

CITY OF CARPINTERIA PLANNING COMMISSION AGENDA

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



**City Council Chamber
5775 Carpinteria Avenue
Carpinteria, CA 93013
Time: 5:30 p.m.
Agenda Posted: 3/31/16**

APRIL 4, 2016

THE PLANNING COMMISSION RESERVES THE RIGHT TO CHANGE THE ORDER IN WHICH ITEMS ARE HEARD. APPLICANTS NOT IN ATTENDANCE WHEN THEIR ITEM IS CALLED MAY HAVE THEIR ITEM CONTINUED TO THE NEXT REGULAR MEETING.

Any information presented to the Planning Commission by the public on any agenda item and during Public Comment using electronic media to be displayed on the overhead projector must be arranged with staff for review of materials in advance of the meeting and no later than Friday prior to the Planning Commission meeting.

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

This meeting will be broadcast live on Government Access Television Channel 21 and rebroadcast on Wednesday after the meeting at 8:00 p.m. and on Saturday at 5:00 p.m.

- 1. CALL TO ORDER and ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS**
- 4. PUBLIC COMMENT**

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

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

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

5. CONSENT CALENDAR

Items on the Consent Calendar are considered to be routine and are normally enacted by one unanimous vote of the Commission. Individual items may be removed and considered separately at the request of a Commissioner. Any item removed from the Consent Calendar will be added to another section of the agenda.

a. Minutes of the regular Planning Commission meeting held March 7, 2016.

6. CONTINUED PUBLIC HEARING

**a. Habitat for Humanity Sawyer Avenue Homes Planner: Shanna R. Farley-Judkins
Project 15-1798-DP/TPM/CDP**

Continued hearing on the request of DMHA Architects, Agent/Architect for Habitat for Humanity, to consider Project 15-1798-DP/TPM/CDP (application filed November 5, 2015) for a Development Permit, Tentative Parcel Map and Coastal Development Permit to allow construction of three residential condominium units within two detached two-story structures on a vacant lot under the provisions of the Planned Residential Development (PRD-20) Zone District; and to approve an Exemption pursuant to § 15303(b) of the California Environmental Quality Act (CEQA) Guidelines. The project includes a one unit structure on the front of the lot with an attached three-car carport. The second structure, located at the rear of the lot would include two units. The proposed structures are two-story, with a height of 24 feet three inches and 23 feet seven inches, respectively. The proposed units' habitable space would be 1,239 square feet, 1,269 square feet and 1,268 square feet, each having three bedrooms. The project would provide three carport spaces (one per unit) and one uncovered guest parking space. The request includes modification of parking and front setback requirements. The application involves APN 003-153-005, addressed as 4949 Sawyer Avenue.

1. Disclosure of Ex Parte Communications
2. Staff Presentation
3. Public Hearing
4. Planning Commission Action

7. NEW PUBLIC HEARING

a. Second Dwelling Units Compliance Report Planner: Shanna R. Farley-Judkins

The Planning Commission will receive a report on the status of various Second Dwelling Units throughout the City.

1. Disclosure of Ex Parte Communications
2. Staff Presentation
3. Public Hearing
4. Planning Commission Action

b. Conditional Use Permits Compliance Report Planner: Shanna R. Farley-Judkins

The Planning Commission will receive a report on the status of various Conditional Use Permits in effect throughout the City, as listed below:

Project Number	Applicant	Address	Date Approved
C-5-80	Vasquez Storage	4209 Carpinteria Avenue	1/1/1980
C-2-734	Gonzalez Welding	4621 Carpinteria Avenue	8/1/1983
C-11-83	Boys and Girls Club	4849 Foothill Road	10/3/1983
C-2-84	Church of Latter Day Saints	1501 Linden Avenue	3/5/1984
C-8-85	The Ark Pet Store	1090 Casitas Pass Road	5/6/1985
C-4-85	7-Eleven	4410 Via Real	11/4/1985
C-7-86	Faith Lutheran Day Care	1333 Vallecito Road	9/15/1986
359-CUP	Rainbow Ice Cream	751 Linden Avenue	7/6/1987
88-445-CUP	Unocal 76	5085 Carpinteria Avenue	11/21/1988
89-505-CUP	Permacolor Powder Coating	1020 Cindy Lane	8/7/1989
90-539-CUP	Alley Pets	890 Cactus Lane	12/4/1989
91-644-CUP	Pacific Coast Café (Deli)	6440 Via Real	11/4/1991
92-658 CUP	Carter Automobile Repair	6555 Carpinteria Avenue	8/3/1992
330-CUP	McCann Storage	1222 Cravens Lane	6/6/1994
95-749-CUP	Chevron Mini Mart	4290 Via Real	10/6/1997
97-825-CUP	Ohm Apartments (Prev. Cypress Tree)	5615 Carpinteria Avenue	10/6/1997
98-852-CUP	Carpinteria Veterinary Clinic	585 Walnut Avenue	8/3/1998
90-566-CUP	Lou Grant Workshop	5400 Sixth Street	7/13/1999
00-929-CUP	AT&T Wireless	5666 Carpinteria Avenue	8/6/2001
01-972 CUP	Sprint PCS	5666 Carpinteria Avenue	2/4/2002
01-995-CUP	Tee Time	5885 Carpinteria Avenue	2/3/2003
03-1129 CUP	Reality Church	5201 Sixth Street	5/3/2004
06-1284-CUP	Howard School	5315 Foothill Road	9/5/2006
06-1332 CUP	Sprint Wireless	6410 Cindy Lane	12/4/2006
08-1450-CUPM	Channel Islands Surfboards	1160 Mark Avenue	3/5/2007

1. Disclosure of Ex Parte Communications
2. Staff Presentation
3. Public Hearing
4. Planning Commission Action

8. OTHER BUSINESS

9. MATTERS PRESENTED BY COMMISSIONERS

10. DIRECTOR'S REPORT

- a. Distributed Information
 - i. Draft Action Minutes of the Architectural Review Board meeting of March 17, 2016
 - ii. City calendar for the month of April 2016
 - iii. Community Development Project Status Report as of March 31, 2016
 - iv. Construction Permit Report as of March 31, 2016

11. ADJOURNMENT

Notes

All actions of the Planning Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within 10 calendar days of the Commission's action. Appeal deadline for items on this agenda: 5:00 p.m., April 14, 2016. The next regular Planning Commission meeting will be held on Monday, May 2, 2016 at 5:30 p.m. in the Council Chamber.

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

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the Community Development Department by email at lorenae@ci.carpinteria.ca.us or by phone at (805) 755-4410 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.

CALL TO ORDER and ROLL CALL Chair Moyer called the meeting to order at 5:30 p.m. Commissioners Present: David Allen Jane L. Benefield John Callender, Vice-Chair Glenn La Fevers John Moyer, Chair Others Present: Steve Goggia, Acting Community Development Director Shanna R. Farley-Judkins, Assistant Planner Approximately 10 interested persons	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair Moyer called for the flag salute.	PLEDGE OF ALLEGIANCE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR a. Minutes of the regular Planning Commission meeting held February 1, 2016. MOTION Upon a motion by Commissioner Benefield, seconded by Commissioner Callender, the Planning Commission voted 4-0-1 (Allen, Benefield, Callender, and Moyer in favor; La Fevers abstained) to approve the minutes of the regular Planning Commission meeting held February 1, 2016.	CONSENT CALENDAR
NEW PUBLIC HEARING Habitat for Humanity Sawyer Avenue Homes Planner: Shanna R. Farley-Judkins Project 15-1798-DP/TPM/CDP Hearing on the request of DMHA Architects, Agent/Architect for Habitat for Humanity, to consider Project 15-1798-DP/TPM/CDP (application filed November 5, 2015) for a Development Permit, Tentative Parcel Map and Coastal Development Permit to allow construction of three residential condominium units within two detached two-story structures on a vacant lot under the provisions of the Planned Residential Development (PRD-20) Zone District; and to approve an Exemption pursuant to § 15303(b) of the California Environmental Quality Act (CEQA) Guidelines. The project includes a one unit structure on the front of the lot with an attached three-car carport. The second structure, located at the rear of the lot would include two units. The proposed structures are two-story, with a height of 24 feet three inches and 23 feet seven inches, respectively. The proposed units’ habitable space would be 1,239 square feet, 1,269 square feet and 1,268 square feet, each having three bedrooms. The project would provide three carport spaces (one per unit) and one uncovered guest parking space. The request includes modification of parking and front setback requirements. The application involves APN 003-153-005, addressed as 4949 Sawyer Avenue.	NEW PUBLIC HEARING

Assistant Planner Shanna Farley-Judkins presented the staff report. She recommended approval of the project as presented, with the requested modifications and adoption of the findings.

PUBLIC HEARING OPENED

Chair Moyer opened the public hearing at 6:25 p.m.

Jon Peterson, CEO of Habitat for Humanity of Southern Santa Barbara County, provided a history of his organization's presence in Santa Barbara and Carpinteria. He described the project's location as fantastic and said families can easily access transportation and walk to town or work. He provided details about Habitat for Humanity's home ownership program. Regarding the parking, he said each residence is allowed one vehicle, residents can be fined \$1500 for having multiple vehicles, and guests are only allowed 24-hour parking. He said vacation rentals are not allowed, mortgages are deed-restricted, and sales prices are restricted. He explained that Habitat for Humanity has first right of purchase when units are for sale, and the intention is to keep the units affordable into perpetuity.

Mr. Peterson responded to commissioners' concerns about parking and the sales of property. He noted that the organization stays in touch with the residents through monthly meetings and mortgage payments, and it has been very successful in communicating with families when issues arise. With respect to preference to selling units to Carpinteria residents, he explained that federal law does not allow them to be restrictive due to "red lining" rules. As a result, families from specific areas cannot be picked.

Project architect Edward deVicente spoke about how he tried to maintain neighborhood continuity in his design. He said two-story units allowed for more open space.

Architect Ryan Mills said the proposal is modest and fits in context with the neighborhood, with similar site layouts, proximities between parcels and street frontage. He said visibility to neighbors' homes was obscured through window placement.

Amy Orozco, 4806 Sawyer Avenue, explained that the neighborhood has a parking problem mainly due to the Beachwalk condominiums that were approved with only one-car garages for two-bedroom single story units. She said the overflow parks on Sawyer and parking was not an issue before the condominiums were built. She said a parking modification should not be granted, noting that other projects such as Dahlia Court and Las Flores were not located in the Downtown core. She explained how numerous downtown events impact parking on Sawyer and said we need to stick with what the City requires for parking.

PUBLIC HEARING CLOSED

Chair Moyer closed the public hearing at 6:40 p.m.

Commissioner Allen agreed with Ms. Orozco but said his conclusion is different due to the project's specifics. He said it warrants a modification because the applicant is in a unique position to impose parking restrictions due to its relationship with the tenants and seat on the HOA board. He noted the City's state-imposed mandates to provide affordable housing for very low-income groups and the difficulty in meeting them. He said he would like to see the affordability and one car per residence requirements included in the Conditions of Approval. He also said that he would like the City of Carpinteria to step in to keep the units should Habitat for Humanity go out of business or the City of Santa Barbara not be interested.

Commissioner Benefield agreed with everything Allen said except for his conclusion. She said many houses on Sawyer do not have any parking, noting the impacts from the Beachwalk development. She commented that the numbers do not pan out; the children are not going to be children forever. She said she would like to see at least six parking spaces provided; otherwise, she cannot approve the project.

Commissioner Callender said he is sympathetic to the public comment about the parking but noted that other problems are being balanced, such as housing. He said there is a lot about the project that he likes, and he falls more on the side of being willing to vote for the project as configured, with three covered spaces for the residences and one guest space. He said if we impose additional parking, we would be harming the competing interest of advancing low and medium-income housing. He agreed with adding more specifics to the conditions regarding the affordability aspects.

Commissioner La Fevers expressed support for the project as proposed. He said it is an exceptional opportunity to have low and very low income home ownership opportunities in the community, and it is worthy of consideration of modifications to our standards. He said the key is how effective the restrictions will be in keeping vehicles to a minimum in the area. He said we need to figure out how to define what the project means to the City of Carpinteria and lock that into the conditions so it does not convert to market rate property. He asked staff to determine what might be necessary to include this in the conditions and suggested continuing the hearing, if necessary.

Commissioner Allen agreed with La Fevers.

Chair Moyer said he wished the city attorney was present, noting that he would like to know about the federal laws with respect to the lottery system. He noted the Lagunitas applicants were given extra credit for being local residents. He said the benefit to Carpinteria is if the houses have the potential to go to Carpinterians, and that is not the case here. He does not see the benefit for the housing to go to a Santa Marian who works in another town, and he will not support the project on those grounds.

Acting Community Development Director Steve Goggia explained that he would prefer our attorneys work with Habitat for Humanity to condition the language with respect to the points that were brought up, such as the City taking on the role of monitoring the cars, the City buying the units with second rights after Habitat for Humanity, and tying the development to Carpinteria residents, as was done with Lagunitas. He said returning to the meeting of March 21st was too soon and he preferred April 4th meeting.

MOTION

Upon a motion by Commissioner Allen, seconded by Chair Moyer, the Planning Commission voted unanimously to continue the matter to the meeting of April 4, 2016.

OTHER BUSINESS - None

MATTERS PRESENTED BY COMMISSIONERS - None

**MATTERS
PRESENTED**

DIRECTOR’S REPORT

DIRECTOR’S REPORT

- a. Distributed Information

i. Draft Action Minutes of the Architectural Review Board meeting of February 11, 2016 ii. City calendar for the month of March 2016 iii. Community Development Project Status Report as of February 29, 2016 iv. Construction Permit Report as of February 29, 2016 Acting Community Development Director Steve Goggia reviewed the distributed information. He said six projects were granted occupancy clearance, including the Dorrance Way Group, and Smart and Final was asked to make finishing its Carpinteria store a priority. Regarding Casa del Sol, he said he met with owner Dario Pini, his architect and contractor to explain that he would not approve anything that makes the building taller or bulkier. He said he is working with the group to get them back on track and to finish the project speedily.	
ADJOURNMENT - Chair Moyer adjourned the meeting at 7:00 p.m. ATTEST: Secretary, Planning Commission Chair, Planning Commission	ADJOURNMENT

DRAFT

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: April 4, 2016

ITEM FOR CONSIDERATION

Habitat for Humanity Condominiums

Case No. 1215-1798-DP/TPM/CDP

Request of DMHA Architects, Agent/Architect for Habitat for Humanity, to construct three residential condominium units within two detached two-story structures on a vacant lot. The project includes a one unit structure on the front of the lot with an attached three-car carport. The second structure, located at the rear of the lot would include two units. The proposed structures are two-story, with a height of 24 feet three inches and 23 feet seven inches, respectively. The proposed units' habitable space would be 1,239 square feet, 1,269 square feet and 1,268 square feet, each having three bedrooms. The project would provide three carport spaces (one per unit) and one uncovered guest parking space. The request includes modification of parking and front setback requirements.

Report prepared by: Shanna Farley-Judkins, Assistant Planner
Community Development Department



SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department



SIGNATURE



Owner/Applicant: Habitat for Humanity

Project Location: 4949 Sawyer Avenue

APN: 003-153-005

Zoning:

Planned Residential Development (PRD-20)

General Plan Designation:

Medium Density Residential (MDR)

I. RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached Resolution, thereby approving Project Number 15-1798-DP/TPM/CDP to allow the construction of the three-unit condominium project with modifications of the requirements for parking and front setback.

II. PROPOSED PROJECT DESCRIPTION

Development Plan: The site would be developed with a three-unit condominium project with three covered and one uncovered parking spaces on a vacant 6,950 square foot lot. The project would include two structures, the front structure would measure 1,239 square feet and include one residential unit and the rear structure would measure 2,537 square feet and include two residential units. A three-car carport would be attached to the rear of the front unit. An additional uncovered guest parking space is provided. The maximum height of the structures would be 24 feet three inches above the lowest finished grade.

Unit 1 would be a three-bedroom unit with a covered entry, a first floor area of 537 square feet and a 702 square foot second floor area, for a total of 1,239 square feet of living space.

Unit 2 would be a three-bedroom unit with a covered entry, a first floor area of 653 square feet and a 616 square foot second floor area, for a total of 1,269 square feet of living space.

Unit 3 would be a three-bedroom unit with a covered entry, a first floor area of 651 square feet and a 617 square foot second floor area, for a total of 1,268 square feet of living space.

The proposal includes new landscaping and grading of approximately two cubic yards of cut and 532 cubic yards of fill, resulting in approximately 530 cubic yards of import.

Modifications: The project includes a request to modify the parking and front setback requirement for the project. The parking modification request is for a reduction of three parking spaces, to construct four spaces rather than seven as required. The modification for the front setback would allow encroachment of 10 feet in the setback from the centerline of the street.

Tentative Parcel Map: The tentative parcel map would allow each unit to be held in separate ownership with all units governed by a common homeowners' association (condominium development).

Coastal Development Permit: A Coastal Development Permit is required to allow the proposed development as described above. Plans are attached as Exhibit 1, Attachment B.

III. BACKGROUND

Site Characteristics

The project site is located in the Downtown Core Area, Design Sub-Area 2a, along the northern boundary of the district. The project is located near the US 101 to the north and adjoining Linden

Avenue to the east. Single and multiple family residences are located to the east and west. Parcels to the south are commercial in use. The subject vacant parcel is zoned Planned Residential Development (PRD-20). The project is not located within a Flood Hazard Overlay. The General Plan/Coastal Plan designation is Medium Density Residential (MDR).

Sawyer Avenue has a sixty-foot wide right-of-way. The north side of Sawyer Avenue is finished with curb, gutter and sidewalks, while the south side of Sawyer Avenue is unfinished and maintains a natural right-of-way edge. Sawyer Avenue generally allows parking along both sides of the street, formal parking is marked only along the north side where sidewalks exist. Parking on the south side of the street occurs in the dirt or gravel areas fronting each private lot and is generally used exclusively by the occupants of the neighboring lots.

Planning Commission (PC)

On March 7, 2016 the project was considered by the Planning Commission. The Planning Commission generally supported the project but raised some concerns with the terms of the affordability of the project and setting more strict condition language to ensure long-term affordability at the site. Some of the Commissioners were concerned about the parking modification request due to existing parking conditions in the downtown area.

Ultimately, the Planning Commission voted to continue the hearing to April 4, 2016 to consider revised Conditions of Approval which would ensure affordability of the project for a set time frame.

Draft minutes for this meeting are attached as Exhibit 3.

IV. ENVIRONMENTAL

This project is categorically exempt from environmental review pursuant to §15303 (b) [new construction of apartments, duplexes and similar structures designed for not more than six dwelling units in urbanized areas] of the Guidelines for the implementation of the California Environmental Quality Act (CEQA).

For more detail, see the attached Notice of Exemption included as Exhibit 2.

V. ANALYSIS

Zoning Code Requirements

The subject 6,950 square foot (0.16 acre) parcel is zoned Planned Residential Development (PRD-20); providing for up to a maximum of 20 dwelling units per gross acre. Given the parcel size, up to three dwelling units could be permitted on the project site.

The purpose of the PRD district is to provide areas for a variety of residential densities, housing types and design, and to allow for the clustering of dwelling units in order to provide for the

maximum amount of open space within the development. It is the intent of the PRD district to ensure comprehensively planned single-family and multiple residential developments.

The following table identifies the project's conformance with the Planned Residential Development zone district's standards.

Standard	Requirement/Allowance	Proposal
Setbacks		
Front	50 feet from centerline of street or 20 feet from property line, whichever is greater.	40 feet from centerline of street and 20 feet from property line*
Side (East)	5 feet	5 feet
Side (West)	5 feet	14 feet
Rear	15 feet	15 feet
Height	30 feet max.	24 feet
Building Coverage	50% max. (3,475 square feet)	29% (2,016 square feet)
Common Open Space	20% min. (1,390 square feet)	20% (1,396 square feet)
Density	3 Units max. (20 units/acre)	3 Units
Parking	7 Parking Spaces 3 Covered, 4 Uncovered	4 Parking Spaces* 3 Carport and 1 Uncovered Space

**As an affordable project, the project requests a modification from the PRD zone district parking and front setback requirements. See modification discussion in Section VI.*

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Coastal Plan designation of Medium Density Residential (MDR). The City's General Plan/Coastal Plan includes a Community Design Element that identifies citywide and specific key design characteristics valued by the community. The Community Design Element's Objectives and Policies address these values. The project site is in Design Sub-Area 2 (Downtown /Old Town Neighborhood) in the Community Design Element.

CITYWIDE COMMUNITY DESIGN OBJECTIVES

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.*

Policy CD-5a: *Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

Policy CD-5b: *Garages should not dominate views from any public street.*

Policy CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

The size and scale of the proposed development in a craftsman bungalow style is similar to other neighboring residentially-developed lots and takes into account neighboring land uses in the placement of the new structures on the site. The mass of the structures was placed to the east, adjacent to a mostly clear yard area and separated from the residence to the west of the subject lot. The project is oriented so that the front unit faces the street with a porch element as a primary focal point. The site's parking has been placed behind the front unit and therefore would not be easily visible from the street. Generally, staff finds the proposed project to be designed in a manner that is consistent with the above policies. The Architectural Review Board directed the applicants to extend the front porch eave across the front elevation to address the mass of the front facing elevation to break up the mass of the structure as visible from the public street. Current plans show the extended eave.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

Policy CD-13b: *Lighting shall be low intensity, and located and designed so as to minimize direct view of light sources and diffusers, and to minimize halo and spillover effects.*

Cut sheets for exterior lighting indicate a shielded lantern style fixture, hooded on the top and shielded with frosted glass on the sides. The proposed lights would direct light downward and diffuse light to the sides and can therefore be found consistent with the above objective and policy by minimizing photopollution and spillover effects to neighboring properties.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

Windows are included along the south and west elevations to maximize the availability of natural light. Fruiting trees, are shown in the private yard areas along with screening shrubs to soften the existing fence lines. Several evergreen trees are also proposed throughout the site and would provide year round shade and screening. The homes could benefit from use of deciduous trees in the southern or western yards to provide shade in warmer months but allow passive heating and sunlight during cooler periods.

The project includes solar panels on both structures to help offset energy consumption and reduce utility costs for the home owners. Based on the layout of the site, placement of windows, use of shade trees and installation of solar panels, the project can be found consistent with the above objectives which encourage reduction in energy consumption and passive cooling and heating of buildings.

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

Consistent with this policy, the project will be required to conform to the 2010 California Green Building and Energy Codes that were put into effect on January 1, 2011. These building standards require additional energy conservation and will be implemented through the building plan check process. Additional measures will be explored as the final working drawings are developed. The landscape palette maximizes the use of native drought-tolerant species.

SUB AREA 2 OBJECTIVES & POLICIES

Implementation Policy 14: *Residential streets within the subarea should generally have narrow vehicle pavement. The curb-to-curb dimension should be as small as possible within the existing right-of-way to provide ample sidewalks and space for street tree plantings.*

Implementation Policy 20: *Driveways should be as narrow as practical to make pedestrian use of the sidewalks safer and more pleasant. Parking of vehicles across the sidewalk should be prohibited and enforced.*

The project proposes use of a narrow 12-foot wide driveway, which would preserve available parking in the neighborhood in front of the lot. The project is located along a portion of Sawyer Avenue which does not currently have curbs, sidewalks or gutters. Although a sidewalk is shown on the project plans, further discussion with the Public Works Department is necessary to determine the appropriate frontage improvements and ensure they function properly with adjacent properties. The project includes a landscaped front yard area and a street-facing entry porch on the front unit; these features serve to enhance the pedestrian character of the street. The project also identifies a planting area for a new street tree (to be chosen by the Public Works Department). In light of the above, the project meets the intent of the applicable Sub Area 2 policies.

Noise

Policy N-5b: *The City will require that construction activities adjacent to sensitive noise receptors be limited as necessary to prevent adverse noise impacts.*

Policy N-5c: *The City will require that construction activities employ techniques that minimize the noise impacts on adjacent uses.*

A standard condition of project approval requires that noise generating construction activities shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday and 8:30 a.m. and 3:30 p.m. on Saturday to minimize noise impacts, consistent with these policies. Saturday

construction activities shall be limited to use of hand tools (corded/cordless/pneumatic saws, drills, drivers, nail/staple guns, etc.) and other low-noise generating activities such as landscaping or painting in order to minimize noise impacts, consistent with these policies. Saturday construction activities shall not include large construction vehicles or equipment, such as cranes, backhoes or dump trucks, or vibrating equipment such as jackhammers or air compression tools. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Energy Efficiency

Community Design Element Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

Consistent with this objective and policy, the project will be required to conform to the 2010 California Green Building and Energy Codes that were put into effect on January 1, 2011. These building standards require additional energy conservation and will be implemented through the building plan check process. Additional measures will be explored as the final working drawings are developed

Water Resources

Open Space, Recreation & Conservation Element Objective OSC-10: *Conserve all water resources, and protect the quality of water.*

Policy OSC-10c: *Degradation of the water quality of groundwater basins, nearby streams or wetlands, or any other waterbody shall not result from development. Pollutants such as sediments, litter, metals, nutrients, chemicals, fuels or other petroleum hydrocarbons, lubricants, raw sewage, organic matter and other harmful waste shall not be discharged into or alongside any waterbody during or after construction.*

OSC-6-Implementation Policy 33: *In order to protect watersheds in the City, all development shall minimize water quality impacts, particularly due to storm water discharges from existing, new and redeveloped sites by implementing the following measures:*

- a. *Site design BMPs, including but not limited to reducing imperviousness, conserving natural areas, minimizing clearing and grading and maintaining predevelopment rainfall runoff characteristics, shall be considered at the outset of the project.*
- b. *Source control Best Management Practices (BMPs) shall be preferred over treatment control BMPs when considering ways to reduce polluted runoff from development sites. Local site and soil conditions and pollutants of concern shall be considered when selecting appropriate BMPs.*
- c. *Treatment control BMPs, such as bio-swales, vegetated retention/detention basins, constructed wetlands, stormwater filters, or other areas designated to control erosion and*

filter stormwater pollutants prior to reaching creeks and the ocean, shall be implemented where feasible.

- d. Structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.*
- e. Permits for new development shall be conditioned to require ongoing maintenance where maintenance is necessary for effective operation of required BMPs. Verification of maintenance shall include the permittee's signed statement accepting responsibility for all structural and treatment control BMP maintenance until such time as the property is transferred and another party takes responsibility. The City, property owners, or homeowners associations, as applicable, shall be required to maintain any drainage device to insure it functions as designed and intended. All structural BMPs shall be inspected, cleaned, and repaired when necessary prior to September 30th of each year. Owners of these devices will be responsible for insuring that they continue to function properly and additional inspections should occur after storms as needed throughout the rainy season. Repairs, modifications, or installation of additional BMPs, as needed, should be carried out prior to the next rainy season.*

S-4-Implementation Policy 15: *Development applications submitted to the city shall include information adequate to determine compliance with applicable flood and stormwater management programs, policies and regulations. Further, the City shall require development to comply with the following standards unless superseded by a more restrictive standard applicable in the city:*

- a. street improvements shall be designed to accommodate flows up to the 10 year storm, flows between the 10 and 25 year storms will be accommodated in an underground system, and safe and acceptable escape routes for the 100 year storm shall be established;*
- b. improvements shall be designed to result in no net change from the existing drainage condition (e.g. volume and velocity), as it affects off-site public and private property, to the developed drainage condition, and adequate information shall be provided to the city to demonstrate that there exists a controlled path for runoff to the ocean. Further, where a proposed development site currently contributes to existing degraded drainage conditions and/or an off-site drainage or flooding problem, the proposed development shall include corrective measures as determined appropriate by the City;*
- c. all development shall be designed and constructed as necessary to comply with Best Management Practices for nuisance and stormwater runoff and to comply with the requirements of any applicable NPDES permit. Further, all such nuisance and stormwater improvements shall be designed to ensure that the project will not result in a measurable reduction in terrestrial or aquatic habitat carrying capacities due to discharge of project site runoff to creeks, the salt marsh and the ocean.*

Consistent with these policies, the Department of Public Works has required conditions addressing storm water management including the requirement to submit and implement a Storm Water Quality Management Plan. The project is also conditioned to provide a landscape documentation package in compliance with the water conservation requirements in the Water Conservation in Landscaping Act of 2006.

VI. MODIFICATIONS

Pursuant to Municipal Code § 14.50.120, in reviewing a Development Plan, the Planning Commission may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:

1. Energy efficient heating/cooling; or
2. Provision of affordable housing units through mix of housing types, innovative design and construction techniques, or other means; or
3. Provision of a larger amount of open space or landscaping than the minimum requirements of the district.

The project applicant has requested modification of two requirements of the Zoning Code. The first modification includes reduction in the required parking for the site. The project proposes to provide three covered and one uncovered parking spaces, where seven parking spaces would be required by the Zoning Code. The second modification includes reduction in the front setback from the centerline of the street. The Zoning Code requires two setbacks along the front of the parcel, the first measured from the property line and the second measured from the centerline of the street. The project meets the 20 foot setback from the front property line, but encroaches 10 feet into the setback from the centerline of the street.

Habitat is proposing the development as an affordable housing project. The units' sale prices, resident income qualifications, owner occupancy requirements and similar measures would be managed by Habitat for the life of the project. As part of the Covenants, Conditions and Restrictions (CC&Rs) for the development, Habitat would limit households to owning no more than one vehicle registered to the occupants of the home, verified through DMV records. This measure ensures that the parking onsite is sufficient for the households and will not significantly impact public parking in the surrounding neighborhood. Habitat remains a partial owner of the property and is part of the Home Owner's Association (HOA) in order to enforce this, and other restrictions placed on the property. Similar parking requirements have been included on other Habitat projects in Santa Barbara, including Canon Perdido, Via Lucero and San Pascual Affordable Homes; Habitat has successfully enforced such conditions. Similar concessions have been granted by the Planning Commission through the Density Bonus regulations for other affordable housing projects in Carpinteria, including Dahlia Court and Casas de las Flores Apartments. A deed restriction will be required to notify future property owners of the parking restrictions to limit ownership of one vehicle per household and shared use of a common visitor parking space.

The proposed front setback aligns with the neighborhood development pattern. Several of the neighboring homes are setback 10-15 feet, similar to the proposed setback on this project.

Thus, as an affordable housing project, the applicant could qualify under Item 2 noted above to allow modification of certain zoning requirements. In addition to providing affordable housing, the project includes rooftop solar, native and drought tolerant landscaping and a storm water management plan which can also be considered innovative design features that reduce the

project's energy and water demands as described in Item 1. Finally, in addition to the minimum 20% common open space provided onsite, each unit is also provided with its own small, private yard or patio area, thereby providing more than the minimum required amount of onsite landscaping/open space. Staff is recommending approval of the modifications to the front setback from the centerline of the street and the parking requirements.

As an affordable project, the Conditions of Approval have been modified to include the following new Conditions:

Condition 2: *The three residential condominium units shall be sold to low and/or very-low income households [households earning 40-80% of Area Median Income (AMI)].* **Plan Requirements and Timing:** *Prior to final map clearance, the applicant shall enter into and record an Agreement to Provide Affordable Ownership Housing based on the City's model document, subject to the review and approval of CDD and the City Attorney, and shall specify that the units remain affordable for a period of 90 years from the issuance of occupancy clearance (unless preempted by state or federal programs).*

Condition 4: *The property owner and all future property owners shall acknowledge the household limitation of ownership of no more than one vehicle per household. A notice shall be recorded on the property deed for each parcel which states that each residential unit shall be provided one carport parking space and shall share one common visitor parking space.* **Plan Requirements and Timing:** *The notice shall be submitted to CDD for review and approval, and record with the Parcel Map.*

Condition 2 requires that an "Agreement to Provide Affordable Ownership Housing" be recorded on the property to ensure long-term affordability at the site in light of the requested modifications. Condition 4 requires that a deed restriction be recorded on each parcel to ensure compliance with the parking modification limiting each household to own no more than one vehicle. The Conditions of Approval are attached as Exhibit 1 Attachment C. The draft "Agreement to Provide Affordable Ownership Housing" is attached as Exhibit 4.

VII. DEVELOPMENT IMPACT FEES

A series of ordinances and resolutions adopted by the City Council require the payment of various development impact fees. If the project were approved as submitted, it would be subject to the fees as shown in the following table. **The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid.** The Fees are updated annually in July.

Pursuant to Resolution 5238, the project qualifies for a discount of 50% of the Development Impact Fees due to the projects affordability of low or very low income ranges. The chart below indicates the discounted Development Impact Fee estimates for the project.

The developer of a project that is required to pay development impact fees may apply to the City Council for a reduction, adjustment or waiver of any of those fees based on the absence of any reasonable relationship or nexus between the impacts of the proposed development and either the amount of the fee(s) charged or the type of facilities to be financed. The application must be in writing and must be submitted to the city clerk either ten days prior to the public hearing on the

development permit for the project, or if no development permit is required, at the time of the filing of the request for a building permit.

Estimated Development Impact Fees

The following is an estimate for three new multi-family residences

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Streets and Thoroughfares	\$349.57	\$524.36
Highway Interchanges & Bridges	\$2,959.19	\$4,438.79
Traffic Control Facilities	\$560.44	\$840.66
General Facilities & Equipment	\$1,284.67	\$1,927.01
Storm Drainage Facilities	\$10,225.88 / acre (0.16 ac)	\$818.07
Parkland/Quimby Acquisition	\$10,155.40	\$15,233.10
Parks and Recreational Facilities	\$4,509.78	\$6,764.67
Aquatics Facilities	\$404.53	\$606.80
TOTAL		\$31,153.44

Other Estimated Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Carp.-Summerland Fire District Fire Protection Certificate	\$205.00 Per building	\$410.00
Carpinteria Sanitary District Development Impact Fee	\$3,259.00	\$9,777.00
Carpinteria Water District	\$12,579.00/meter including capital recovery and installation (3 units and 1 landscape meter)	\$50,316.00
School District	\$2.05/ habitable sq. ft. (3,776) \$0.33/ non-hab. sq. ft. (0)	\$7,740.80 \$0
TOTAL		\$68,243.00

VIII. ACTION OPTIONS

1. Approve Project Number 15-1798-DP/TPM/CDP to allow construction of a three-unit condominium project, with the requested modifications to front setback and parking requirements and adopt the Findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the Architectural Review Board and the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

IX. ATTACHMENTS

- Exhibit 1 Resolution PC-16-003
 Attachment A – Findings
 Attachment B – Reduced Architectural Plan Sheets
 Attachment C – Recommended Conditions of Approval
- Exhibit 2 Notice of Exemption
- Exhibit 3 Draft Planning Commission Special Meeting Minutes March 3, 2016
- Exhibit 4 Draft Agreement to Provide Affordable Ownership Housing

Exhibit 1
Resolution PC-16-003

Habitat for Humanity
Sawyer Avenue Affordable Housing Project
PROJECT 15-1798-DP/TPM/CDP

Planning Commission Hearing
April 4, 2016

RESOLUTION NO. 16-003

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN, TENTATIVE PARCEL MAP AND COASTAL DEVELOPMENT PERMIT FOR THE HABITAT FOR HUMANITY THREE-UNIT RESIDENTIAL CONDOMINIUM PROJECT (PROJECT 15-1798-DP/TPM/CDP) LOCATED AT 4949 SAWYER AVENUE AND MODIFICATION OF PARKING AND FRONT SETBACK REQUIREMENTS (APN 003-153-005)

REQUESTED by HABITAT FOR HUMANITY

WHEREAS, the Planning Commission of the City of Carpinteria has considered an application for a Development Plan, Tentative Parcel Map and Coastal Development Permit filed by DMHA Architecture, Agent/Architect for Habitat for Humanity, on November 5, 2015; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on November 25, 2015; and

WHEREAS, the Carpinteria Architectural Review Board has considered the proposed project on January 14, 2016 and recommended preliminary approval to the Planning Commission; and

WHEREAS, the Planning Commission has conducted a hearing and received evidence regarding the application for a Development Plan, Tentative Parcel Map and Coastal Development Permit on March 7, 2016 and April 4, 2016; and

WHEREAS, the Planning Commission has considered modifications to the parking and front setback requirements pursuant to Municipal Code §14.50.120; and

WHEREAS, the project is exempt from the California Environmental Quality Act under CEQA Guidelines §15303 (b) [new construction of apartments, duplexes and similar structures designed for not more than six dwelling units in urbanized areas]; and

WHEREAS, the Planning Commission has reviewed the policies of the General/Coastal Plan and the Zoning Code standards that are relevant to the project.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan Tentative Parcel Map and Coastal Development Permit are approved making the Findings outlined in Attachment A.

2. The Development Plan Tentative Parcel Map and Coastal Development Permit for the project shown in Attachment B are approved subject to the conditions set forth in Attachment C.

PASSED, APPROVED AND ADOPTED this 4th day of April 2016 by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER(S):

John Moyer, Chair

ATTEST:

Steve Goggia, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 4th day of April 2016.

Attachment A: Exhibit 1 Findings

**Habitat for Humanity
Sawyer Avenue Affordable Housing Project
PROJECT 15-1798-DP/TPM/CDP**

**Planning Commission Hearing
April 4, 2016**

ATTACHMENT A FINDINGS

PLANNING COMMISSION HEARING PROJECT NO.15-1798-DP/TPM/CDP April 4, 2016

Habitat for Humanity Condominiums

FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Local Coastal Development Permit has been properly conducted as follows:

- a. An application for a Development Plan, Tentative Parcel Map and Coastal Development Permit was submitted on November 5, 2015, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on November 25, 2015. Said application and all related material have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Architectural Review Board at one duly noticed public hearings which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property.
- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption §15303 (b) [new construction of apartments, duplexes and similar structures designed for not more than six dwelling units in urbanized areas].

1.3 Development Plan Findings

- a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

As discussed in the Planning Commission staff report dated March 7, 2016 and April 4, 2016 and hereby incorporated by reference, the project is consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that multiple residential dwellings are listed as permitted uses under the Planned Residential Development (PRD-20) Zoning designation. The General Plan/Coastal Plan designation of Medium Density Residential (MDR) supports this finding. The subject 6,950 square foot parcel could support up to three dwelling units and the project proposes three dwelling units in two structures. Pursuant to Municipal Code §14.50.120, modifications to the front setback and parking have been approved to accommodate adequate living spaces. For these reasons, the above finding can be made.

- b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

The parcel is not located in a Flood Hazard Overlay Zone and is sited in a Low Fire Hazard Zone. The site is in a Potential Expansive Soil Zone and the project design has considered improved foundation designs to mitigate soil expansion concerns at the site. The project has been conditioned by the Carpinteria-Summerland Fire Protection District to include fire sprinklers and other fire protection elements to reduce risk of fire hazard. Due to project siting outside of the Flood Hazard Zone, low soils and fire risks and in addition to Conditions of Approval intended to minimize risks, this finding can be made.

- c. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The project site is located in a developed urban area, and well beyond any identified habitat or environmentally sensitive areas. The site does not contain any environmentally sensitive habitat area, or provide any habitat value for endangered, rare or threatened species, nor does the project have the ability to impact fish or wildlife as it involves the construction of a new condominium triplex on a previously vacant residential lot within a developed urban neighborhood. There are no known sensitive resources or native vegetation that would be impacted as a result of this project.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality because the project is an infill development that would result in three new attached residences in an existing developed neighborhood. Standard conditions of approval address any temporary construction impacts of the project and the implementation of storm water best management practices. For these reasons, the project would not cause substantial environmental damage and this finding can be made.

- d. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*

There are no recorded easements acquired by the public at large or neighboring parcels for access through the property, therefore this finding can be made.

- e. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

The project does not have the potential to adversely affect these services in that these services are currently available to the existing property and the residences located in the neighborhood surrounding this property. The additional three new units would not place a demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

The proposed development would not by itself, or cumulatively, impose an increased demand on public services that would adversely affect the availability of these services to existing or future development. Therefore, this finding can be made.

- f. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves constructing a new residential three unit condominium project, on a vacant lot, within an urbanized, residential part of the City. The proposed structures are compatible with the surrounding development in terms of its size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Beach Neighborhood. Therefore this finding can be made.

1.4 Tentative Parcel Map Findings

- a. *The proposed map is consistent with the City's general plan and is compatible with the objectives, policies and general land uses and programs specified in such plan.*

The project involves the development of a three-unit condominium project. An accompanying Development Plan would permit the construction of the residential structures. The proposed one lot subdivision for condominium purposes would allow the units to be sold and conveyed separately. The proposal is consistent with the City's general plan and is compatible with the objectives, policies and general land uses and programs specified in the plan, therefore the finding can be made. An analysis of the project's conformity with the City's certified General Plan/Coastal Plan is presented in the staff report prepared for the Planning Commission hearing of March 7, 2016 and April 4, 2016, and herein incorporated by reference.

b. The site is physically suitable for the proposed type and density of development.

The project involves a one lot subdivision for condominium purposes. The finding can be made as the development of three residential units on the 6,950 square foot parcel is consistent with the residential zoning and density at 20 units per acre maximum specified in the City's Zoning Code which would permit up to three residential units on the property.

c. The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is not located near any known habitat or environmentally sensitive areas. The site itself does not contain any environmentally sensitive habitat area, or provide any habitat value for endangered, rare or threatened species, nor does the project have the ability to impact fish or wildlife as it involves the construction of a new three unit condominium project on a previously developed residential lot within a developed urban neighborhood. Standard conditions of project approval require that a Storm Water Quality Management Plan be implemented to ensure that any storm water runoff would not cause environmental damage.

Additionally, approval of the project would not result in any significant effects relating to traffic, noise or air quality because the project is an infill development that would result in three new attached residences in an existing developed neighborhood. Standard conditions of approval address any temporary construction impacts of the project. For these reasons, the project would not cause substantial environmental damage and the finding can be made.

d. The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.

There are no other known recorded easements acquired by the public at large for access through the property.

- e. The proposed development will not cause serious public health problems.*

The finding can be made as the proposed one lot subdivision for condominium purposes would not result in any known public health effects. The residential use is consistent with existing residential uses in the Downtown / Old Town Neighborhood.

- f. State Government Code Section 66473.1. The design of the subdivision for which a parcel map is required pursuant to Section 66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.*

Consistent with this finding, the design of the three residential units incorporate double glazed windows and patio doors to allow passive cooling opportunities, while the 2010 California Green Building and Energy Codes that were put into effect on January 1, 2011 require additional energy conservation measures to be incorporated into the building. The proposal also incorporates roof-mounted photovoltaic solar panels.

1.5 Coastal Development Permit Finding

- a. The proposed development is in conformity with the City's certified Local Coastal Program.*

As discussed in the Planning Commission staff report dated March 7, 2016 and April 4, 2016 and hereby incorporated by reference, the project is consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that multiple residential dwellings are listed as permitted uses under the Planned Residential Development (PRD-20) Zoning designation. The General Plan/Coastal Plan designation of Medium Density Residential (MDR) supports this finding. The subject 6,950 square foot parcel could support up to three dwelling units, as proposed, through the approval of the modification of the parking and front setback requirements pursuant to Municipal Code §14.50.120.

The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of these General Plan Elements, the proposed residence would be of a size, scale, architectural style, layout and placement on the lot that fits the desired vision for the Downtown / Old Town Core Neighborhood as described in the Planning Commission staff report dated March 7, 2016 and hereby incorporated by reference. Appropriate Conditions of Approval have been included to ensure the project would also be consistent with the applicable objectives and policies of the Circulation, Noise, Public Facilities and Safety Elements of the General Plan. Therefore, this finding can be made.

1.6 Modifications to Zoning Standards Finding

- a. *The modification to zoning standards for required parking and front setback from the centerline of the street is necessary to accommodate an innovative project which will result in: energy efficient heating/cooling, provision of affordable housing units through a mix of housing types, innovative design and construction techniques or other means, and/or provision of a larger amount of open space or landscaping than the minimum requirements of the district.*

The Modifications request allows approximately 10 feet of the front of Unit 1 to encroach into the front setback from the centerline of the street and reduction of parking spaces from seven parking spaces to four parking spaces. The request can be supported primarily by the development of the units as affordable for sale condominiums units. The location of the structure in relation to the street is in line with existing structures in this block of Sawyer Avenue.

The proposed parking reduction would be enforced through the CC&Rs placed on the property by the developer, whereby each household would be permitted to own only one vehicle. Habitat for Humanity would remain a partial owner on the HOA in order to enforce the projects Conditions of Approval, CC&Rs, Agreement to Provide Affordable Housing and Deed Restrictions. The deed restriction would inform future property owners of the limitation of owning one vehicle per household and shared access to the common visitor parking space.

The project also provides a larger amount of open space and landscaping than the minimum requirements to provide common open space in the PRD zone district. The minimum common open space requirement is 20% (1,390 square feet) and the project provides 20% (1,396 square feet) but also provides a cumulative open space of both common and private open space of 29.7% (2,067 square feet). A large percentage of this open space would be visible from the street and the proposal to renovate the landscaping within the 20-foot width of road right-of-way between the sidewalk and the property's southern lot line enforces the feeling of an ample setback as seen from the street.

Additionally, the project includes energy efficient heating and cooling and will include rooftop solar panels to reduce energy demands of the site. Based on this analysis, the finding to approve the Modifications can be made.

Exhibit 1
Attachment B: Reduced Architectural
Plan Sheets

Habitat for Humanity
Sawyer Avenue Affordable Housing Project
PROJECT 15-1798-DP/TPM/CDP

Planning Commission Hearing
April 4, 2016



VIEW OF PARCEL FROM SAWYER AVENUE (4949 SAWYER AVE.)



VIEW ACROSS SAWYER AVE. FROM PROPERTY - WEST SIDE OF STREET



VIEW ALONG SAWYER AVE. - EAST SIDE OF STREET

**H4H Sawyer Avenue
Homes**

4949 Sawyer Ave.
Carrollton, CA 93013

4949 Sawyer Ave.
Corbin, CA 930134949 Sawyer Ave.
Corbin, CA 93013

PROJECT #: 14R103

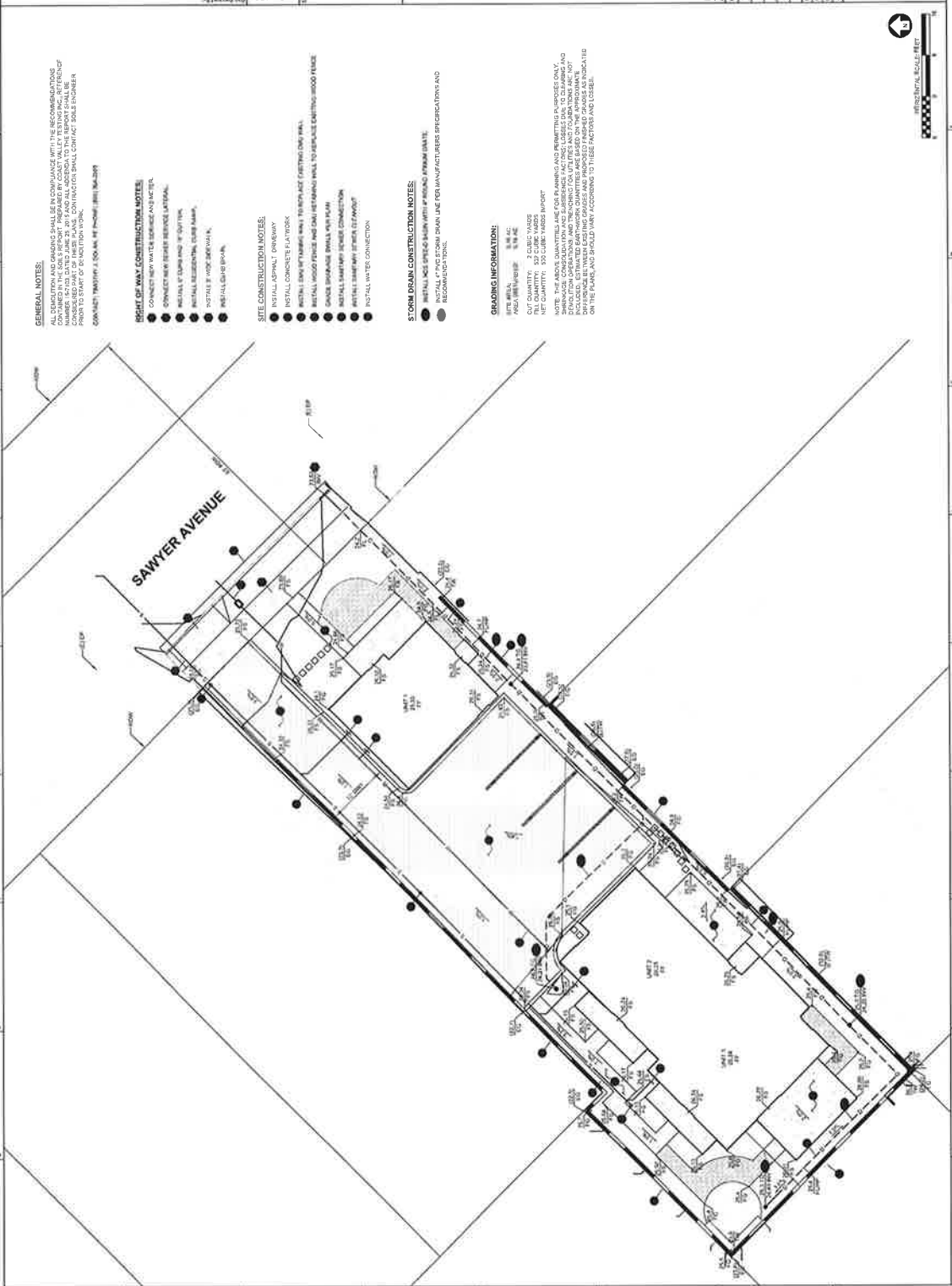
NO.	DESCRIPTION
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Developmental Submittal

DEVELOPMENT REVIEW

G003

BETHS OLOMON



GENERAL NOTES:

1. THIS GRADING AND DRAINAGE PLAN IS A PART OF THE SUBMITTAL FOR THE PROJECT AND SHALL BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.

RIGHT OF WAY CONSTRUCTION NOTES:

- CONNECT NEW WATER SERVICE AND METER.
- CONNECT NEW SEWER SERVICE LATERAL.
- INSTALL 6" TYPICAL AND 12" SHOT TYPICAL.
- INSTALL RESIDENTIAL CURB RAMP.
- INSTALL 8" WIDE SIDEWALK.
- INSTALL SIDEWALK.

SITE CONSTRUCTION NOTES:

- INSTALL ASPHALT DRIVEWAY.
- INSTALL CONCRETE SLABWORK.
- INSTALL 6" TYPICAL AND 12" SHOT TYPICAL.
- INSTALL 12" WIDE SIDEWALK AND 12" WIDE SIDEWALK.
- CHASE SHARED SIDEWALK AND RAMP.
- INSTALL SIDEWALK SEWER CONNECTION.
- INSTALL SIDEWALK SEWER CLEANOUT.
- INSTALL WATER CONNECTION.

STORM DRAIN CONSTRUCTION NOTES:

- INSTALL 4" PVC STORM DRAIN LINE PER MANUFACTURER SPECIFICATIONS AND RECOMMENDED TONEL.

GRAADING INFORMATION:

SITE AREA: 1.18 AC
AREA UNDER IMPROVEMENT: 1.18 AC
CUT QUANTITY: 2,000 CUBIC YARDS
FILL QUANTITY: 2,000 CUBIC YARDS
NET QUANTITY: 0 CUBIC YARDS

NOTE: THE ABOVE QUANTITIES ARE FOR INFORMATION AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.

ASHLEY VANCE ENGINEERING, INC.
www.ashleyvance.com
1851 BUCKLE - (925) 942-0010
226 Chapel St., Suite 200
San Francisco, CA 94101

CARPINTERIA HABITAT FOR HUMANITY
4949 SAWYER AVENUE
CARPINTERIA, CA 93013

GRADING AND DRAINAGE SHEET
C-2.1

DATE: 10/10/2014
PROJECT: CARPINTERIA HABITAT FOR HUMANITY
SHEET: C-2.1
SCALE: 1" = 40'



RECEIVED 4/11/17 4:44 PM
1100 California Street, Suite 100
San Francisco, CA 94109



Habitat for Humanity
of Southern Santa
Barbara County
1100 E. 1st St.
Santa Barbara, CA 93101
805.963.1177
805.963.1178
805.963.1179

NOT FOR CONSTRUCTION

H4H Sawyer Avenue

Homes

400 Sawyer Avenue
Santa Barbara, CA 93101

PROJECT # 148198

NO. DESCRIPTION

DATE

1. PRELIMINARY

2. DEVELOPMENT REVIEW

3. PERMITS

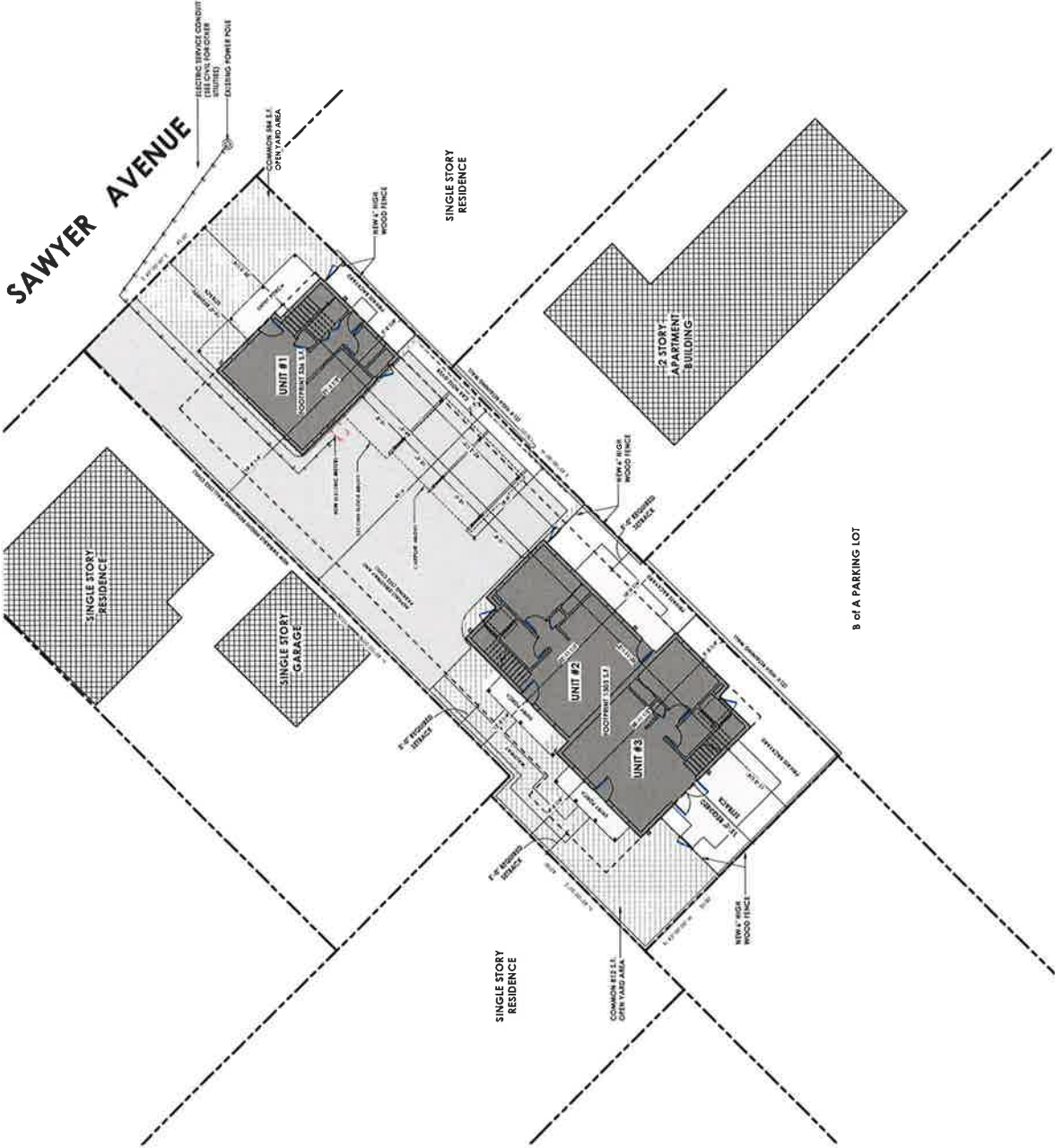
4. CONSTRUCTION

5. OCCUPANCY

DEVELOPMENT REVIEW

AS101

DATE PLAN



8 of 8 PARKING LOT

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES (F'-INCHES).
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALL OR THE CENTERLINE OF THE WINDOW OR DOOR.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALL OR THE CENTERLINE OF THE WINDOW OR DOOR.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALL OR THE CENTERLINE OF THE WINDOW OR DOOR.
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DMH A
1000 10th Street
San Francisco, CA 94103



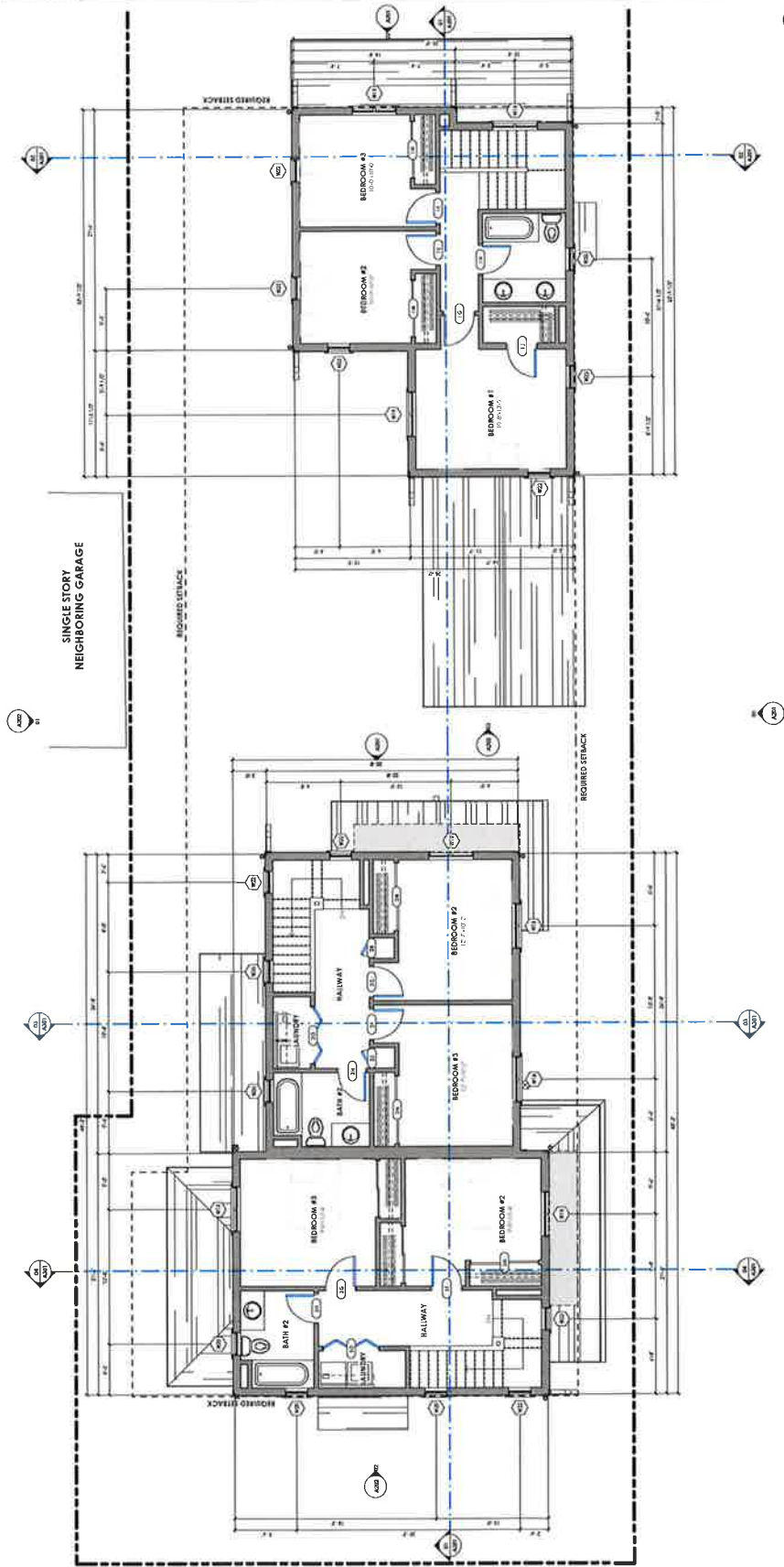
Habitat for Humanity
of Southern California
P.O. Box 172
Costa Mesa, CA 92626
949.552.2200

NOT FOR CONSTRUCTION

H4H Sawyer Avenue Homes
444 Sawyer Ave.
Capitola, CA 95013
PROJECT # 148188

NO.	DESCRIPTION	DATE
1	Initial Design	10/1/14
2	Revised Design	10/1/14
3	Revised Design	10/1/14
4	Revised Design	10/1/14
5	Revised Design	10/1/14
6	Revised Design	10/1/14
7	Revised Design	10/1/14
8	Revised Design	10/1/14
9	Revised Design	10/1/14
10	Revised Design	10/1/14

DEVELOPMENT REVIEW
A102
UPPER FLOOR PLAN



ROOF PLAN GENERAL NOTES

1. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
2. ALL ROOFING SHALL BE PERFORMED WITHIN THE SPECIFIED TIME FRAME.
3. ALL ROOFING SHALL BE PERFORMED WITHIN THE SPECIFIED BUDGET.
4. ALL ROOFING SHALL BE PERFORMED WITHIN THE SPECIFIED AREA.
5. ALL ROOFING SHALL BE PERFORMED WITHIN THE SPECIFIED HEIGHT.
6. ALL ROOFING SHALL BE PERFORMED WITHIN THE SPECIFIED DRAINAGE.
7. ALL ROOFING SHALL BE PERFORMED WITHIN THE SPECIFIED VENTILATION.
8. ALL ROOFING SHALL BE PERFORMED WITHIN THE SPECIFIED INSULATION.
9. ALL ROOFING SHALL BE PERFORMED WITHIN THE SPECIFIED FINISHES.
10. ALL ROOFING SHALL BE PERFORMED WITHIN THE SPECIFIED ACCESSORIES.



800.668.7772
1115 S. Bascom Avenue, Suite 200
San Jose, CA 95128



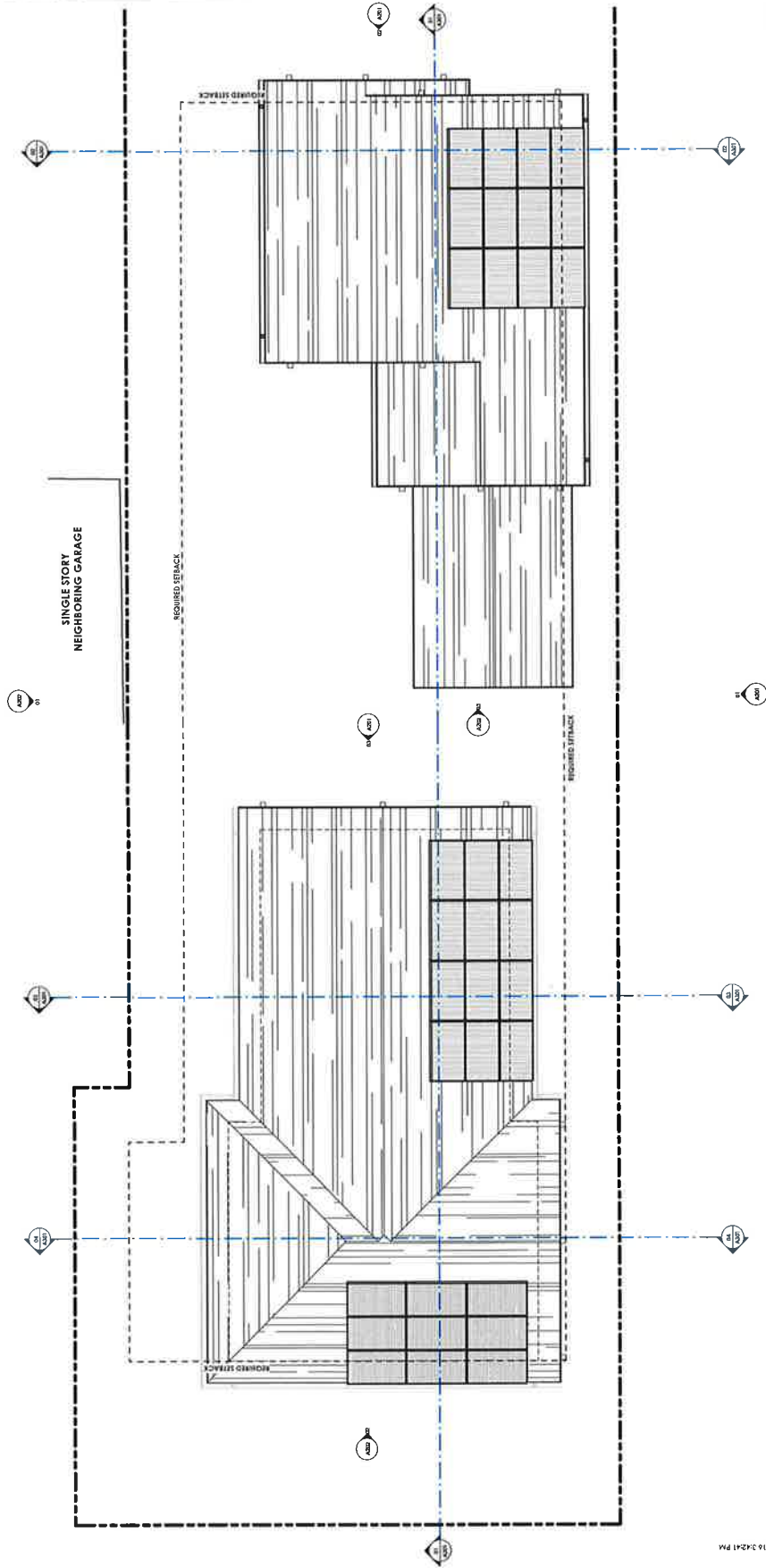
NOT FOR CONSTRUCTION

H4H Sawyer Avenue
Homes
444 Sawyer Ave.
Campbell, CA 95013

PROJECT #: H4H03
NO. DESCRIPTION

DATE	DESCRIPTION
10/1/2013	Initial Design
10/1/2013	Final Design
10/1/2013	Construction

DEVELOPMENT REVIEW
A103
ROOF PLAN



NORTH ELEVATION 01

2/26/2016 3:43:25 PM

Exhibit 1
Attachment C: Recommended
Conditions of Approval

Habitat for Humanity
Sawyer Avenue Affordable Housing Project
PROJECT 15-1798-DP/TPM/CDP

Planning Commission Hearing
April 4, 2016

ATTACHMENT C CONDITIONS OF APPROVAL

HABITAT FOR HUMANITY CONDOMINIUMS PROJECT NO. 15-1798-DP/TPM/CDP 4949 SAWYER AVENUE (APN: 003-153-005)

PLANNING COMMISSION HEARING April 4, 2016

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

PROJECT DESCRIPTION

1. This Development Plan, Tentative Parcel Map and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Exhibit 1, Attachment B to the staff report dated March 7, 2016), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The site would be developed with a three-unit condominium affordable ownership project for low and very-low income households (40-80% AMI) with three covered and one uncovered parking spaces. The lot is 6,950 square feet and has been historically vacant. The project would include two structures, the front structures would measure 1,239 square feet and include one residential unit and the rear structure would measure 2,537 square feet and include two residential units. A carport would be attached to the rear of the front unit. The carport would cover three parking spaces. An additional uncovered guest parking space is provided. A recorded deed restriction will be placed on each condominium parcel to ensure compliance with the site parking. The maximum height of the structures would be 24 feet three inches above the lowest finished grade.

Unit 1 would be a three-bedroom unit with a covered entry, a first floor area of 537 square feet and a 702 square foot second floor area, for a total of 1,239 square feet of living space.

Unit 2 would be a three-bedroom unit with a covered entry, a first floor area of 653 square feet and a 616 square foot second floor area, for a total of 1,269 square feet of living space.

Unit 3 would be a three-bedroom unit with a covered entry, a first floor area of 651 square feet and a 617 square foot second floor area, for a total of 1,268 square feet of living space.

The proposal includes new landscaping and grading of approximately two cubic yards of cut and 532 cubic yards of fill, resulting in approximately 530 cubic yards of import.

Tentative Parcel Map: The tentative parcel map would allow each unit to be held in separate ownership with all units governed by a common homeowners' association (condominium development).

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. The three residential condominium units shall be sold to low and/or very-low income households [households earning 40-80% of Area Median Income (AMI)]. **Plan Requirements and Timing:** Prior to final map clearance, the applicant shall enter into and record an *Agreement to Provide Affordable Ownership Housing* based on the City's model document, subject to the review and approval of CDD and the City Attorney, and shall specify that the units remain affordable for a period of 90 years from the issuance of occupancy clearance (unless preempted by state or federal programs).
3. For the life of the project, each household unit shall own no more than one vehicle. This requirement shall be written in the project CC&Rs, enforced by the Home Owner's Association and maintained in perpetuity. Any changes to this requirement will require review by the City and approved by CDD and or the Planning Commission.

4. The property owner and all future property owners shall acknowledge the household limitation of ownership of no more than one vehicle per household. A notice shall be recorded on the property deed for each parcel which states that each residential unit shall be provided one carport parking space and shall share one common visitor parking space. **Plan Requirements and Timing:** The notice shall be submitted to CDD for review and approval, and record with the Parcel Map.
5. Adequate space shall be made available to allow vehicles to be parked within all parking required parking spaces. This requirement shall be written into the project CC&Rs.
6. All exterior night lighting fixtures installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels and designated as dark sky compliant. **Plan Requirements:** The locations of all exterior lighting fixtures shall be depicted on the building plan set to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to final inspection.
7. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday and 8:30 a.m. and 3:30 p.m. on Saturday. Saturday construction activities shall be limited to use of hand tools (corded/cordless/pneumatic saws, drills, drivers, nail/staple guns, etc.) and other low-noise generating activities such as landscaping or painting. Saturday construction activities shall not include large construction vehicles or equipment, such as cranes, backhoes or dump trucks, or vibrating equipment such as a jackhammers or air compression tools. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating these restrictions shall be provided by the City and posted on site. **Timing:** The sign shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.
8. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
9. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone

number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

10. Best available erosion and sediment control measures shall be implemented before demolition or construction activities occur. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the demolition, grading, and construction period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping. Construction wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked offsite shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by CDD and Public Works prior to issuance of a Demolition Permit. **Timing:** The plan shall be implemented prior to the commencement of construction activities. **Monitoring:** City Inspectors shall perform site inspections throughout construction.
11. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package to the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and

approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

12. A \$500 landscape installation performance security shall be provided by the applicant prior to issuance of a Building Permit. The installation security shall be released upon satisfactory installation of all landscape materials (plants, irrigation and mulch). **Monitoring:** CDD shall inspect landscaping and improvements for compliance with approved plans prior to authorizing release of the security.
13. Landscaping shall be maintained for the life of the project.
14. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
15. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled and disposed of in a manner which minimizes the potential for storm water contamination. Proper washout practices shall be followed. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the demolition and grading plans submitted to Public Works for review prior to issuance of a Demolition and Grading Permit. **Monitoring:** Public Works shall site inspect prior to the commencement and as needed during all demolition and grading activities.
16. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

17. The Homeowners' Association shall be responsible for the long-term maintenance of the water quality conditions of approval. **Plan Requirements and Timing:** The proposed maintenance responsibilities and schedule shall be included in the CC&Rs or in a maintenance program. The CC&Rs/maintenance program shall be submitted for review by CDD and Public Works prior to approval of a Building Permit. Annual records of the maintenance activities shall be maintained by the HOA/landowner and submitted to CDD upon request. **Monitoring:** CDD shall review the maintenance records or site inspect, as needed. Costs shall be borne by the Homeowners' Association or landowner.
18. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Occupancy Clearance. The amount of the fees, currently estimated to be \$31,153, will be determined at the time the fees are paid.
19. Compliance with the attached Departmental and District letters is required as follows:
 - a. City of Carpinteria Public Works Dept./Engineering dated January 20, 2016
 - b. Carpinteria–Summerland Fire Protection District February 22, 2016
 - c. Carpinteria Sanitary District dated November 25, 2015
 - d. Carpinteria Valley Water District dated November 23, 2015
 - e. Santa Barbara County Air Pollution Control District dated November 16, 2015

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

20. Approval of the Final Development Plan shall expire two years after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decisionmaker with jurisdiction over the project may, upon good cause shown, grant a time extension.
21. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan dated March 7, 2016. Substantial conformity shall be determined by the Community Development Department Director.
22. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
23. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

24. No permits for development, including grading, shall be issued prior to recordation of the Tentative Parcel Map No. 25,195.
25. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
26. Prior to the issuance of any Building Permits, the applicant shall submit final plans to the City for review by the Architectural Review Board. Final plans shall include but not be limited to complete construction drawings and details concerning signing, lighting, colors and exterior materials, landscaping and irrigation.
27. Prior to recordation of the Tentative Parcel Map and subject to CDD approval as to form and content, the applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet to be recorded with the parcel map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible. For any subsequent development on any parcels created by the project, each set of plans accompanying a Building Permit application shall contain these conditions.
28. If the proposed map is revised from the approved tentative map, or if changes to conditions are sought, approval shall be in the same manner as for the originally approved tentative map.
29. Prior to recordation of the map, applicant shall pay applicable Quimby fees.
30. Prior to recordation, the applicant shall record CC&Rs which provide for shared maintenance responsibilities by all parcels for the appurtenant landscaping, fencing and access, subject to approvals from CDD, Public Works and the City Attorney. The CC&Rs shall also include by reference responsibilities for all parcels to maintain property in compliance with all conditions of approval for the project.
31. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
32. Utilities shall be installed underground.
33. The Tentative Map shall expire three years after approval or conditional approval by the final decisionmaker unless otherwise provided in the Subdivision Map Act, Government Code §66452.6.
34. The applicant shall pay the statutory school fees in effect at the time of issuance of building permits to the Carpinteria Unified School District. The applicant shall submit final square footage calculations and a copy of the fee payment to the school district

prior to issuance of building permits. CDD shall ensure payment is made prior to issuance of a Building Permit.

35. An approval granted by the Planning Commission does not constitute a Building Permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
36. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan Revision or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
37. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
38. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.
39. No Building Permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a Building Permit or prior to final inspection when allowed by the Community Development Director.
40. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction.
41. All applicable final conditions of approval shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
42. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
43. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.

CONDITIONS OF APPROVAL

Habitat for Humanity Condominiums, April 4, 2016

Page 8 of 9

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44. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
45. The owner/applicant/developer ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan, Tentative Parcel Map and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permit fees, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.
46. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Developer/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
47. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to Building Permit issuance.

Approved by the Planning Commission on April 4, 2016.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY
WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT

Applicant / Owner

Date

Exhibit 2
Notice of Exemption

Habitat for Humanity
Sawyer Avenue Affordable Housing Project
PROJECT 15-1798-DP/TPM/CDP

Planning Commission Hearing
April 4, 2016

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Barbara

105 E Anapamu Street, Rm. 407 ☐

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

(Address)

Project Title: Habitat for Humanity - Sawyer Avenue Affordable Condominiums

Project Applicant: DMHA Architects - Ed deVicente

Project Location - Specific:

4949 Sawyer Avenue, approximately 130 feet west of the Sawyer Avenue/ Linden Avenue intersection

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Construct a three-unit residential condominium, in two two-story structures.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Habitat for Humanity - Jon Peterson

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Class 1; § 15303 (b)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project would construct a three-unit residential condominium, within two structures. The subject property is currently vacant within an urbanized area with all public services and facilities available. There are no environmentally sensitive habitats or species of concern on the property.

Lead Agency
Contact Person: Shanna R. Farley-Judkins Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Exhibit 3
Draft Planning Commission Special Meeting
Minutes of March 7, 2016

Habitat for Humanity
Sawyer Avenue Affordable Housing Project
PROJECT 15-1798-DP/TPM/CDP

Planning Commission Hearing
April 4, 2016

CALL TO ORDER and ROLL CALL Chair Moyer called the meeting to order at 5:30 p.m. Commissioners Present: David Allen Jane L. Benefield John Callender, Vice-Chair Glenn La Fevers John Moyer, Chair Others Present: Steve Goggia, Acting Community Development Director Shanna R. Farley-Judkins, Assistant Planner Approximately 10 interested persons	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair Moyer called for the flag salute.	PLEDGE OF ALLEGIANCE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR a. Minutes of the regular Planning Commission meeting held February 1, 2016. MOTION Upon a motion by Commissioner Benefield, seconded by Commissioner Callender, the Planning Commission voted 4-0-1 (Allen, Benefield, Callender, and Moyer in favor; La Fevers abstained) to approve the minutes of the regular Planning Commission meeting held February 1, 2016.	CONSENT CALENDAR
NEW PUBLIC HEARING Habitat for Humanity Sawyer Avenue Homes Planner: Shanna R. Farley-Judkins Project 15-1798-DP/TPM/CDP Hearing on the request of DMHA Architects, Agent/Architect for Habitat for Humanity, to consider Project 15-1798-DP/TPM/CDP (application filed November 5, 2015) for a Development Permit, Tentative Parcel Map and Coastal Development Permit to allow construction of three residential	NEW PUBLIC HEARING

condominium units within two detached two-story structures on a vacant lot under the provisions of the Planned Residential Development (PRD-20) Zone District; and to approve an Exemption pursuant to § 15303(b) of the California Environmental Quality Act (CEQA) Guidelines. The project includes a one unit structure on the front of the lot with an attached three-car carport. The second structure, located at the rear of the lot would include two units. The proposed structures are two-story, with a height of 24 feet three inches and 23 feet seven inches, respectively. The proposed units' habitable space would be 1,239 square feet, 1,269 square feet and 1,268 square feet, each having three bedrooms. The project would provide three carport spaces (one per unit) and one uncovered guest parking space. The request includes modification of parking and front setback requirements. The application involves APN 003-153-005, addressed as 4949 Sawyer Avenue.

Assistant Planner Shanna Farley-Judkins presented the staff report. She recommended approval of the project as presented, with the requested modifications and adoption of the findings.

PUBLIC HEARING OPENED

Chair Moyer opened the public hearing at 6:25 p.m.

Jon Peterson, CEO of Habitat for Humanity of Southern Santa Barbara County, provided a history of his organization's presence in Santa Barbara and Carpinteria. He described the project's location as fantastic and said families can easily access transportation and walk to town or work. He provided details about Habitat for Humanity's home ownership program. Regarding the parking, he said each residence is allowed one vehicle, residents can be fined \$1500 for having multiple vehicles, and guests are only allowed 24-hour parking. He said vacation rentals are not allowed, mortgages are deed-restricted, and sales prices are restricted. He explained that Habitat for Humanity has first right of purchase when units are for sale, and the intention is to keep the units affordable into perpetuity.

Mr. Peterson responded to commissioners' concerns about parking and the sales of property. He noted that the organization stays in touch with the residents through monthly meetings and mortgage payments, and it has been very successful in communicating with families when issues arise. With respect to preference to selling units to Carpinteria residents, he explained that federal law does not allow them to be restrictive due to "red lining" rules. As a result, families from specific areas cannot be picked.

Project architect Edward deVicente spoke about how he tried to maintain neighborhood continuity in his design. He said two-story units allowed for

more open space.

Architect Ryan Mills said the proposal is modest and fits in context with the neighborhood, with similar site layouts, proximities between parcels and street frontage. He said visibility to neighbors' homes was obscured through window placement.

Amy Orozco, 4806 Sawyer Avenue, explained that the neighborhood has a parking problem mainly due to the Beachwalk condominiums that were approved with only one-car garages for two-bedroom single story units. She said the overflow parks on Sawyer and parking was not an issue before the condominiums were built. She said a parking modification should not be granted, noting that other projects such as Dahlia Court and Las Flores were not located in the Downtown core. She explained how numerous downtown events impact parking on Sawyer and said we need to stick with what the City requires for parking.

PUBLIC HEARING CLOSED

Chair Moyer closed the public hearing at 6:40 p.m.

Commissioner Allen agreed with Ms. Orozco but said his conclusion is different due to the project's specifics. He said it warrants a modification because the applicant is in a unique position to impose parking restrictions due to its relationship with the tenants and seat on the HOA board. He noted the City's state-imposed mandates to provide affordable housing for very low-income groups and the difficulty in meeting them. He said he would like to see the affordability and one car per residence requirements included in the Conditions of Approval. He also said that he would like the City of Carpinteria to step in to keep the units should Habitat for Humanity go out of business or the City of Santa Barbara not be interested.

Commissioner Benefield agreed with everything Allen said except for his conclusion. She said many houses on Sawyer do not have any parking, noting the impacts from the Beachwalk development. She commented that the numbers do not pan out; the children are not going to be children forever. She said she would like to see at least six parking spaces provided; otherwise, she cannot approve the project.

Commissioner Callender said he is sympathetic to the public comment about the parking but noted that other problems are being balanced, such as housing. He said there is a lot about the project that he likes, and he falls more on the side of being willing to vote for the project as configured, with three covered spaces for the residences and one guest space. He said if we impose additional parking, we would be harming the competing interest of

advancing low and medium-income housing. He agreed with adding more specifics to the conditions regarding the affordability aspects.

Commissioner La Fevers expressed support for the project as proposed. He said it is an exceptional opportunity to have low and very low income home ownership opportunities in the community, and it is worthy of consideration of modifications to our standards. He said the key is how effective the restrictions will be in keeping vehicles to a minimum in the area. He said we need to figure out how to define what the project means to the City of Carpinteria and lock that into the conditions so it does not convert to market rate property. He asked staff to determine what might be necessary to include this in the conditions and suggested continuing the hearing, if necessary.

Commissioner Allen agreed with La Fevers.

Chair Moyer said he wished the city attorney was present, noting that he would like to know about the federal laws with respect to the lottery system. He noted the Lagunitas applicants were given extra credit for being local residents. He said the benefit to Carpinteria is if the houses have the potential to go to Carpinterians, and that is not the case here. He does not see the benefit for the housing to go to a Santa Marian who works in another town, and he will not support the project on those grounds.

Acting Community Development Director Steve Goggia explained that he would prefer our attorneys work with Habitat for Humanity to condition the language with respect to the points that were brought up, such as the City taking on the role of monitoring the cars, the City buying the units with second rights after Habitat for Humanity, and tying the development to Carpinteria residents, as was done with Lagunitas. He said returning to the meeting of March 21st was too soon and he preferred April 4th meeting.

MOTION

Upon a motion by Commissioner Allen, seconded by Chair Moyer, the Planning Commission voted unanimously to continue the matter to the meeting of April 4, 2016.

OTHER BUSINESS - None

MATTERS PRESENTED BY COMMISSIONERS - None

DIRECTOR'S REPORT

a. Distributed Information

**MATTERS
PRESENTED**

DIRECTOR'S REPORT

- i. Draft Action Minutes of the Architectural Review Board meeting of February 11, 2016
- ii. City calendar for the month of March 2016
- iii. Community Development Project Status Report as of February 29, 2016
- iv. Construction Permit Report as of February 29, 2016

Acting Community Development Director Steve Goggia reviewed the distributed information. He said six projects were granted occupancy clearance, including the Dorrance Way Group, and Smart and Final was asked to make finishing its Carpinteria store a priority. Regarding Casa del Sol, he said he met with owner Dario Pini, his architect and contractor to explain that he would not approve anything that makes the building taller or bulkier. He said he is working with the group to get them back on track and to finish the project speedily.

ADJOURNMENT - Chair Moyer adjourned the meeting at 7:00 p.m.

ADJOURNMENT

Secretary, Planning Commission

ATTEST:

Chair, Planning Commission

Exhibit 4
Draft Agreement to Provide Affordable
Ownership Housing

Habitat for Humanity
Sawyer Avenue Affordable Housing Project
PROJECT 15-1798-DP/TPM/CDP

Planning Commission Hearing
April 4, 2016

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Fidela Garcia, City Clerk
City of Carpinteria
5775 Carpinteria
Carpinteria, CA 93013

A.P.N.: _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

No Fee per Govt. Code Sec. 6103

AGREEMENT TO PROVIDE AFFORDABLE OWNERSHIP HOUSING

Habitat for Humanity Project Number 15-1798-DP/TPM/CDP

This AGREEMENT TO PROVIDE AFFORDABLE OWNERSHIP HOUSING ("**Agreement**") is made this ____ day of _____, 2016, by and among the CITY OF CARPINTERIA, a political subdivision of the State of California (hereinafter, "**City**"), and HABITAT FOR HUMANITY OF SOUTHERN SANTA BARBARA COUNTY, INC., a California corporation ("**Habitat**"), with reference to the following facts:

A. Habitat proposes to construct a 3-unit 100% affordable ownership housing project for low and very-low income households. Said development is further identified as Assessor Parcel Numbers _____ ("**Subject Property**") and is more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

B. Consistent with the Conditions of Approval issued by the Carpinteria Planning Commission for Case No. 15-1798-DP/CDP/CDP on April 4, 2016 ("**Conditions of Approval**"), Habitat is to provide 100% of the 3 condominium units at the Subject Property for sale to low or very-low-income households for a minimum of 90 years from the issuance of occupancy clearance.

C. The parties desire to enter into this Agreement, on the terms and conditions set forth below and to satisfy condition #2 of the Conditions of Approval.

NOW, THEREFORE, the parties hereto agree as follows:

1. **INCORPORATION OF RECITALS.** The above recitals are hereby incorporated herein as if fully set forth at this point.

2. **NUMBER OF RESTRICTED UNITS.** 100% of the units at the Subject Property shall be restricted, as determined by the Habitat, as Very Low Income Units and/or Low Income Units. Habitat shall notify the City upon written request in writing of the number of units designated as Very Low Income and the number of units designated as Low Income Units. Very Low Income Units at the Subject Property shall be sold

exclusively to Very Low Income Households throughout the term of the Restricted Period. Low Income Units at the Subject Property shall be sold exclusively to Low Income Households throughout the term of the Restricted Period. For purposes of this Agreement, the following definitions shall apply:

"Very Low Income Household" shall mean a household earning forty percent (40%) or less of Area Median Income.

"Low Income Household" shall mean a household earning eighty percent (80%) or less of Area Median Income.

"Area Median Income" shall mean the median income of the Santa Barbara/Santa Maria/Lompoc Primary Metropolitan Statistical Area, adjusted for family size, as determined from time to time by the United States Department of Housing and Urban Development ("HUD") pursuant to Section 8 of the United States Housing Act of 1937, as amended, and published from time to time by the California Department of Housing and Community Development, or any successor agency.

"Restricted Period" shall mean the period that ends ninety (90) years after occupancy clearance for the Project.

3. **SUCCESSORS AND ASSIGNS.** This Agreement shall be binding upon and shall inure to the benefit of the successive owners, assigns and transferees of the Subject Property, or any portion thereof and shall be deemed a covenant running with the land.

4. **SOLE AGREEMENT.** The parties acknowledge that this is the sole agreement necessary to implement Condition #2 of the Conditions of Approval and upon recordation of this agreement such condition is fully satisfied.

HABITAT FOR HUMANITY of SOUTHERN SANTA BARBARA COUNTY, INC.

By: _____

Name: _____

Its: _____

THE CITY OF CARPINTERIA,
a political subdivision of the State of California

By: _____

Name: _____

Its: _____

APPROVED AS TO FORM

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

ATTACHMENTS:

Notary Acknowledgment

Exhibit "A" – Legal Description of Assessor Parcel Numbers 003-153-005
4949 Sawyer Avenue, Carpinteria, CA 93013

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)ss.
COUNTY OF _____)

On _____, 2016, before me, _____, a Notary Public for the State of California, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(ies), and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)ss.
COUNTY OF _____)

On _____, 2016, before me, _____, a Notary Public for the State of California, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(ies), and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"

Legal Description of Assessor Parcel Number 003-153-005
4949 Sawyer Avenue, Carpinteria, CA 93013

DRAFT

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: April 4, 2016

ITEM FOR CONSIDERATION

Compliance report for second dwelling units in Carpinteria.

Report prepared by: Shanna R. Farley-Judkins, Assistant Planner
Community Development Department


SIGNATURE

Report reviewed by: Steve Goggia, Director
Community Development Department


SIGNATURE

I. RECOMMENDATION

Receive monitoring report on those properties within the City that contain residential second units. A map of the locations of the second units is shown in Attachment A.

II. BACKGROUND

Secondary dwelling units are second units which can be permitted in the Single Family or Planned Residential Zone Districts with the use of an administrative Coastal Development Permit. Secondary units help to provide additional housing opportunities in the community.

In the past, residential second units required a Conditional Use Permit pursuant to the Carpinteria Municipal Code. However, state laws regarding the permitting process for second dwelling units changed in 2003 and discretionary permits could no longer be required. In the City, second units are permitted via administrative Coastal Development Permits. Whether permitted by an older Conditional Use Permit or newer Coastal Development Permit, second units are monitored annually to ensure compliance with zoning regulations and conditions of approval.

There are several development standards in the Zoning Code (§14.72.080) that address the size of residential second units, the number and location of parking spaces, the height of structures and other similar land use regulations. These standards ensure that second units do not have an adverse effect on the character of an existing single family neighborhood. One way we accomplish this is by requiring that the property owner live onsite in either the main dwelling or the second unit to ensure an ownership presence, as required by Code. The standards for secondary dwelling units are shown in Attachment B.

III. ANALYSIS

As shown in the table below, there are 16 permitted second units within the City that are monitored annually.¹ In March of this year, staff visited each site for general compliance and reviewed County Assessor records to verify owner occupancy. Between the site visits and review of the Assessor Roll, staff was able to confirm that all of the properties are owner occupied. The table below lists all second units that require monitoring within the City and the status of compliance of that unit with all applicable Conditions of Approval and Zoning Code standards. During the 2016 annual monitoring period, all 16 properties were found to be in compliance.

Project Number	Date Approved	Address	APN	General Compliance	Owner Occupied
C-07-82	6-7-82	1472 Namouna Street	001-280-25	✓	✓
C-8-83	11-7-83	1467 Andrea Street	001-280-40	✓	✓
C-02-85	3-4-85	5528 Canalino Drive	003-340-32	✓	✓
C-09-85	6-17-87	555 Concha Loma	003-333-15	✓	✓
C-14-85	1-6-86	610 Palm Avenue	003-325-08	✓	✓
C-01-86	6-10-86	690 Palm Avenue	003-325-12	✓	✓
C-04-86	8-4-86	4611 Eleanor Drive	003-552-12	✓	✓
C-09-86	11-3-86	5290 El Carro Lane	004-012-19	✓	✓
89-492-CUP	4-17-89	4940 Malibu Drive	004-026-04	✓	✓
92-659-CUP	9-21-92	1311 Chaney Avenue	003-552-07	✓	✓
98-831-CUP	4-6-98	1269 Casitas Pass Road	001-300-45	✓	✓
02-1016-CUP	7-7-03	5226 El Carro Lane	004-012-12	✓	✓
02-1026-CUP	2-3-03	1274 La Brea Lane	001-253-01	✓	✓
03-1092-CDP	5-15-06	4980 Nipomo Drive	004-027-18	✓	✓
05-1214-CDP	5-26-06	1272 Cramer Circle	003-104-11	✓	✓
05-1215-CDP	5-26-06	1234 Cramer Circle	003-104-14	✓	✓

IV. CONCLUSION

Staff will continue to review second units throughout the City on an annual basis to ensure compliance with all conditions of approval and with the Zoning Code Development Standards. These compliance reviews ensure that development and use of second units within single family neighborhoods will not detract from the overall residential character established in an area.

V. ATTACHMENTS

Attachment A: Map of Second Unit Locations - March 2016

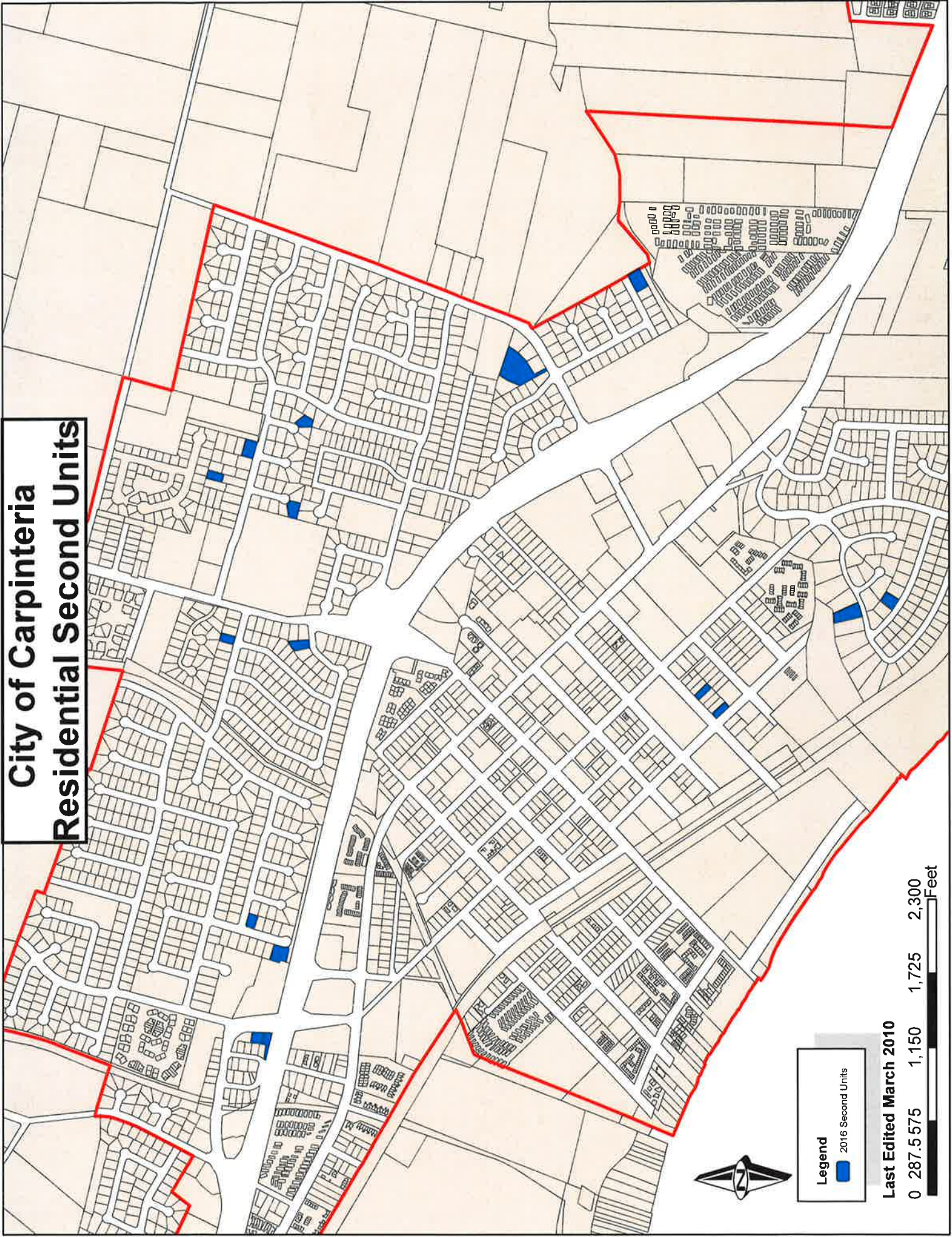
Attachment B: Standards for Secondary Dwelling Units

¹ There are many other second units in the City that were established prior to modern permit requirements and are legal-nonconforming. These units are not monitored on an annual basis.

Attachment A

Map of Second Unit Locations - March 2016

City of Carpinteria Residential Second Units



Legend

- 2016 Second Units

Last Edited March 2010



Attachment B

Standards for Secondary Dwelling Units

14.72.080 - Development Standards:

All secondary dwelling units shall conform to all of the following standards:

1. **Density.** For the purposes of calculating the density of a lot, the primary and secondary dwelling units together shall be one density unit and shall not be considered to exceed the allowable density for the lot upon which it is located.
2. **Lot Size and Dimensions.** The minimum parcel size shall be eight thousand (8,000) square feet and the minimum dimensions shall be that prescribed within the underlying zone district.
3. **Unit Size.** The floor area of a secondary unit may be no larger than thirty percent (30%) of the living area of the primary dwelling unit, and shall be a maximum of seven hundred (700) square feet. The unit shall not exceed the maximum permitted floor area ratio of the underlying zone district.
4. **Quantity.** Only one (1) secondary unit shall be permitted on any parcel zoned single-family or multi-family residential.
5. **Setbacks.** The required setbacks of the underlying zone district shall be satisfied. This standard also includes distance required between buildings on the same site. In no case shall the secondary dwelling unit be located closer to the front property line than the primary dwelling unit, or occupy any portion of the yard area between a primary dwelling and the street.
6. **Height.** The height of an attached or detached secondary dwelling unit shall be one-story and not exceed eighteen (18) feet. Should the height of the primary dwelling unit be lower than eighteen (18) feet, the height of the secondary dwelling unit shall not exceed the height of the primary dwelling unit.
7. **Building Coverage.** The maximum building coverage of the underlying zone district shall be satisfied.
8. **Open Space.** The required open space of the underlying zone district shall be satisfied.
9. **Parking.** One (1) parking space shall be required for each bedroom of the secondary dwelling unit, which space(s) shall be in addition to any parking spaces required for the primary dwelling unit. The parking space for the secondary dwelling unit shall be enclosed within a garage.
10. **Building Materials.** A secondary dwelling shall incorporate the same building materials as the primary residence to achieve a uniform site design.
11. **Architecture.** The secondary dwelling unit shall be consistent with the architectural design of the primary dwelling unit and surrounding neighborhood.

12. Common Entrance. If the secondary dwelling unit is attached to the primary dwelling, a common entrance must serve both the secondary dwelling unit and primary dwelling. In lieu of a common entrance, a separate entrance to the secondary dwelling unit may be located on the side or rear of the unit.
13. Sewer. The secondary dwelling unit shall be served by the Carpinteria Sanitary District.
14. Access. The secondary dwelling unit shall be served by the same driveway access to the street as the existing primary dwelling unit.
15. Use. The secondary dwelling unit may be rented, but shall not be developed for sale or sold separately from the existing primary dwelling unit. This limitation shall be recorded on the property prior to issuance of building permits.
16. Owner. The owner of the parcel shall reside on the parcel. The property owner shall enter into a restrictive covenant with the city regarding such owner-occupancy requirement on a form prepared by the city, which shall be recorded against the property prior to issuance of building permits.
17. Non-conforming. In addition to the development standards identified within this chapter, a secondary dwelling unit shall be permitted on a parcel only when it is developed with a code conforming primary dwelling unit.

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: April 4, 2016

ITEM FOR CONSIDERATION

Conditional Use Permits Compliance Status Report

Report prepared by: Shanna R. Farley-Judkins, Assistant Planner
Community Development Department


SIGNATURE

Report reviewed by: Steve Goggia, Director
Community Development Department


SIGNATURE

I. RECOMMENDATION

Receive report and provide direction to staff on any follow-up compliance efforts that may be necessary.

II. BACKGROUND

Conditional Use Permits (CUPs) allow land uses within the City that are not among the principal permitted uses in a particular zone district. Many of the Conditional Use Permits approved in the City require annual review. The purpose of this review is to ensure that the approved uses are being conducted in compliance with the conditions of approval and applicable City Codes and to allow for the revocation of Conditional Use Permits that are no longer in operation.

III. ANALYSIS

The following permits listed below require annual monitoring to ensure that the ongoing uses are in compliance with the specific conditions of approval of each permit. Staff has completed inspections and found these uses are in compliance with the conditions of their individual permits.

CUPs Annual Monitoring Report

April 4, 2016

Page 2 of 2

Project Number	Applicant	Address	Date Approved
C-5-80	Vasquez Storage	4209 Carpinteria Avenue	1/1/1980
C-2-734	Gonzalez Welding	4621 Carpinteria Avenue	8/1/1983
C-11-83/12-1615-CUPR	Boys and Girls Club	4849 Foothill Road	10/3/1983
C-2-84	Church of Latter Day Saints	1501 Linden Avenue	3/5/1984
C-8-85	The Ark Pet Store	1090 Casitas Pass Road	5/6/1985
C-4-85	7-Eleven	4410 Via Real	11/4/1985
87-359-CUP	Rainbow Ice Cream	751 Linden Avenue	7/6/1987
88-445-CUP	Unocal 76	5085 Carpinteria Avenue	11/21/1988
89-505 CUP	Permacolor Powder Coating	1020 Cindy Lane	8/7/1989
90-539-CUP	Alley Pets	890 Cactus Lane	12/4/1989
92-658 CUP	Carter Automobile Repair	6555 Carpinteria Avenue	8/3/1992
87-330-CUP	McCann Storage	1222 Cravens Lane	6/6/1994
95-749-CUP	Chevron Mini Mart	4290 Via Real	10/6/1997
97-825-CUP	Ohme Apartments (Previously Cypress Tree Apartments)	5615 Carpinteria Avenue	10/6/1997
98-852-CUP	Carpinteria Veterinary Clinic	585 Walnut Avenue	8/3/1998
90-566-CUP/05-1226-CUP	Lou Grant Workshop	5400 Sixth Street	7/13/1999
00-929-CUP	AT&T Wireless	5666 Carpinteria Avenue	8/6/2001
01-972 CUP	Sprint PCS	5666 Carpinteria Avenue	2/4/2002
01-995-CUP	Tee Time Driving Range	5885 Carpinteria Avenue	2/3/2003
03-1129 CUP	Reality Church	5201 Sixth Street	5/3/2004
06-1284-CUP	Howard School	5315 Foothill Road	9/5/2006
06-1332 CUP	Sprint Wireless	6410 Cindy Lane	12/4/2006
08-1450-CUPM	Channels Islands Surfboards	1160 Mark Avenue	3/5/2007

Each of the above uses was inspected in March of this year and determined to be in compliance with its unique Conditions of Approval. No complaints have been made about the above uses in the last year. All uses remain active.

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Richard Johnson, Chair.

ROLL CALL

Boardmembers present: Richard Johnson
Scott Ellinwood
Rachelle Gahan
Dylan Chappell

Boardmembers absent: Jim Reginato

OTHERS PRESENT: 12 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: Erik and Taylor Bush
Project Number: 15-1791-ARB
Project Location: 4310 La Quinta Drive

Planner: Nick Bobroff

Request of Erik and Taylor Bush to consider Project 15-1791-ARB for final review of a proposal to complete a comprehensive remodel of an existing two-story single family residence and construct a second floor addition of 211 square feet. The property is a 7,217 square foot parcel zoned Single Family Residential (7-R-1) and shown as APN 004-019-020 addressed as 4310 La Quinta Drive.

Staff summarized the changes and updates made to the plans since the Board's preliminary review of the project including the update to the deck railing height which was submitted after the staff reports and plans were distributed.

Public Comment:
None

Boardmember Discussion:

The Board was in agreement that the changes were fine and the overall project would result in a nice upgrade to the residence.

Boardmember Gahan noted the landscape plan looked appropriate and included many drought tolerant plantings.

Boardmember Johnson asked about the construction details for the deck lattice. The applicant described the structure as a steel frame with cement fiber board planking spaced 1-2" apart; similar in style and appearance to a green screen structure.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Chappell to recommend final approval as submitted.

VOTE: 4-0

PROJECT REVIEW

- 2) Applicant: David Beard, Project Manager, Caltrans Planner: Steve Goggia
 Project Number: 09-1522-CUP/CDP/LCPA
 Project Location: Casitas Pass Road and Linden Avenue at Highway 101, Via Real from San Roque Mobile Home Park to Linden Avenue
 Zoning: Multiple zone districts including MHP, REC, A-5, 7-R-1 and UT

Hearing on the request of the California Department of Transportation (Caltrans) for final review of the project to construct replacement overcrossings and interchanges with traffic signals for Linden Avenue and Casitas Pass Road at US Highway 101; to replace the US Highway 101 mainline bridges over Carpinteria Creek; and to construct a roadway extension for Via Real from its terminus at San Roque Mobile Home Park across Carpinteria Creek to Casitas Pass Road and from Vallecito Road to Linden Avenue. The proposed project will provide vehicle travel lanes and a dedicated bike lane and sidewalk on both sides of the overcrossings. The Via Real extension will also include bike lanes and the abandonment of the existing dry weather pedestrian/bike crossing in Carpinteria Creek. A sidewalk will be added on one side of Via Real. Lighting and landscaping is also included throughout the project area.

Staff presented a powerpoint of the project elements with input from David Beard and Dave Emerson with Caltrans. The public was invited to join the discussion at the table to inquire about certain elements of the proposal as they were brought up in the presentation.

Boardmember Discussion:

Overall the Board was pleased with the final plans noting the responsiveness of Caltrans to make modifications to the project per the direction of the Design Review Team, community, decisionmakers and the Board.

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Ellinwood to recommend final approval.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held February 11, 2016.

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

VOTE: 3-0 (Chappell abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Staff reminded the Board to submit

their Form 700 declarations to the City Clerk if they have not yet done so.

ADJOURNMENT

Chair Johnson adjourned the meeting at 6:33 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, March 31, 2016.

All Boardmembers present indicated they would be in attendance.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board



April 2016



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 April Fools' Day 5:30pm 1 st Friday Events– Downtown	2 9am Carpinteria Beautiful – CC
3	4 9am Large Projects Coordination Mtg – Blue Rm 5:30pm Planning Commission–CCTV	5 10am Staff Mtg – Blue Rm 2pm PW Staff Mtg – Blue Rm 2:30pm Planning Staff Mtg – Green Rm	6 8am Parks/Rec Staff Mtg–Green Rm 10:15am Set-up for Lunch & Learn – CC 12:15pm Lunch & Learn - CC	7 8:30am Carp First Mtg–Green Cf Rm 11:30am Door Decor Contest Winner Pizza Party – Green Conf Rm 2pm All CDD Staff Mtg – Green Conf Rm 5:30pm Tree Advisory Special Mtg – CC	8 10am HOST Steering Committee Mtg – Green Cf Rm Happy Birthday John!	9 9am – 1pm Household Hazardous Waste & Household Junk Disposal Day – City Hall Parking Lots
10	11 3pm Council Closed Session – CC & Blue Rm 5:30pm City Council Mtg – CC TV	12 10am Staff Mtg – Blue Rm 2pm PW Staff Mtg – Blue Rm 2:30pm Planning Staff Mtg – CC 4:30pm School Board Closed Session – CC & Green Conf Rm 5:30pm School District Board Mtg – CCTV	13 8am Parks/Rec Staff Mtg – CC 11:30am Set-up for Lunch & Learn – CC 12:15 pm Lunch & Learn – CC 2pm Equipment Safety Training – CC 5:30pm Water District Board Mtg – CC TV	14 2pm PRA Training – CC 2:30pm Code Compliance Mtg– Blue Rm 5:30pm ARB Mtg – CC	15	16 8am – 12pm Emergency Preparedness Training for Elected Officials – CC
17	18 9am Large Projects Coordination Mtg – Blue Rm 2:30pm Regional Coordination Housing Mtg – Green Conf Rm 3-9pm Reserved–Special CC & Districts Mtg (Tentative) – CC	19 10am Staff Mtg – Blue Rm 2pm PW Staff Mtg – Blue Rm 2:30pm Planning Staff – Green Rm 5:30pm Fire District Board– CCTV	20 8am Parks/Rec Staff Mtg–Green Rm 2:30pm C3H Homelessness Mtg – CC 4:30pm Teen Court – CC & Green Rm	21 8:30am Carp First Mtg–Green Cf Rm 10am Watershed Coalition – Green Cf Rm 10:30am IDAG Mtg – Blue Rm 2:30pm Code Compliance Mtg – Blue Rm 3pm MHR SB Mtg – CC 5:30pm Traffic Safety Committee – CC	22 Earth Day Passover begins at sundown	23 10am –2pm ABOP – PW Yard
24	25 3pm Council Closed Session – CC & Blue Rm 5:30pm City Council Mtg – CC TV	26 10am Staff Mtg – Blue Rm 1pm ERC Hearing – CC 2pm PW Staff Mtg – Blue Rm 2:30pm Planning Staff – Green Rm 4:30pm School Board Closed Session – CC & Green Conf Rm 5:30pm School District Board Mtg – CCTV	27 8am Parks/Rec Staff Mtg–Green Rm Administrative Professionals Day 5:30pm Water District Board Mtg – CC TV	28 11am Homeless Population Mtg– Blue Rm 1:30pm All Employee Safety Mtg & B-Day Celebration – CC 2:30pm Code Compliance Mtg – Blue Rm 5:30pm ARB Mtg – CC (Tentative)	29 2pm CEPAC Mtg – CC	30

City of Carpinteria
Planning Activity Summary

March 2016

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

Last Edited 03/31/16

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
16-1618 DP/CDP	William Ryan - Green Valley Corporation	4610	Fourth Street	Demolish SFD - construct four condos: Formerly 12-1612-DP/CDP/TPM	Application resubmitted 3/6/2016. PC approved original project 3/4/13. Final ARB 6/12/14. TE approved by PC 4/6/15 and still alive, DP and CDP expired. In Building Permit review. Needs Final Map Clearance.	Steve	1	
15-1777-DP/CDP	R.P. Enterprises	6155 and 6175	Carpinteria Avenue	Industrial Research Mixed-use Campus	Submitted 6/24/15. Incomplete 7/22/15. Resubmitted plans 11/10/15. Second incomplete 12/3/15.	Steve	2	
15-1778-CUP/CDP	Vernon	550	Maple Avenue	Blanket CUP for misc. industrial/manufacturing/commercial uses	Submitted 6/29/15. Incomplete 7/28/15. Application on hold per applicant request 9/16/15.	Nick	2	
15-1781-DP/CDP	Cruz	4675	Carpinteria Avenue	(N) Mixed Use bldg. 500 sq ft commercial and two one bedroom apts	Submitted 7/9/15. Incomplete 8/6/15.	Nick	2	
15-1782-DP	Freeman	789	Linden	Construct two-car garage with studio above	Submitted 7/23/15. Incomplete 8/18/15.	Steve	2	
15-1783-SIGN/FENC	Arbor Trailer Park	4677	Carpinteria Avenue (Ninth Street)	New frontage fences and signage	Submitted 08/05/15. Need survey from PW. Incomplete 08/17/15.	Shanna	2	
15-1799-CDP	6155 Carpinteria Avenue LLC	6155	Carpinteria Avenue	Landscape improvements & new pedestrian pathway	Submitted 11/17/15. Incomplete 12/16/15.	Nick	2	
15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16.	Nick	2	
16-1808-DP/CDP	City of Carpinteria Parks & Recreation Dept	4800	Fifth Street	Community Garden	Submitted 2/3/16. Incomplete 2/25/16.	Nick	2	
16-1811-DP/CDP	Jose Martinez	1061	Cramer Road	Demo (E) SFD; construct 3 (N) Units	Submitted 2/26/16. Incomplete 3/24/16.	Nick	2	
16-1812-ARB	Dave Moore	5550	Calle Ocho	Convert (E) garage to bedroom; construct (N) detached garage	Submitted 2/29/16. Incomplete 03/11/16.	Nick	2	
16-1813-CDP	Martin Carty	5599	Canalino Dr	600 sq ft addition & remodel	Submitted 3/1/16. Incomplete 03/10/16. Complete 03/29/16.	Nick	2	
13-1683-CDP	Schildknecht	4634	Ninth Street	New Single Family Residence	Submitted 10/17/13. Prelim ARB 11/14/13. Continued to future ARB. Inactive.	Shanna	3	

14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. Preparing draft EIR for public release Spring 2016.	Nick	3	
15-1767-CDP	Wood	650	Concha Loma Drive	New Single Family Residence	Submitted 4/28/15. Incomplete 5/27/15. Resubmitted 7/13/15. Complete 8/10/15. CEQA Initial Study underway. To ARB concept review 10/15/15. Awaiting revised Arch study based on updated design per ARB comments 3/2/16.	Nick	3	
16-1817-DPR/CDP	Moody	5141	Seventh Street	Second floor addition of 187 sf	Submitted 3/18/16. Complete 3/18/16. ARB 033116.	Shanna	3	
15-177-ARB	Blum	606	Linden Avenue	Exterior Alterations	Submitted 6/8/15. ARB final 07/16/15. Director approved 7/21/15. Awaiting Building Permit submittal.	Shanna	4	
15-1788-CDP	Gobbell	5398	Star Pine Road	Convert (E) accessory building into a second dwelling unit	Submitted 8/19/15. Incomplete 9/4/15. Resubmittal 9/11/15. Complete 9/28/15. Prelim/Final ARB 10/15/15. CDD Director	Nick	4	
04-1175-DP/CDP/LC	Venoco, Inc.	5675	Carpinteria Avenue	Paredon Oil and Gas Extended Reach Drilling	Complete 9/11/14. MRS EIR contract approved 1/26/15. MOU for JRP approved 1/26/15. Venoco request to defer EIR rec'd 1/29/15. Application was to resume before end of 2015.	Steve	5	
05-1210-ZTA/LCPA	City of Carpinteria		Citywide	Zoning Code Update	Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Final Draft meeting with consultant 9/14/07. Public draft to be released in fall 2016.	Steve	5	
15-1798-DP/PM/CD	Habitat for Humanity	4949	Sawyer Avenue	Three reseedential condominiums	Incomplete 11/17/15. IDAG 11/19/15. Complete 11/25/15. Prelim ARB 1/14/16. PC	Shanna	5	
09-1534-DP/CDP	Carpinteria Valley Arts Council	855	Linden Avenue	Community arts building	Submitted 11/19/09. Incomplete 12/17/09. Resubmitted 4/22/10. Incomplete 5/10/10. Resubmitted 9/29/10. Complete 10/28/10. Prelim ARB 1/27/11. ERC hearing 4/21/11. PC approved 6/6/11. PC granted four-year time extension 6/1/15.	Nick	6	
14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14.	Nick	6	

15-1773-CUP/CDP	Wright	4921	Third Street	Convert carport to one car garage	Submitted 6/8/15. Incomplete 6/30/15. Resubmitted 7/6/15. Complete 7/23/15. ARB rec approval 7/16/15. PC approved 9/8/15. FLAN to CCC 9-23-15, appeal period expires 10-7-15.	Nick	6	
15-1800-DP/CDP	Sinclair	607	Walnut Avenue	47 sq ft bathroom addition & new 2nd floor dormers	Submitted 11/30/15. Incomplete 12/10/15. Resubmitted 12/28/15. Prelim ARB Approval 1/14/16. Complete 1/21/16. PC approved 2/1/16.	Nick	6	
14-1742/TPM/CDP	D'Urbano	4315	Carpinteria Avenue	Two-way lot split in CPD Zone	Submitted 11/21/14. Complete 12/18/14. PC approved 3/2/15. Final Map under review.	Steve	7	
15-1785-LCPA/ORD	City of Carpinteria		Citywide / residential Zones	Short-term Vacation Rental Ordinance	Initiated by CC 08/10/15. Moratorium 10/26/15. Memo to CC 11/12/15. Discussion at PC 12/07/15. Draft Ord to PC 01/04/16. PC rec Approval to CC 01/04/16. CC 02/08/16. PC Special Meeting 03/02/16. PC Special Meeting 03/21/16. To CC 4/25/16	Shanna	7	
13-1650-DP/CDP	M3 Multifamily, LLC	4819	Carpinteria Avenue	6,000 square foot commercial building and two 600 square foot apartments	Submitted 1/9/13. Incomplete 2/7/13. Prelim ARB 10/17/13. PC approved 12/2/13. ARB "in-progress" 3/27/14. PC approved 36-month TEX 12/1/14.	Nick	9	
14-1733-DP/CDP/TF	Sanctuary Beach Condominiums (Norman's Tennis Court)	4925	Carpinteria Avenue	Four residential condominiums	Submitted 8/21/14. Incomplete 9/19/14. Complete 12/30/14. ARB Prelim 2/12/15 continued to 4/16/15, then 5/14/15. To PC 8/3/15; continued to 10/5/15 for redesign. ARB revised preliminary 9/17/15. Planning Commission 10/5/15, and Approved 11/2/15. CCC Appeal Period ends 12/3/15. Pending final ARB.	Steve	9	
15-1751-DPR/CDP	City of Carpinteria	5775	Carpinteria Avenue	City Hall foyer add'n and landscape	Submitted 1/26/15. Complete 2/3/15. ARB Prelim 2/12/15. PC approved 3/2/15. CCC appeal period ended 3/30/15. Project to be phased.	Steve	9	
15-1760-CUP/CDP	City of Carpinteria		East end of Carpinteria Avenue	Rincon Trail	MND to ERC 6/27/12. Submitted 3/11/15. Complete 4/14/15. PC approved 5/4/2015. Needs County P&D application and approval. Tied to Linden/Casitas interchanges and Via Real extension Caltrans project.	Steve	9	

15-1791-ARB	Bush	4310	La Quinta Drive	211 sf addition to, and remodel of, (E) 2-story SFD	Submitted 9/10/15. Incomplete 9/23/15. Prelim ARB 10/15/15. CDD Director approved 10/29/15. To Final ARB 3/17/16.	Nick	9	
15-1795-DPR/CDP	Montana Ave. Capital Partners	6303-6309	Carpinteria Avenue	Remodel of exterior façade and refurbish landscape	Submitted 9/29/15. ARB Prelim. 10/15/15. Director Approved 10/16/15. NOFA sent to CCC 10/27/15. Pending final ARB.	Steve	9	
15-1797-CDP/ARB	George, Bob and Amanda	1347	Camino Trillado	Second floor addition and remodel of SFD	Submitted 10/19/15. Complete 10/27/15. Prelim ARB 11/12/15. Director Approval 11/13/15. Appeal period ends 11/23/15. Final ARB 02/11/16.	Shanna	9	
05-1204-DPCDP	Venoco, Inc.	5663	Carpinteria Avenue	Dump Road Gate and Signs	PC Hearing 1/3/06. Cont'd to 2/6/06. PC Approved. Neighbor appeal to CC. CC conceptually granted appeal; cont'd to 5/8/06. Gate withdrawn by applicant. CC approved sign program 5/8/06. Appealed to CCC.	Steve	11	
09-1522-CUP/CDP/L	Caltrans		Linden-Casitas Interchanges and Via Real Extension	Reconstruct overcrossings and extend Via Real across Carpinteria Creek	Submitted 2009. PC recommended approval 05/18/15. CC first reading and recommended approval of ORD and LCPA 06/22/15 and 07/27/15. Submitted to CCC 08/21/15. CCC hearing in October in Orange County. CC approved CUP/CDP 11/23/15. FLAN sent to CCC 12/1/15. No appeal. ARB Final 3/17/16.	Steve	11	
14-1711-RZ/GPA/LC	City of Carpinteria	Citywide		Consistency Rezones and Land Use Map Amendments	PC approved 8/4/14. CC approved 1st reading 9/8/14. Submitted to CCC 9/25/14. Incomplete by CCC 10/10/14. Resubmitted 1/26/15. Submittal complete 2/10/15. CCC to hear 4/15/16.	Nick	11	
14-1712-ORD/LCPA	City of Carpinteria	Citywide		Zoning Code Amendments per Housing Law	PC recommended approval 7/7/14. CC approved first read 7/28/14. Sent to CCC 9/25/14. Incomplete 10/10/14. Resubmitted to CCC 1/26/15. CCC submittal complete 2/10/15. CCC to hear 4/15/16.	Steve	11	
15-1792-CUP/CDP	The Gas Co.		Carpinteria Avenue	New Data Collection Antenna in ROW	Submitted 09/17/15. Routing slip 09/23/15. Incomplete 10/13/15. Complete 10/28/15. To PC 01/04/16. PC approved 01/04/16. PC Action letter 01/05/16. Appeal period ends 01/14/16. Followed by CCC appeal period.	Shanna	11	

05-2002-DP/CDP	Venoco, Inc.	5663	Carpinteria Avenue	Parking Lot Fence & Signs	ARB Prelim 9/15/05. PC approved 1/3/06. Venoco appealed. CC granted appeal and approved 48" fence on 2/13/06. Appealed to CCC.	Steve	12	
15-1776-ARB	Millhollin	5481	El Carro Lane	Addition to SFD; new two-car garage	Submitted 06/23/15. Complete 07/06/15. Prelim/Final ARB 07/30/15. Director approved 08/12/15. In building review.	Shanna	12	
15-1786-CUP/CDP	Verizon Wireless	6267	Carpinteria Avenue	Wireless Telecommunications Facility	Submitted 08/14/15. Incomplete 08/31/15. Complete 11/11/15. PC 12/07/15. PC Action letter 12/8/15. Appeal period ends 12/17/15. CCC appeal period ends 1/8/16. In Building Review 02/25/16. Pending revisions or corrections to match CUP.	Shanna	12	
15-1787-CDP	St. Joseph Church	1500	Linden Avenue	Addition to meeting room (storage closet)	Submitted 08/14/15. Incomplete 08/31/15. Director approved 09/14/15. BP approved 10/15/15.	Shanna	12	
15-1793-DPR/CDP	Jade Capital LLC	699	Linden Avenue	163 sf addition to, and remodel of (E) restaurant	Submitted 9/18/15. Complete 10/16/15. Prelim ARB approval 10/29/15. PC 12-7-15 approved. Final ARB approval 1/14/16. BP submitted 1/20/16; in plan check.	Nick	12	
15-1780 15-1780	Herman	1423	Camino Trillado	157 sq. ft. SFD addition	BP Submitted 7/6/15. Director Approved 07/09/15. BP#11458 issued 7/21/15.	Shanna	13	
14-1714-ARB	St. George	5408	Shemara Street	Second floor addition and remodel of SFD	Submitted 05/15/14. Incomplete 05/29/14. Prelim ARB 09/11/14. Resubmitted Final ARB 07/30/15. In building plan check 10/1/15. BP Issued 11/3/15.	Shanna	13	
15-1765-DPR/CDP	Vernon, Carol	1160/1180	Eugenia Place	Landscape and hardscape improvements, ADA upgrades	Submitted 4/24/15. Prelim/Final ARB 5/14/15. Complete 5/22/15. Director approved 5/28/15. BP submitted 11-6-15. BP issued 12/8/15.	Nick	13	
15-1775-DPR/CDP	Carpinteria Valley Historical Society	956	Maple Avenue	Replace driveway gate; add perimeter fence	Submitted 6/10/15. Incomplete 7/6/15. Resubmitted 7/27/15. Prelim/Final ARB approval 7/30/15 w/ revisions. Revised plans submitted 8/20/15. Director approved 9/2/15. BP approved 10/22/15.	Nick	13	

15-1802-CDP	CVWD	5300	Foothill Road	Construct new rollapart building to house (E) well pump and motor	Submitted 12/17/15. Found to be minor revision to previous CUP for well site (09-1503-CUP/CDP). Director Approved 12/23/15. BP issued 1/21/16.	Nick	13	
16-181516-1815	Trumble	1403	Camino Trillado	Addition of 367 SQ FT to existign SFD	Submitted 3/10/16. Dir Apr 03/14/16. Appeal period ends on 3/24/16. BP issued 3/28/16.	Shanna	13	
04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submtited 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	
07-1407-TM/PM/DP	Resmark - Residential; Investec - Research Park	6380	Via Real	Lagunitas Mixed Use Project: 85,000 sq. ft. office building and 73 residential units	Submitted 11/01/07. Incomplete 11/29/07. Complete 2/29/08. ARB 7/17/08, 2/26/09, 5/14/09, 6/11/09. ERC 8/26/08. CC approved 9/8/08. Appealed to CCC. CCC found NSI 11/13/08. ARB Revised Prelim for landscaping/lighting 12/17/09. PM recorded July 2010. ARB Revised Prelim 2/17/11, 6/16/11; Final Landscape/Lighting 7/14/11. ARB Final for residences 8/25/11. Map Recorded 8/22/11. All residential units complete. Revised ARB Prelim for Office Bldg 8/15/13.	Steve	14	
08-1483-CDP	Salzgeber	447	Concha Loma Drive	Install water well and storage tank for agricultural purposes	Submitted 12/18/08. Incomplete 1/16/09. Resubmitted 3/20/09. Incomplete. Resubmitted 9/1/09. Director approved 5/7/10. Permit issued 10/19/10. Well constructed and sealed 11/10. Awaiting installation of pump and storage tank.	Nick	14	
09-1500-CUP/CDP	Caltrans		US 101 - Mussel Shoals to Carpinteria Creek	Add median HOV lane from eastern City boundary to 1/2 mile east of Casitas Pass Road	Submitted 4/14/09. Complete 5/12/09. Concept ARB 8/13/09. Prelim ARB 11/12/09. PC approved 1/4/10. Final ARB 4/15/10. Project started in March 2012; construction in Carpinteria finished in 2014. Project to be completed 2016. Monitoring landscape.	Steve	14	

09-1535-CUP/CDP	Carpinteria Sanitary District	ROW	Carpinteria Avenue	Bluffs Sewer Replacement	Submitted 11/25/09. Incomplete 12/22/09. PC approved 2/1/10. Reviewed easement documents 8/11. Preconstruction meeting 9/22/11. PW Encroachment Permits issued early October. Construction ongoing 2/29/12. Reveg to City parcel 3/12. Bluffs abandonment under construction. Hydroseeded 12/12. Plantings verified by City Biologist 2/27/13. Additional weeding	Shanna	14	
12-1649-DPR/CDP	Pini	5585	Carpinteria Avenue	Casa del Sol Motel and Apartment Renovation	Submitted 11/2/12. Complete 11/29/12. Preliminary ARB 12/13/12; continued to 1/17/13. PC approved 2/4/13. ARB Final 9/12/13. PC approved TEX 3/3/14. BP issued 1/26/15. Revisions to BP submitted 5/11/15 and issued 5/26/15. Under construction.	Steve	14	
13-1677-ARB	Olson	1477	Santa Ynez Ave	Remodel and addition	Submitted 7/26/13. Prelim/Final ARB 8/15/13. Complete 8/20/13. Director approved 8/21/13. BP issued; under construction. Awaiting final inspection.	Nick	14	
13-1682-CDP/ARB	Van Eyck	1248	La Brea	Addition and Remodel to Existing SFD	Submitted 10/11/13. Complete 10/16/13. ARB 11/14/13. Prelim ARB 12/12/13. Cont Prelim 1/16/14. Final ARB 3/13/14. Director approved 3/14/14. BP approved 5/22/14; under construction.	Shanna	14	
13-1695-CUPR/CDP	Island Brewing Company	5049	Sixth Street	Expansion of brewery and tasting room	Submitted 12/17/13. Complete 1/29/14. PC approved 2/3/24. BP for interior improvements issued 5/6/15. Under construction.	Nick	14	
14-1704-CDP	City of Carpinteria Parks & Recreation Dept	100	Holly Avenue	Replace (E) Lifeguard tower w/ new lifeguard tower and storage building	Submitted 1/30/14. Incomplete 2/28/14. Resubmitted 3/11/14. Complete 3/19/14. Prelim ARB 3/27/14. Director approved 4/29/14. Under construction.	Nick	14	
14-1710-CUP/CDP	Schaff/S&S Seeds	6410	Cindy Lane	New warehouse and distribution facility	Submitted 4/25/14. Complete 5/23/14. PC approved 6/2/14. BP submitted 6/30/14; in plan check. Final ARB 9/11/14. LLA recorded. Interior demolition completed. BP issued 7/15. Revised BP submitted for 1000 Mark Ave 9/25/15. Revised BP issued 10/21/15. Under Construction.	Nick	14	
14-1716-ARB/CDP	Hill	5661	Canalino Drive	Remodel & Addition to (E) SFD	Submitted 5/30/14. Complete 6/24/14. Prelim ARB 7/17/14. Director approved 7/23/14. Final ARB 11/13/14. Submitted for Plan Check 12/11/14. BP issued; under construction.	Nick	14	

14-1726-CDP/ARB	Dautch	5554	Calle Arena	438 sq. ft. second story addition	Submitted 7/23/14. Complete 8/12/14. Prelim ARB 9/11/14. Cont Prelim 10/16/14. Director approved 10/27/14. Final ARB 1/15/15. In building review 01/27/15. BP Issued on 10/28/15. In construction.	Shanna	14	
14-1729-ARB/CDP	MTI Capital, Inc.	1275	Cramer Circle	New SFD	Submitted 8/13/14. Incomplete 9/8/14. Complete 9/29/14. ARB prelim 11/13/14. Director approved 2/2/15. Final ARB Approval 3/12/15. BP submitted 3/31/15. BP Routing Letter 06/17/15. BP issued 6/25/15. Under construction.	Steve	14	
14-1729-ARB/CDP	MTI Capital, Inc.	1275	Cramer Circle	New SFD	Submitted 8/13/14. Incomplete 9/8/14. Complete 9/29/14. ARB 10/16/14; ARB prelim 11/13/14. Director approved 2/2/15. Final ARB Approval 3/12/15. BP submitted 3/31/15. BP Routing Letter 06/17/15. BP issued 6/25/15. Under construction.	Steve	14	
14-1730-ARB/CDP	MTI Capital, Inc.	1289	Cramer Circle	New SFD	Submitted 8/13/14. Incomplete 9/8/14. Complete 9/29/14. ARB 10/16/14; ARB prelim 11/13/14. Director approved 2/2/15. Final ARB Approval 3/12/15. BP submitted 3/31/15. BP Routing Letter 06/17/15. BP issued 6/25/15. Under construction.	Steve	14	
14-1731-ARB/CDP	Olverd	5157	Ogan Road	New SFD and garage	Submitted 8/13/14. Prelim ARB 10/16/14, cont'd to 11/13/14. Final ARB 12/11/14. Submitted for BP review 12/22/14. Routing to applicant via email and sent on 6/17/15. BP issued 6/15. Under construction.	Shanna	14	
14-1734-CDP	Mimaki	5800	Via Real	Agricultural Grading and Creek Restoration	CO sent 7/9/14. 30-day extension granted. Application submitted 8/21/14. Incomplete 9/19/14. Resubmitted 10/20/14. Temp. erosion control plan submitted 10/26/14. Complete 11/19/14. Public Draft MND 6/12/15. ERC hearing 7/6/15. PC approved 8/3/15. Final Restoration Plan approved 8/31/15. Final Grading Plan approved 10/22/15. Under Construction 10/26/15.	Nick	14	YES

14-1738-ARB	Bornhurst	5566	Retorno Drive	690 sq ft second story addition	Submitted 11/4/14. Complete 11/24/14. Prelim ARB 1/15/15. Director approved 2/2/15. Final ARB 4/16/15. BP submitted 4/23/15. BP issued 8/27/15, under construction.	Nick	14	
14-1740-DP/CDP	Olson, Erik	4879	Dorrance Way	Demo E SFD; Build New SFD	Submitted 11/14/14. Incomplete 12/9/14. Prelim ARB 1/15/15. Complete 1/27/15. PC approved 02/02/15. Final ARB 3/12/15. BP Issued 5/5/15; under construction.	Shanna / Nick	14	
14-1746-ARB	Koch	1151	Church Lane	Remodel (E) SFD, construct 650 sq ft addition	Submitted 12/18/14. Complete 1/15/15. Prelim ARB 1/15/15. Director approved 1/29/15. Final ARB 4/16/15. BP submitted 4/29/15. BP approved & issued. Under construction. Minor revisions approved 8/28/15.	Nick	14	
14-1747-ARB/CDP	Krausgrill	4640	Ninth Street	Demo (E) SFD; construct (N) SFD	Submitted 12/24/14. Incomplete 1/21/15. Resubmitted 1/30/15. Prelim ARB 2/12/15. Complete 2/20/15. Prelim ARB approval 2/12/15. Director Approved 3/18/15. Final ARB 4/16/15. BP submitted 4/29/15. BP issued 7/28/15. Under construction 8/15.	Nick	14	
14-1748-CDP	Lundin	5380	Ogan Road	SFD addition	Submitted 12/23/14. Director approved 01/05/15. NTPO recorded. BP issued; under construction.	Shanna	14	
14-1761	Bonilla	1478	Alva Street	Addition to (E) SFD	Submitted 04/03/15. Director approved 04/07/15. NTPO recorded. BP Issued 5/8/15. Under construction.	Shanna	14	
14-1764	Malone	4961	Foothill Road	Addition to E SFD master bedroom / wetbar	Submitted 04/14/15. Director approved 04/17/15. BP issued 04/27/15; under construction.	Shanna	14	
15-1752-CUP/CDP	Steadfast	5464	Carpinteria Avenue	76-Bed Assisted Living Facility	Submitted 2/4/15. Incomplete 3/3/15. Resubmitted 3/18/15. Prelim ARB 4/16/15. Complete 4/22/15. PC approved 5/4/15. Submitted for building plan check 7/20/15. Final ARB 8/27/15. BP Issued 11/3/15. Under Construction.	Steve	14	
15-1789-ARB	Bock	560	Concha Loma Drive	Covert (E) attached garage into living space & covert (E) accessory building into a detached garage	Submitted 8/20/15. Incomplete 9/9/15. Prelim ARB 9/17/15. Director Approved 10/28/15. Final ARB approved 10/29/15. BP issued 11-30-15. Under construction.	Nick	14	
16-1819-SIGN	Omni Catering	4835	Carpinteria Avenue	Reface existing sign	Submitted 3/28/16. Approved 03/30/16.	Shanna	14	

City of Carpinteria - March 2016

Building Permit Construction Report

3/1/2016 - 03/31/2016

Issued Date	Permit #	Parcel #	Site Address	Owner Name	Valuation	Project Description
3/25/2016	11683	004-006-004	4955 Foothill Road	BLEECKER FAMILY REVOCABLE TRUST 08/04/2011	34,058	Installation of a 9.18kW roofmount PV system. Q. 34 270W SunEdison Panels with Q.34 Enphase M215 Micro-Inverters.
3/22/2016	11682	004-006-004	4955 Foothill Road	BLEECKER FAMILY REVOCABLE TRUST 08/04/2011	8,000	Reroof over existing composite shingles, orignal roof 33 squares
3/24/2016	11681	001-252-003	5529 Cameo Road	Barbara French	8,900	Construct footings, shear panel, install anchor bolts & holddowns as required to correct code violations pertaining to an unpermitted bedroom addition constructed by previous property owners.
3/21/2016	11680	003-292-008	766 Arbol Verde	OTA FAMILY TRUST	14,500	Tear off existing shake roof and install 7/16 osb plywood and Lifetime Composition shingles. 30 squares
3/21/2016	11679	004-027-012	1309 Linden Avenue	KUNKEL, ERIC B	900	Re-route approximately 20' of 3" abs sewer pipe to exit front of house instead of side of house.
3/11/2016	11678	004-007-009	1568 Seacoast Way	MICKELSON, PATRICIA 2007 TRUST	7,000	Adding AC to existing furnace outdoor air condion located north side of back yard
3/30/2016	11677	001-400-059	1403 Camino Trillado	TRUMBLE, KELLY	100,000	Addition of 347 Sq. Ft. and 20 Sq. Ft. Garage Addition. Interior Remodel Kitchen and Interior.
3/10/2016	11675	001-430-001	6410 Via Real	SCHAFF, VICTOR WILLIAM/SUSAN MARIE 1998 REVOCABLE TRUST 1/22/08	50,000	Demolition of non-structural partictions, new non-structural partitions and ceiling modifications
3/9/2016	11674	001-370-005	6063 Jacaranda Way, Unit E	Howes, Fatima	40,000	Minor interior remodel to include new plumbing fixures, electrical for new appliances. New cabinets and flooring.
3/10/2016	11673	004-010-020	1472 Manzanita Street	FRARY FAMILY TRUST 8/4/99	8,500	Replace existing flat garage roof with a new wood framed hip roof to match existing slope and shingle type.
3/10/2016	11671	004-031-016	4191 Carpinteria Avenue #12	Carpinteria Business Park Partners	32,000	Interior remodel. No exterior or structural work. Build 10 lin.ft. of new walls. Slope tea brewing floor at 1:50. Install (1) floor drain , (2) floor sinks and mop sink. Install prefab walk-in refrigerator with roof top condensing unit. Install (2) new 240v outlets (5) standard outlets. Install a new tankless HWH (replaces old 30 gal tank). Apply epoxy floor coat.
3/2/2016	11665	001-070-059	1009 Casitas Pass Road	SHEPARD PLACE LTD	10,000	R + R air conditioner on top of Subway. Recovery of refrigeration
3/1/2016	11664	004-010-033	1484 La Paloma Drive	Fraser, Kristin	3,500	Replace furnace and duct work - in same location.
3/7/2016	11663	001-253-006	1240 La Brea Lane	Stoops, Charles	100,000	Interior remodel of 312 sq. ft., minor window change and remove stone dainscot - front.

3/21/2016	11659	001-070-050	1015/1017 Casitas Pass Road	The Towbes Group	20,000	ADA Accesibility & Tenant division at existing single tenant space which will be demised into two tenant spaces. Work includes new demissing wall, (1) entry & exit doors (2) accesible bathrooms (1) relocated existing electrical panel, (1) new electrical panel.
3/10/2016	11469	004-026-029	1431 Limu Drive	Francisco Quintero	650	Convert sunroom to habitable space 566 sq. ft. Consists of two bedrooms, bathroom and dining room extension.

Total Records: 16

3/31/2016