, did not comment)

Amrita Salm - No affordable housing included in project is unacceptable.

At the conclusion of public comments, Chair Stein offered the applicant team an opportunity to speak prior to the ARB beginning their deliberations. Troy White, agent, related that he offered to meet with representatives from the Lagunitas residential neighbors to no avail, and that the CC&Rs are not an issue for the ARB review.

Boardmember Discussion:

Boardmember O'Connor began the discussion with the following comments:

- The CC&R issue needs to be addressed.
- Concerned about how lot coverage and open space is calculated and more functional open space should be provided.
- Story poles should include all structures and stake the property lines.
- Concern about the height & mass along Via Real.
- Agrees (with Don Benson) that a pedestrian fence should be installed along Lomita Lane.
- He is struggling to move forward with the project.

Boardmember Little provided the following comments:

- Agrees with Boardmember O'Connor and prior public comments.
- Commented that the CC&R issue needs to be resolved.
- Story poles show that the project is too massive and too boxy.
- Narrow hallways in the buildings will be too dark.
- Compact parking spaces are not practical.
- A lot of work to be done to downsize, or go back to the original design.

Vice Chair Blakemore provided the following comments:

- Shares concern with Boardmember O'Connor regarding open space calculations.
- Project is a “bait & switch” to the office building in the CC&Rs.
- Size, bulk, and scale is too much; program too ambitious.
- Units are small- should try fewer, larger units with more living space.
- Views should be protected-mountain views and ocean views.
- Not compatible with the area, or creek/riparian habitat. While stormwater design may work, an island of paving so close to the riparian area does not feel comfortable.
- Does not support modification for parking in the front yard setback.
- Underground parking layout has dead ends and does not circulate traffic.
- The date palms and tipu trees will not do well, select another variety.
- Provide true elevations of the structures without the landscaping rendered in front, similar to the County BAR requirements.

Boardmember Johnson provided the following comments:

- The density needs to be mitigated.
- Story poles do not always tell the whole story.
- Applauds the design with shadows and broken massing along Via Real.
- Roof heights could be varied to provide more variety, especially the elevation along Lomita Lane.
- Likes the materials, generous balcony overhangs, animation.
- Three stories at front, the other buildings are two story; grading could be used to vary the heights of the buildings.
- Spread out the compact parking spaces.
- Can accept the modification to park in the front setback, which is common in the commercial developments nearby and Via Real frontage is narrow.
- Likes the underground parking- keeps parking out of sight.

Chair Stein Provided the following comments:

- Prefers conceptual review with other decision makers before formal submittal on large projects.
- What is the benefit to the community from this project?
- Noted the number of units and lack of affordable housing.
- Likened the project to the Klentner mixed-use project - “a quintessential LA project”.
- The public should be proactive and ask for better representation on the City Council.
- All parking should be underground.
- Likes the balconies.
- Project is too big.
- Go back to office building design.
- Project will not provide “market rate housing” that residents can afford.
- Not in favor of CUP for café, which should be in downtown area; parking will spill over onto streets.
- Does not support compact parking spaces; all should be standard spaces.
- Pull the buildings back from the creek and Via Real.
- Project is too tall; size and bulk are too much.

- Cannot support any of the requested modifications.
- Mountain and ocean views are impacted.
- Not compatible with the neighborhood.
- Great project for somewhere else.

Staff requested a poll from the Boardmembers concerning their support (or lack thereof) for the requested modifications for the height exceedance, parking in the front (Via Real) setback, and use of compact spaces.

O'Connor, Little, Blakemore and Stein not in support of any of the modifications. Boardmember Johnson can support all three.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Blakemore, to recommend continued preliminary review with comments.

VOTE: 5-0

OTHER BUSINESS: ARB Meeting of April 25, 2024 is cancelled.

CONSENT CALENDAR:

3. Action Minutes of the Architectural Review Board Meeting of February 29, 2024.

ACTION: Motion by Boardmember Little, seconded by Boardmember O'Connor, to adopt the minutes as drafted.

VOTE: 4-0 (Stein abstained)

4. Action Minutes of the Architectural Review Board Meeting of March 14, 2024.

ACTION: Motion by Boardmember Little, seconded by Boardmember O'Connor, to adopt the minutes as drafted.

VOTE: 4-0 (Blakemore abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

Matters by Boardmembers: Vice Chair Blakemore inquired as to the City's position on the noise impacts of the increased rocket launches at Vandenberg Space Force Base. Staff advised that this issue came up at a recent Coastal Commission hearing and they are looking into it.

Matters by Staff:

- 700 Linden Fireplace and Wall Detail Revisions - The project is nearing completion and the applicant's design team met with staff to discuss two requested revisions which were presented to the ARB for review and comment:

Schreck, LLP acting as City Attorney of the City
of Carpinteria
Brian C. Barrett, City Clerk
Nick Bobroff, Community Development Director
Syndi Souter, Senior Planner

Planning Commissioner Salant verified she could hear the proceedings well, she had a copy of the agenda for this meeting, the agenda was posted at the location where she is, her location is reasonably accessible to the public to allow a member of the public to participate in the teleconference from her location, and there was no member of the public present at her location who wished to participate in the meeting.

All Councilmembers, Planning Commissioners, and Architectural Review Boardmembers could clearly hear Planning Commissioner Salant.

PLEDGE OF ALLEGIANCE

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

CITY COUNCIL BUSINESS:

The City Council, Planning Commission and Architectural Review Board met to discuss the following subject matter:



1. Conceptual review of three options for a mixed-use project that would include: 6,718 square-feet of research and development office space; a 2,224 square-foot café/deli; and either 159, 147, or 153 apartment units, respectively for each option, on an 8.63-acre parcel located at 6380 Via Real (APN 001-190-097), proposed by Troy White, agent, for Steve Leonard, Manager for RPG Carpinteria, LLC.

Recommendation: Receive public comment, and provide individual comments on the mixed-use development proposal.

Senior Planner Souter presented the staff report and PowerPoint presentation.

Community Development Director Bobroff and Senior Planner Souter responded to questions from the Council, Planning Commission, and Architectural Review Board.

Troy White with TW Land Planning & Development, LLC, Mark Kirkhart, project architect with Design ARC, and Scott Capps, landscape architect with EPTDESIGN presented the applicant PowerPoint presentation.

The applicant responded to questions from the Architectural Review Board, Planning Commission, and City Council.

Mayor Clark recessed to a break at 7:34 pm and reconvened the meeting at 7:45 pm.

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

Speakers in-person: Linda Lisiecki representing Lagunitas HOA, Bryan Gindoff, Ashley DeVan, William Anderson, MJ Yardley, Brad Richardson, Tim Grimes, Leslie Gascoigne, Gary Graumann, Verna Gindoff, Kevin Donoghue, Don Bensen, and Jim Gaskin

Speakers via Zoom: Gary Campopiano (did not speak)

Emails distributed: Bryan and Verna Gindoff, Tom Wong, Valerie Bentz, Donald Bensen, Graham Lyons with Mullen & Henzell LLP, Amrita Salm, Tom Perry, Ashley DeVan, Anonymous, William Anderson, Marion Anderson, Sherene Donoghue, Leslie Gascoigne, Hunter and Casey Turpin, Robert Donahue, and Robert Schwalje

Mayor Clark opened up comment from the Architectural Review Board.

Boardmember O'Connor acknowledged that the developer made changes in the design since the first presentation to the Architectural Review Board in April 2024; however, there were a number of points that weren't addressed. He recommended the Lagunitas residents and developer get together and negotiate the Covenants, Conditions and Restrictions (CC&R's). He suggested staff run open space calculations for lot density and lot coverage, both with and without those non-usable square footages such as a detention basin. He liked the underground stormwater collection which could be an alternative to making some of the unusable space usable.

Boardmember Little described the CC&R's as an important element and encouraged the applicants and Lagunitas residents to resolve the CC&R's issue before the project goes further. He noted that the two other alternative plans had very minor alterations and overall, the density is overdone and he expressed concern about the lack of open space for kids to play. He recommended eliminating the commercial space and putting in low-income housing which is really vital.

Boardmember Johnson said the project was an improvement over what the Architectural Review Board had seen before, it was more detailed and residential-scaled; he liked the materials, the color scale, and the architecture is contemporary and goes along with the buildings to the east and BEGA. He suggested that there be more parking underground to free up more space for greenery and for the developer to look at great pumps to pump the sewer/water out of the site to lower the project.

Vice Chair Blakemore observed that the size, bulk and scale were too much and that the project is too ambitious and not compatible with the area or creek/riparian habitat. She explained how the underground parking layout is not functional and that the tandem spaces did not make sense and questioned their functionality. She noted that only one of the three presented options conforms to the City's existing zoning while the other ones need modifications. She commented that she could not support the project with such little open space.

Chair Stein brought up that when the project was originally planned, it was going to resolve the problem with bikeways, mass transit, and the traffic flow at Via Real and Highway 150. He believed that that resolution may be a caveat that the City could request as a way to keep the zoning the way it is. He opposed the café in this project as it would pull people away from the downtown and people accessing the café would park on Lomita Lane and block the fire access. He said that the City needs a project that fits the community and makes Carpinteria better. He stood by the original project design and recommended the applicant go back to the original project design which was smaller, had a lower profile, was night sky friendly, and was beautifully designed to fit in with the surrounding neighborhood.

Mayor Clark opened up comment from the Planning Commission.

Commissioner Benefield suggested the applicant first figure out the parking, the setbacks, and then deal with the buildings. She stated that the buildings look like San Quentin Prison and are harsh and heavy and the walkways seem narrow. She also noted that there needs to be affordable housing, more open space provided, and the building height must be at 30 feet or under. She was concerned about the impacts to the mountain views and that there should be no parking in the front setback. She expressed support for conjunctive parking wherever it may pop up, but noted that the project was not compatible with the neighborhood or what was agreed upon in the beginning. She was not in favor of the project as presented.

Commissioner Salant noted that the question regarding the CC&R's needs to be answered before the project goes forward. She was in favor of adding affordable units to the project; however, the density is overwhelming, the project needs more open space, and the presented options did not explore new ideas. She recommended the applicant go back to the drawing board legally as well as design-wise.

Mayor Clark asked legal counsel to what extent does the City enforce CC&R's and is the City a party to the CC&R's.

Legal Counsel Carlson responded that the City often requires CC&R's to be recorded on for-sale projects associated with subdivisions and in this case, the CC&R's were part of the conditions of approval for the original project, particularly conditions 161 and 162 which dealt with protection of the drainage and creek and maintenance of that area. He

stated that the CC&R's sought to establish procedures for purchasers of homes in the Lagunitas development and the purchaser or development of the parcel at issue tonight that they would maintain a fund to preserve and maintain that creek area. He clarified that the City is not a party to the agreement as the City did not sign the agreement, but as a third-party beneficiary, the City has the right, but not the obligation, to enforce those maintenance requirements. He noted that this is common especially in communities where the HOA maintains portions of the street or areas to make sure that the City has the ability to step in and enforce some of those CC&R's to maintain the community. He described that the CC&R's have recitals that describe the project that was approved at the time, but those recitals are not binding on the City and that the Council could consider this project. He further identified that the Council could condition the project to make sure the creek and drainage areas are maintained or impose other conditions as the project moves through the development process and that there is nothing that precludes the City, because these CC&R's exist, from considering alternative forms of development on the site that are consistent with the City's code.

Commissioner Moyer appreciated the presentation, liked the architecture, and believed it fit in with the surrounding area. He noted that affordable housing was tricky and this was a hard situation for the City and developer. He was in favor of Option 2 (with no modifications) and suggested the lighting be more controlled.

Chair La Fevers supported the concept of a mixed-use development on this site though he wouldn't support a full residential overlay at this site. He did not support the market/café as it would bring in uses that aren't a part of the commercial, industrial, or existing residential uses, as the downtown is used in that manner. He observed that rental housing is a needed component in Carpinteria as that is how Carpinteria has been developed. He noted that rental housing supports the City's General Plan and the Housing Element and that there has been lots of work put into the Housing Element to identify potential sites that would be compatible with mixed use such as this site. He explained that the project has the potential to support Carpinteria's interest in meeting the needs and requirements to provide additional housing whether it's market rate, above moderate, or some other form. He didn't support any of the presented options, suggested that the 30-foot limit be kept on the building height, and although technically Options 2 and 3 do that, more work needs to be done with the fill, the presentation of the front structure which is too massive to be compatible, and there is a blockage of public views of the mountains. He believed there may be opportunities to reduce the amount of fill needed and other ways to deal with drainage and sewer. He preferred avoiding any parking in the setback as the project would benefit with the further setback from Via Real and support impacts from massing. He noted his support for compact parking spaces as long as they were spread out and provided additional parking beyond what may be available. He expressed wariness on conjunctive use parking and didn't support it. He did however, like underground parking to the extent that it's used to support a denser development. He stated that before he could support the project, it would need to be scaled back towards the scale of the existing entitlement and the overall bulk and scale

reduced. He liked the mix of one- and two-bedroom studio units as well as the proposed amenities. He noted mixed feelings about forcing affordable housing units at this location along the urban/rural boundary and believed that ideally this would be a lower profile and not too dense development. He stated that to build in affordable housing, it would force the development of a much denser project. Overall, in concept, he thought the project was on the right track.

Mayor Clark opened up comment from the City Council.

Councilmember Lee encouraged the Lagunitas HOA and developer to come together to find a compromise to make sure this development, if it goes through, will benefit the community and surrounding area. He suggested the developer reach out to employers to focus on workforce housing which is needed. He noted that this project along with other nearby proposed developments would greatly impact the Bailard Avenue bridge which would not be able to handle so many people, especially in an emergency. As it stands, he could not support the project.

Councilmember Solórzano spoke on the real concerns with change and growth in the City, but noted that the City currently does not have a certified Housing Element which leaves the City vulnerable when it comes to housing projects. She commented that this site was a good location for housing, but needs some affordable income-restricted housing as the people who benefit from it are a real part of the Carpinteria community.

Vice Mayor Alarcon commented that the developer and Lagunitas homeowners need to negotiate the CC&R's. She expressed concern with the small amount of functional open space and questioned the need for a dog park at this site as the City opened a pilot dog park in a nearby neighborhood, and it made more sense to place the tot lot in a central location rather than on the outskirts of the project. She noted that the central location where all the amenities are is rather condensed and wondered how much the bike storage would be used. She did like how public transportation is nearby. She suggested that the developer consider the type of tenants (whether it's a market tenant or ideal tenant). She liked the color scheme for Option 1, but that the balance of commercial to residential doesn't seem to be there yet and the project doesn't seem to be compatible with the surrounding area. She felt that the architecture seemed to be a bit industrial, like a hotel and expressed parking concerns due to the proposed café as people would park on the street. She stated that affordable housing is incredibly important and the City needs workforce housing.

Councilmember Nomura recalled that when the Architectural Review Board reviewed the original Lagunitas development years ago, it was thought that it would never conform to the rest of the area at that time; however, it did work. He noted that when talking about height and scale of the project, when looking at the cross section of the grade itself, it's lower than grade in many areas and portions of it will be brought up, but a lot of it will be brought up to the original grade. He expressed concern with the site and project, the

setbacks and open space. He said it looks like the project is developed close to the envelope and may not be giving enough room to Lagunitas homeowners. He stated that the applicant needed to understand how the creek creates a buffer between Lagunitas residents and this site. He noted that the setback in the front parking should remain as a setback and not be included along Via Real; he preferred Option 2 as favorable. Regarding solar panels and lighting, he wanted to make sure they won't be a visual nuisance for the Lagunitas residents and that the lighting is night-friendly. If the buildings are going to remain two-story, he suggested that the buildings be shielded/screened as to not affect the Lagunitas residents, such as enclosing the balconies with louvers. He observed that the presented architecture is nice, but it's not the mix or match that should be there; Lagunitas estates have a specific look and he encouraged the developer to transition between the industrial side and Lagunitas side. He noted that size and scale seems a bit large and if it were reduced the developer could handle parking (i.e. fewer units means less parking). He expressed concern that having two income types (Lagunitas owners and rental housing) may create a challenge. He encouraged the developer to reach out to the community and conform the project as much as possible.

Mayor Clark noted that the site was appropriate for residential use and explained the City needs the housing. He agreed with his colleagues that in terms of size, bulk and scale, the project needs to be reduced greatly. He observed that more affordable housing is needed and it's appropriate to have different classes of people living together. He stated the City needs to build 901 units over the next few years to comply with Regional Housing Needs Allocation (RHNA), a lot of low-income and very low-income housing needs to be built. He commented that the housing at this location should be more compatible with the Lagunitas houses. He didn't support three-story buildings as that wasn't compatible with the neighborhood and blocked public views of the mountains and instead supported two-story buildings.

ADJOURNMENT

Mayor Clark adjourned the meeting at 9:35 pm.



Al Clark, Mayor

ATTEST:



Brian C. Barrett, CMC, CPMC
City Clerk