

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: 4/28/16**

MAY 2, 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 special Planning Commission meeting held March 21, 2016.**
- b. Minutes of the regular Planning Commission meeting held April 4, 2016**

6. NEW PUBLIC HEARING

- a. Carpinteria Children's Project at Main Project 12-1619-DP/CDP** **Planner: Shanna Farley-Judkins**

The Planning Commission will receive a report regarding compliance of the Carpinteria Children's Project at Main with conditions of approval of Development Plan and Coastal Development Permit Project Number 12-1619-DP/CDP. The project involves APN 003-323-001, addressed as 5201 Eighth Street.

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

- b. Safety Town Summer Camp at Carpinteria Children's Project Project 16-1820-DPR/CDP** **Planner: Shanna Farley-Judkins**

Hearing on the request of Chris Sobell, Administrative Coordinator of the Carpinteria Children's Project, to consider Project 16-1820-DPR/CDP (application filed March 23, 2016) for a revision to the Carpinteria Children's Project Development Permit to allow a children's traffic safety learning program ("Safety Town Summer Camp") under the provisions of Chapter 14.34.030 Development Permit of the Carpinteria Municipal Code and the Community Facility (CF) Zone District. The application involves APN 003-323-001, addressed as 5201 Eighth Street.

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

- c. Carpinteria Community Garden Park Project 16-1808-DP/CDP** **Planner: Nick Bobroff**

Hearing on the request of the City of Carpinteria Parks and Recreation Department to consider Project 16-1808-DP/CDP (application filed February 3, 2016) for approval of a

Development Plan and a Coastal Development Permit to construct a new community garden park under the provisions of the Commercial Planned Development (CPD) Zone District; and to approve an Exemption pursuant to § 15303, 15304 and 15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 004-105-016, located on the south side of the 4800 block of Fifth Street.

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

7. OTHER BUSINESS

8. MATTERS PRESENTED BY COMMISSIONERS

9. DIRECTOR'S REPORT

- a. Distributed Information
 - i. Draft Action Minutes of the Architectural Review Board meeting of April 14, 2016
 - ii. City calendar for the month of May 2016
 - iii. Community Development Project Status Report as of April 28, 2016
 - iv. Construction Permit Report as of April 28, 2016

10. 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., May 12, 2016. The next regular Planning Commission meeting will be held on Monday, June 6, 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 John Callender, Vice-Chair John Moyer, Chair Commissioners Absent: Jane L. Benefield Glenn La Fevers Others Present: Steve Goggia, Acting Community Development Director Shanna G. Farley, Assistant Planner Jena Shoaf Acos, Legal Counsel Approximately 25 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
CONTINUED PUBLIC HEARING Short-term Rentals Ordinance Planner: Shanna Farley-Judkins Project 15-1785-LCPA/ORD Hearing on the request of the City of Carpinteria to consider Case No. 15-1785-LCPA/ORD, proposing to amend the City’s Local Coastal Program to reflect changes to the City Municipal Code, Zoning Code and Zoning Map to include regulations regarding Short-term Rentals (Home Stays and Vacation Rentals). Changes to the Municipal Code include adoption of Chapter 14.52 titled, "Short-term Vacation Rentals," adoption of Chapter 14.53 titled, "Short-term Home Stay Rentals," adoption of Chapter 14.45 titled, "Short-term Rental Overlay District," addition of new definitions to Chapter 14.08, and addition of new use types to Chapter 14.12 R-1 Single-Family Residential District, 14.14 PRD Planned Residential Development District, 14.16 PUD Planned Unit Development and 14.18 MHP Mobile Home Park Planned Development District; and to approve an Exemption pursuant to §15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. The project would impact a number of parcels throughout the City located in residential zone districts Assistant Planner Shanna Farley-Judkins provided background information about the Ordinance and reviewed modifications made to it resulting from the Planning Commission's feedback at the March 2nd Special Meeting. She provided additional details about the Ordinance in response to commissioners' questions. Commissioner Callender asked for feedback from staff regarding a comment from Councilmember Clark that short-term vacation rentals are illegal because they are not mentioned in the Zoning Code. Acting Community Development Director Steve Goggia explained that	CONTINUED PUBLIC HEARING

Carpinteria has always had vacation rentals, mostly at the beach, and our Zoning Code calls out uses in districts but is not exhaustive. He said policy has allowed their continuation and it is felt that legally they can continue. He said the phenomenon of short-term vacation rentals encroaching into residential neighborhoods was the impetus for a moratorium and to work out the regulations.

Legal Counsel Jenna Shoaf Acos added that the City has authority to interpret its regulations, noting that the vacation rentals are a new phenomenon of large quantity. She said they have been historically allowed in Multi-family and PRD neighborhoods but not Single-Family Residential ones.

Chair Moyer asked if there was potential litigation if 35 vacation rentals are excluded from participating. He also asked if the City were to re-think areas of the beach due to a party zone being created, whether restrictions in the area would be considered a "taking."

Legal Counsel Jena Shoaf Acos explained that it is well established in California law that a city can zone how it sees fit, and this is considered a zoning ordinance. Regarding amortization, she said we are giving a moderately long period of five years, which is preferred by courts. She stated that the Ordinance does not raise large risks. With respect to a "taking," she explained that the City has the right to amend an ordinance and has police powers to protect the health and welfare of residents. She said a "taking" is when you take all of a property's economic value.

PUBLIC HEARING OPENED

Chair Moyer opened the Public Hearing at 6:05 p.m.

Eric ? said he grew up in Carpinteria and tourists are vital to downtown businesses and restaurants. He said he owns a business on Linden, 60% of his business is from tourists, and the vacation rental zone will raise property values.

Rachel Nunez, a long-term resident and business owner on Linden, said the downtown businesses are in a recession. She said we cannot expect locals to support the businesses on a daily basis and tourists are definitely needed. She said it is selfish to only allow the vacation rentals in the Sandyland Corridor, and the commercial zone extends all the way to the 101. She noted there is only one decent hotel in town, the Best Western, and with the various events that go on, places are needed for our visitors. She questioned the home stay occupancy limit of 4 and whether it would include kids.

Gail Marshall expressed support for regulations and limitations of vacation rentals. Among other things, she said she supports limiting them to what we have; licenses should not be transferable; vacation rentals outside the boundaries should be amortized in the shortest time legally possible; and TOT income should not supersede orderly, well-planned development and the health of a community. She said if TOTs need to be raised to cover staff's time, then they should be raised. She said we need to be careful what we give up because taking it back is almost impossible.

PUBLIC HEARING CLOSED

Chair Moyer closed the Public Hearing at 6:18 p.m.

Commissioner Callender did not express support for the revised Ordinance. He said the previous one with subareas 1-4 most appropriately balanced the

concerns on both sides of the issue. He expressed concern about comments made by Councilmember Clark at the February 8th City Council Meeting such as, "Whose town is this - tourists or ours?" Callender said it pits good people vs. bad people, gives the good people more rights, and there is not just one kind of resident in Carpinteria. If we pass this ordinance, there are a bunch of costs, such as property owners will not get financial benefits of their property and visitors will be prevented from vacation stays. He pointed out that as the Ordinance goes forward, there is risk that it will be overturned by the Coastal Commission. Under state law, the town is "all of ours" and that includes non-residents. He noted ongoing enforcement burdens going forward. He said there is a lot of cost in preserving a small amount of long-term housing stock. He questioned what would happen if we allowed more STRs, collected TOTs and channeled the money into effort to develop more affordable housing. He spoke about Councilmember Clark making a mistake and reiterated his support for the original ordinance.

Commissioner Allen said he definitely is in support of tourism but does not think Short Term Vacation Rentals is an extension of it and the way to go. He said he does not see the issue as "us vs. them" at all; zoning is about finding the appropriate locations and defining the uses of various properties. His primary value is the preservation of housing for residents and he sees it as a value that needs protection. Although short-term rentals have been here for as long as we've been a town, it cannot be argued that there has been an explosion in them, and we can foresee more coming due to advertising mechanisms, the desirability of our town, etc. He said short-term rentals should not come at the expense of providing housing for our own residents and noted people being forced out of their housing due to conversions.

With respect to the Coastal Commission's values, he pointed out that there is another law known as the Housing Element which is mandatory, requiring every community to generate low income, very low income and moderate housing and, for every unit lost, another must be found within the city elsewhere. With respect to TOTs generating money for developing low income housing, he said he cannot imagine they would generate anywhere near the amount needed. He noted the city has been fortunate that People's Self Help Housing has generated housing, noting its projects were not a result of TOT. He said the problem with Short-Term Vacation Rentals is that they are a use that is not anticipated by people who live in primarily residential areas, with the characteristics that come with those.

Regarding amortization, Commissioner Allen said it is a fair way to go. About the lower caps as we move toward the railroad tracks, he said the present ordinance ameliorates neighborhood concerns of the beach area turning into a party zone all the way to the tracks. Phasing makes sense from larger to lower caps as you get toward more single-family type neighborhoods. He said the area is zoned PRD, but we know what it looks and feels like.

Allen questioned whether the occupancy cap of 4 for home stays is excessively regulatory, noting that a couple with 3 children would not be allowed. He said enforcement is always going to be an issue no matter what ordinance we have in place. He expressed support for 'C' (12% cap) and said we are not losing today's short-term rentals but the potential for the generation of a lot more.

Chair Moyer said he is totally in agreement with Commissioner Callender. He described the ordinance as bad business, and he said we offer a depth to

our tourist industry by having these vacation rentals. He said, among other things, that he is not in favor of expansion, a better crafted ordinance needs to take place, and this is a public spanking just because people are industrious or fortunate. Families come to use these rentals, not 20 college kids who want to get drunk, he said. He noted that one of the larger taxpayers, Venoco, is filing bankruptcy and we need to be more fiscally responsible. He said the places are described as affordable housing but they are not affordable and not even workforce housing. He said he cannot support the Ordinance, that it needs to be return to the City Council and they need to bury it. He praised Commissioner Callender for doing a wonderful job. Commissioner Callender said he would like the original version sent back to the City Council and, if that is not possible, he would be happy to recommend non-adoption of the ordinance to the City Council and see where it plays out there. Assistant Planner Shanna Farley-Judkins suggested the best way is to recommend denial of the proposed ordinance and give guidance to the City Council to look at the original one. Commissioner Allen said in order to move it forward, he would make that motion by way of discussion although he would vote no. MOTION Upon a motion by Commissioner Allen, seconded by Commissioner Callender, the Planning Commission voted 2-1 to recommend denial of the proposed Ordinance, with a suggestion to the City Council that it re-consider the original one. Motion was passed 2-1 (Moyer and Callender in favor; Allen opposed). In response to a request for feedback on the alternatives, Chair Moyer said the ordinance was not what he wanted. Commissioner Callender thanked staff for the hard work and explained that he did not like tonight's version due to the large number of non-conforming units it creates, geographic constraint of the activity beyond the point he thinks is justified, and insufficient weight given to the negative consequences of constrained activity. The benefits of preserving long-term housing is not sufficient justification for the degree of constraint, and he recommends something closer to the extent of Short-term Vacation Rentals embodied in the original version of the ordinance. In support of his preference for long-term housing, Commissioner Allen brought up how bait and switch has taken place before the Planning Commission, with projects presented as rental housing turning into Short-term Vacation Rentals. He said we are not seeing housing generated for residents' use the way we used to. He added that he would not be offended if 35 STRs were allowed north of the tracks but expansion would be hard to justify. Chair Moyer thanked Acting Community Development Director Steve Goggia for his hard work and said he looks forward to a more reasonable ordinance that benefits all of Carpinteria.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Callender asked for an update on how the Venoco bankruptcy will affect the City and the Bluffs Zero project going forward.	MATTERS PRESENTED

ADJOURNMENT - Chair Moyer adjourned the meeting at 7:00 p.m. ATTEST: Secretary, Planning Commission Chair, Planning Commission	ADJOURNMENT
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CALL TO ORDER and ROLL CALL Chair Moyer called the meeting to order at 5:30 p.m. Commissioners Present: David Allen Glenn La Fevers John Callender, Vice-Chair John Moyer, Chair Commissioners Absent: Jane L. Benefield Others Present: Steve Goggia, Acting Community Development Director Shanna R. Farley-Judkins, Assistant Planner Graham Lyons, ? City Attorney Approximately 3 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 March 7, 2016. MOTION Upon a motion by Commissioner Allen, seconded by Commissioner La Fevers, the Planning Commission voted 4-0 (Allen, Callender, La Fevers and Moyer in favor) to approve the minutes of the regular Planning Commission meeting held March 7, 2016.	CONSENT CALENDAR
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	CONTINUED PUBLIC HEARING

requirements. The application involves APN 003-153-005, addressed as 4949 Sawyer Avenue. Assistant Planner Shanna Farley-Judkins presented the staff report. She reviewed the proposed project description and provided background and environmental information. She said staff was recommending approval to include requests for modifications to the front setback and parking requirements and adoption of the Findings. A discussion took place about whether a preference for local residents is allowed. City Attorney Graham Lyons said local preference is a risky proposition and explained that it can subject the City to constitutional claims, such as discrimination based on demographics. PUBLIC HEARING OPENED Chair Moyer opened the public hearing at 5:42 p.m. Jon Peterson, CEO of Habitat for Humanity of Southern Santa Barbara County, addressed concerns about local preference. He reviewed his organization's structure, explaining that its service area stretches from Carpinteria to Goleta and the restriction is that families who apply must live in that area. He stated that a majority of the outreach meetings were held in Carpinteria, and Carpinteria had the highest percentage of applicants. His organization has made efforts to make the housing available to Carpinteria residents, he said. He expressed concern that marketing, promotion and recruiting of families have already taken place, and to change things at this point could subject his organization to perceptions of Fair Housing law infringement. PUBLIC HEARING CLOSED Chair Moyer closed the public hearing at 5:47 p.m. The Planning Commission expressed unanimous support for the project. MOTION Upon a motion by Commissioner Allen, seconded by Chair Moyer, the Planning Commission voted 4-0 (Allen, Callender, La Fevers and Moyer in favor) to adopt the attached resolution for Project 15-1798-DP/TPM/CDP with the modifications and conditions as revised.	
NEW PUBLIC HEARING a. Second Dwelling Units Compliance Report Planner: Shanna R. Farley-Judkins The Planning Commission received a report on the status of various Second Dwelling Units throughout the City. Assistant Planner Shanna Farley-Judkins stated that all 16 units were in compliance, with the report showing a positive response to the program. Commissioner Allen suggested reminding the City Council that the Planning Commission supports reducing the minimum lot size for Second Dwelling Units to 7,000 square feet as a means to generate more housing. b. Conditional Use Permits Compliance Report Planner: Shanna R. Farley-Judkins The Planning Commission received a report on the status of various Conditional Use Permits in effect throughout the City (see Agenda for list).	NEW PUBLIC HEARING

Assistant Planner Shanna Farley-Judkins reported that there were no violations this year.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS - None	MATTERS PRESENTED
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 Acting Community Development Director Steve Goggia reviewed the distributed information. He announced that the Carpinteria Avenue Bridge Replacement Project will be available for public review on April 26, 2016 at 1:00 p.m. and comments will be accepted until May 9th. He added that the California Coastal Commission will hear our housing text and Consistency Rezone Local Coastal Program amendments on April 14th in Santa Rosa.	DIRECTOR’S REPORT
ADJOURNMENT - Chair Moyer adjourned the meeting at 6:05 p.m. _____ Secretary, Planning Commission ATTEST: _____ Chair, Planning Commission	ADJOURNMENT

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: May 2, 2016

ITEM FOR CONSIDERATION

Carpinteria Children's Project at Main
Compliance Report

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


SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department


SIGNATURE

I. RECOMMENDATION

Receive compliance report for the Carpinteria Children's Project at Main, 5201 Eighth Street, (formerly Main Family Resource Center) relative to conditions of approval of its Development Plan and Coastal Development Permit (Project Number 12-1619-DP/CDP).

II. BACKGROUND

In August 2008, the Planning Commission approved a Development Plan and Coastal Development Permit (Project Number 08-1445-DP/CDP) to allow use of the Main School campus as an Early Childhood and Education Resource Center known as the Main Family Resource Center. The facility began operations in January 2009 with several social service groups creating office spaces within the former school buildings and a Head Start Pre-School operated by Community Action Commission (CAC). The project was reviewed by the Planning Commission for compliance with its conditions in June 2009 and again in January 2010. At both hearings, the project was found by the Commission to be operating consistent with its conditions of approval.

On November 1, 2010, a Revised Development Plan and Coastal Development Permit application were approved by the Planning Commission to allow the addition of an infant and

toddler day care center, with play yards to be added along the Walnut Avenue side of the facility. A wrought iron fence was constructed on top of the existing wall at the corner of Walnut Avenue and Eighth Street to provide a secure play yard for toddlers. An infant play yard was approved along this same side of the building but after further consideration was relocated to the interior of the property. This change to the project plans was reviewed favorably by the Architectural Review Board.

A children's learning garden and garden shed were also approved for the site, both to be added at a later date when funding is available. To support the day care use, six parking spaces were added to the existing parking lot bringing the total number of onsite parking spaces to 32. A compliance review conducted in February 2012 revealed that more children were enrolled in the day care and pre-school programs than had been allowed under the Revised Development Plan and Coastal Development Permit approved in 2010. The Planning Commission directed that the applicant submit a second Revised Development Plan.

In May 2012, the Commission approved Project Number 12-1619-DP/CDP authorizing the increased number of children in the day care and pre-school programs and an increase in the number of Saturday events.

In May 2015, the Commission approved Project Number 15-1749-TUP authorizing a Temporary Use Permit for a one week summer camp "Safety Town". The event included a one week summer program focused on pedestrian, bicycle and traffic safety for kindergarten and first grade aged children. The program also included volunteer high school aged camp counselors and a small employed staff. The event occurred with no complaints from the neighborhood.

In 2016, the Carpinteria Children's Project applied to the Planning Commission to permit the "Safety Town Summer Camp" as a regular annual activity on the site and therefore has requested a revision to their site's Development Plan and Coastal Development Permit. The case will be heard on May 2, 2016 as Project Number 16-1820-DPR/CDP. Should the Planning Commission approve the revision, the same compliance requirements are proposed to be included as part of the projects Conditions of Approval.

III. ANALYSIS

Compliance Review Required

The Revised Development Plan and Coastal Development Permit conditions of approval include the following requirement:

- 30. Each year the Planning Commission shall hold a public hearing to review the applicant's compliance with the parking, hours of operation, and evening and Saturday event conditions. The Commission may determine that more or less frequent monitoring is required at that time.*

The three main issues identified in Condition 30 above relate to parking, hours of operation and evening and Saturday event conditions. These three issues are addressed in specific conditions, each of which is reviewed below.

In 2013, the Planning Commission approved review of the permit for compliance every three years, rather than every year. This report serves as the first review following the three year period since the last compliance review in May 2013. This report shall serve as a compliance report for the 2013, 2014 and 2015 years.

Parking

28. *A minimum of 32 parking spaces shall be provided onsite. These spaces shall be installed in accordance with the parking design standards as stipulated in Section 14.54 of the Carpinteria Municipal Code and as shown on the site plan dated May 7, 2012. If, after the day care center and pre-school maximum of 134 students is in use, the Community Development Director determines that the 32 spaces are inadequate to accommodate the parking needs of the development, s/he may require that additional parking be provided. At such time, a review of the adequacy of parking shall be undertaken.*

An asphalt parking lot was constructed onsite in December 2008, prior to commencement of use of the facility in January 2009. The parking lot included 26 parking spaces with access from Palm Avenue. A chain link fence encloses the perimeter of the parking lot and includes a locking gate at the entry driveway. The parking lot accommodates employees and visitors, minimizing on-street parking demand from facility operations. Bicycle parking is also accommodated in the parking lot. Six additional parking spaces were added to the parking lot prior to the commencement of operation of the day care center by restriping the asphalt parking lot area without expanding the asphalt area. The project is in compliance with the requirements set forth in Condition 28 and provides 32 parking spaces. No complaints regarding an inadequate number of parking spaces have been received, nor have there been any other complaints from neighbors regarding operation of the facility over the past two years. Staff has conducted monitoring surveys by viewing the parking lot capacity and occurrence of on-street parking in the vicinity over the past year and has not observed occasions or received complaints that the parking provided does not meet the needs of the facility. Therefore, the project remains in compliance with the parking requirements set forth in Condition 28 above.

Hours of Operation

1. *The hours of operation would be from 7:00 a.m. to 5:30 p.m. Evening use up to a maximum of forty (40) nights per year would occur. All evening events would conclude by 9:00 p.m. and would not involve amplified sound. Saturday events would be limited to a maximum of six per year and would occur between the hours of 8:00 a.m. to 3:00 p.m. (Project Description)*

20. *The hours of operation of the use approved by this permit shall be limited from 7:00 a.m. to 5:30 p.m. with the exception of a maximum of forty (40) evening events per calendar year. Evening events shall not extend past 9:00 p.m.; a maximum of six Saturday events shall occur only between the hours of 8:00 a.m. to 3:00 p.m.*

Uses operate within the regular weekday hours of 7:00 a.m. to 5:30 p.m. as required by Conditions 1 and 20 above. See Attachment C, 2016 Carpinteria Children's Project at Main Schedule of Operation, for more details on the current tenants and their hours of operation. The attachment also shows the number of employees for each of the different tenants, all of which are in compliance with the conditions of approval.

Evening Events

22. *An annual schedule for regularly occurring evening events and the Saturday events shall be provided to the Community Development Department by December 31st of each year for the forthcoming calendar year and updated as necessary during the year. The maximum number of evening events shall be 40 (forty) per year and the maximum number of Saturday events shall be six (6) per year. All evening events shall conclude by 9:00 p.m. and all Saturday events shall occur only between the hours of 8:00 a.m. to 3:00 p.m. No event shall be conducted in such a way as to constitute a nuisance.*

In January 2013, the City received a revised report from Carpinteria Children's Project at Main regarding staffing and other aspects of the facility use. The total number of evening events held in 2013, 2014 and 2015 did not exceed the 40 events each year maximum. The same number of events is planned for 2016 as shown on the Schedule of Evening Events included as Attachment B. Likewise, the number of Saturday events is limited, at the time of writing this report, to a maximum of six, consistent with the permit conditions.

General Conditions

21. *The center shall be limited to a maximum of 48 employees and volunteers. The Head Start Pre-school and day care center for infants and toddlers shall be limited to a combined maximum of 134 children age three months to five years. By December 31st of each year, the applicant shall submit to the Community Development Department an accounting of the number of employees and volunteers regularly working at the facility and an accounting of the number of children enrolled in the pre-school and infant and toddler day care center.*

As of January 2016, occupants of the facility include Community Action Commission (CAC), Council on Alcohol and Drug Abuse, Carpinteria Education Foundation, Diabetes Resource Center, Family Service Agency, Child Abuse Listening and Mediation, Women, Infants, Children (WIC), Workforce Investment Board, Health Linkages, Santa Barbara County Education Office, Carpinteria Unified School District and First District Supervisor Salud

Carbajal's Carpinteria office. The Foodbank also operates at the site on the fourth Wednesday of the month to distribute food as part of the Mobile Farmers Market program. As shown in the 2013, 2014 and 2015 Schedule of Operation (Attachment A), the combined total of all employees was 40. However, not all employees work on all weekdays as some organizations are staffed at the facility only two or three days per week. Thus, the facility is in compliance with the maximum number of employees allowed on a daily basis.

The current permit allows a maximum total of 134 children at the facility on a daily basis. This total includes children in all programs: pre-school, infant day care and toddler day care, as well as a limited number of part-time attendees who use the learning lab a few days a week. The total number of children enrolled in these programs for 2013 was 118, for 2014 was 118 and 2015 was 103 in compliance with the maximum number of 134 allowed by the Development Plan/Coastal Development Permit. The number of children estimated to be enrolled in 2016 is 106 children.

IV. ACTION OPTIONS

The Commission may receive the compliance report and direct staff to return with a report in three years, May 2019, or later if the Commission is satisfied that less frequent reviews may be provided going forward.

V. ATTACHMENTS

- A. Carpinteria Children's Project at Main Schedule of Operation 2013, 2014, 2015
- B. Schedule of Evening Events and Saturday Events 2013, 2014, 2015
- C. Upcoming Schedule of Operation and Schedule of Evening and Saturday Events Planned 2016

Attachment A
Carpinteria Children's Project at Main
Schedule of Operation
2013, 2014 and 2015

PROJECT 12-1619-DP/CDP

Planning Commission Hearing
May 2, 2016

Attachment A

2013 CARPINTERIA CHILDREN'S PROJECT AT MAIN SCHEDULE OF OPERATION

Agency	Days of Operation	Hours of Operation	Evening Use	# Employees	Daily No. Clients	Estimated Parking Slots	Room Number
CUSD Staff	M-F	7:30 – 5:30	Tuesdays (30)	16	40	10	100,102,203, 204,206, 310
SB County Supervisor Office & County Depts	Wed & Fri	9:00 – 5:00	n/a	1	0-2	1	101
Community Action Commission (CAC)	M-F	7:00 – 5:30	1x per month	12	60	12	205, 207, 208, 209
Family Service Agency (FSA)	M-F	8:00 – 5:30	Tuesdays (30)	2	5-10	2	202A/310
Child Abuse Listening and Mediation (CALM 4 Kids)	M-F	8:00-5:30	Tuesdays (30)	2	4-6	2	202B/310
County Services Women, Infants, Children (WIC)	2 nd and 3 rd Wednesday of Month	8:00 – 5:00	n/a	4	Varies (100) Mostly Walkers	4	314
Santa Barbara County Education Office – Child Development	M-F	7:00-5:30	n/a	3	16	3	102, 206
Carpinteria Education Foundation (CEF)	M-F	8:00 – 5:30	1 Monday per month (10 total)	2	0	1-2	311
Council on Alcohol and Drug Abuse	Tue & Thurs	12:00 - 5:00	n/a	1	10	1	312
Workforce Investment Board	M-F	afternoons	n/a	1	5	1	316
TOTAL			40 Nights	40	137 - 244	38	

Daily Number of Children (by room): 102 = 16, 203 = 10, 204 = 20, 206 = 12, 207 = 20, 208 = 20, 209 = 20 = **118 Children**

CARPINTERIA CHILDREN'S PROJECT AT MAIN

SCHEDULE OF SPECIAL EVENTS AND SATURDAY EVENTS 2013

Special Events		
Every 4 th Wednesday	12:00 – 3:00 p.m.	Farmers Market Mobile (Auditorium)
August 24 – October 31	4:30 – 6:30 p.m.	Boys & Girls Football Season (Field)
Saturday Events		
March 9	7:00 a.m. - 2:00 p.m.	Ocean to Orchard Run
March 16	All Day	Mega Tax Day
Fall 2013	All Day	Parent Work Day (TBD)
November 2013	10:00 a.m. - 12:00 p.m.	Big Machine Day (TBD)
Spring 2013	All Day	Parent Work Day (TBD)
Summer 2013	11:00 a.m. – 3:00 p.m.	Annual Fundraiser Event (New)

2014 CARPINTERIA CHILDREN'S PROJECT AT MAIN

SCHEDULE OF OPERATION

Attachment 1B

Agency	Days of Operation	Hours of Operation	Evening Use	# Employees	Daily No. Clients	Estimated Parking Slots	Room Number
CUSD Staff	M-F	7:30 – 5:30	Tuesdays (30)	15	46	11	100,102,103,203, 204,310
SB County Supervisor Office & County Depts	F	9:00 – 5:00	n/a	1	0-2	1	101
Community Action Commission (CAC)	M-F	7:00 – 5:30	1 per month (Tues)	12	60	12	205, 207, 208, 209
Family Service Agency (FSA)	M-F	8:00 – 5:30	Tuesdays (30)	2	1-5	2	202A
Child Abuse Listening and Mediation (CALM 4 Kids)	M-F	8:00-5:30	Tuesdays (30)	2	4-6	2	202B
County Services Women, Infants, Children (WIC)	2 nd and 4 rd Wednesday of Month	8:00 – 5:00	n/a	4	Varies (100) Mostly Walkers	4	314
Santa Barbara County Education Office – Child Development	M-F	7:00-5:30	n/a	3	16	3	206
Carpinteria Education Foundation (CEF)	M-Th	8:00 – 5:30	1X per mo. on M (10)	1	0	1	311
Council on Alcohol and Drug Abuse	T & Thurs	12:00-5:00	n/a	1	10	1	312
Work Force Investment Board	M-F	afternoons	n/a	1	2	1	316
TOTAL			40 nights	41	139 - 247	38	

Daily # of children in each room: 102 = 16, 203 = 10, 204 = 20, 206 = 12, 207 = 20, 208 = 20, 209 = 20 = **118 children**

SPECIAL EVENTS

Every 4 th Wednesday	12:00 – 3:00P.M.	FoodBank (Aud.)
Fall	4:30 – 6:30P.M.	Boys & Girls Football Season (Field)
Wednesdays	1:00 – 4:00	Medi-Cal

SATURDAY EVENTS

February 8	9:00 – 1:00	Mega Tax Day (United Way)
March 15 (Sat.)		Ocean to Orchard Run
May 3 (Sat)	10:00 – 5:00	Health Fair and Early Childhood Event
Fall		Parent/community work day
December	Afternoon	Gather before Holiday parade

2015 SCHEDULE OF OPERATION

Attachment 1B

Agency	Days of Operation	Hours of Operation	Evening Use	# Employees	Daily # Adult Clients	Daily # Children	Estimated Parking Demand	Room Number
CUSD Staff	M - F	7:30 – 5:00	Tuesdays	14	0-10	35	11	100,102,103, 203, 204,310
Classes for parents (CUSD, CALM, SBCC, etc.)	Varies by day, time of year	8:00 – 5:00	Tuesdays	0-2	0-30 mostly walkers	0 -10 (in child care)	0-10	312, 314, 315
SB County Supervisor Office	F	9:00 – 5:00	n/a	0-1	0-2	0	0-1	101
Community Action Commission (CAC)	M - F	7:00 – 5:30	1 per month (Tues)	9	0-2	60	8	205, 207, 208, 209
Family Service Agency (FSA)	M - F	8:00 – 5:30	n/a	0-1	0-2	0-1	0-2	202A
Child Abuse Listening & Mediation (CALM)	M - F	8:00 - 5:30	Tuesdays	0-2	0-4	0-4	0-2	202B
County Services: Women, Infants & Children (WIC), Medi-Cal	2 nd and 4 th Wednesdays; Tuesdays 1:00 - 4:00	8:00 – 5:00	n/a	0-6	0-50 (mostly walkers)	0-30	0-4	314, 312
Santa Barbara County Education Office – Child Development	M - F	7:00 - 5:30	n/a	3	0	12-15	2	206
Carpinteria Education Foundation (CEF)	M - Th	8:00 – 5:30	>1 per month (Monday)	0-1	0	0	0-1	311
Council on Alcohol and Drug Abuse	T and Th	12:00 - 5:00	n/a	0-1	0-2	0-2	0-1	312
Workforce Investment Board	M - F	afternoons	n/a	0-1	0-2	0	0-1	316
FoodBank	4 th Wednesdays	12:00–3:00	n/a	0	0 - 30	5	0-5	Courtyard
TOTAL			40 nights	26 - 41	0 – 134, not at same time	110 in classrooms; 137 max at any time	21 – 48, not at same time	

In classrooms as of December 31, 2014: Infants (3-18 months): 19 Toddlers (19-36 months): 10 Preschoolers (27 – 60 months): 74 Total: 103

2015 SPECIAL EVENTS

Fall (TBD)	4:30 – 6:30 p.m.	Boys & Girls Football Season (Field)
March 18	8:30 – 10:30 p.m.	Thrive Carpinteria Annual Meeting
April 14	3:00 – 6:00 p.m.	Health Fair and Literacy Event
May 1	5:00 – 8:00 p.m.	Family Biking Event
June 22 - 26	8:00 a.m. – 12:30 p.m.	Safety Town Camp

2015 SATURDAY EVENTS

March 21	7:00 a.m. – 2:00 p.m.	Ocean to Orchard Run
June 6	5:00 p.m. – 9:00 p.m.	Summerland Elementary play
June 29	8:00 a.m. – 1:00 p.m.	Volunteer Training, Safety Town
October 17	5:00 p.m. – 7:00 p.m.	Day of the Dead Celebration
December TBD	2:00 p.m. – 5:00 p.m.	Gather before Holiday Parade

Attachment B
Carpinteria Children's Project at Main
Schedule of Evening Events
2013, 2014 and 2015

PROJECT 12-1619-DP/CDP

Planning Commission Hearing
May 2, 2016

Attachment B

CARPINTERIA CHILDREN'S PROJECT AT MAIN SCHEDULE OF EVENING EVENTS – 2013

Month	Date	Time	Agency
January (4)	8	6:00-8:30 P.M.	Parent University
	15	6:00-8:30 P.M.	Parent University
	22	6:00-8:30 P.M.	Parent University
	29	6:00-8:30 P.M.	Parent University
February (5)	5	6:00-8:30 P.M.	Parent University
	12	6:00-8:30 P.M.	Parent University
	19	6:00-8:30 P.M.	Parent University
	20	5:30-8:00 P.M.	Collaboration Dinner
	26	6:00-8:30 P.M.	Parent University
March (4)	1	5:30-7:00 P.M.	First Friday – Literacy Fair
	5	6:00-8:30 P.M.	Parent University
	12	6:00-8:30 P.M.	Parent University
	19	6:00-8:30 P.M.	Parent University
April (6)	2	6:00-8:30 P.M.	Parent University
	5	5:30-7:00 P.M.	First Friday – Science Fair
	9	6:00-8:30 P.M.	Parent University
	16	6:00-8:30 P.M.	Parent University
	23	6:00-8:30 P.M.	Parent University
	30	6:00-8:30 P.M.	Parent University
May (4)	3	5:30-7:00 P.M.	First Friday – Health Fair
	7	6:00-8:30 P.M.	Parent University
	13	6:00-8:30 P.M.	Parent University
	21	6:00-8:30 P.M.	Parent University
June (1)	11	6:00-8:30 P.M.	Parent University
July (1)	9	6:00-8:30 P.M.	Parent University
August (1)	13	6:00-8:30 P.M.	Parent University
September (2)	6	5:30-7:00 P.M.	Main Open House
	10	6:00-8:30 P.M.	Parent University
October (5)	1	6:00-8:30 P.M.	Parent University
	8	6:00-8:30 P.M.	Parent University
	15	6:00-8:30 P.M.	Parent University
	22	6:00-8:30 P.M.	Parent University
	29	6:00-8:30 P.M.	Parent University
November (4)	5	5:30-7:00 P.M.	First Friday - TBD
	12	6:00-8:30 P.M.	Parent University
	19	6:00-8:30 P.M.	Parent University
	26	6:00-8:30 P.M.	Parent University
December (2)	3	6:00-8:30 P.M.	Parent University
	10	6:00-8:30 P.M.	Parent University
TOTAL	Evenings	39	(1 to be determined)

Key: Parent University – Parenting Classes/Meetings
First Friday – Community Events

**CARPINTERIA UNIFIED SCHOOL DISTRICT
CARPINTERIA CHILDREN'S PROJECT AT MAIN
REVISED SCHEDULE OF EVENING EVENTS –2014**

Month	Date	Time	Agency
January	14	5:00 7:00 P.M.	CAC Parent Meeting
February	11	5:00-7:00 P.M.	CAC Parent Meeting
	24	6:00-8:30 P.M.	CEF Board Mtg.
	25	5:30- 9:00 P.M	CALM, CUSD
March	4	5:30 --9:00 P.M.	CALM, CUSD
	11	5:00 – 9:00 P.M.	CALM, CAC Parent Mtg.
	17	6:00-8:30 P.M.	CEF Board Mtg.
	18	5:30 – 9:00 P.M.	CALM, CUSD
	25	5:30 – 9:00 P.M	CALM, CUSD
April	8	5:00 – 9:00 PM	CUSD, CALM
	15	5:00 – 9:00 P.M.	CALM, CAC Parent Mtg.
	21	6:00-8:30 P.M.	CEF Board Mtg.
	22	5:30 – 9:00 P.M.	CALM, CUSD
	29	5:30 – 9:00 P.M	CALM, CUSD
May	2	5:30 – 8:30 PM	First Friday Event
	6	5:30 – 9:00 P.M.	CALM, CUSD
	13	5:00 – 9:00 P M	CALM, CAC
	19	6:00-8:30 P.M.	CEF Board Meeting
	20	6:00 – 8:00 PM	CALM
June	4	5:30 – 9:00 PM	Summerland School Play
	5	5:30 – 9:00 PM	Summerland School Play
	16	6:00-8:30 P.M.	CEF Board Mtg.
	17	5:30 – 7:00 P.M.	CAC Parent Mtg.
July	14	5:00 – 7:00 P.M.	CAC Parent Mtg.
August	No Evenings Used		
September	2	5:00 – 9:00 P M	CALM
	9	5:00 – 7:00 P.M.	CAC Parent Mtg.
	15	6:00 – 8:30 P.M.	CEF Board Mtg.
	23	5:30 – 9:00 P.M.	CALM, CUSD
	30	5:00 – 8:00 P.M.	CALM, CUSD.
October	7	5:00 - 9:00 PM	CUSD, CALM
	14	5:00 - 9:00 PM	CAC Parent Mtg, CALM
	20	6:00 - 8:30 PM	CEF Board Mtg.
	21	5:00 – 9:00 PM	CUSD, CALM
	28	5:00 – 9:00 P.M.	CALM, CUSD
November	4	5:30 – 8:00 PM	CUSD, CALM
	11	5:30 – 7:00 PM	CAC Parent Mtg.,
	18	6:00-8:30 PM	CEF Board Mtg.
	25	5:00 – 9:00	CALM
December	9	5:00 – 8:00 P.M.	CAC Parent Mtg, CALM
	15	6:00 - 8:30 PM	CEF Board Mtg.
TOTAL	Evenings	40	

Key: CAC - Community Action Commission CALM – Child Abuse Listening and Mediation
 CEF - Carpinteria Education Foundation CUSD – Carpinteria Unified School District

**CARPINTERIA UNIFIED SCHOOL DISTRICT
CARPINTERIA CHILDREN'S PROJECT AT MAIN
SCHEDULE OF EVENING EVENTS –2015**

Month	Date	Time	Agency
January	13	5:00 – 7:00	CAC Parents Meeting
	26	6:00 – 8:30	CEF Board Meeting
February	3	5:00 – 9:00	CALM, CUSD
	10	5:00 – 8:00	CAC Parents, CALM
	23	6:00 – 7:00	CEF Board
	24	5:30 – 9:00	CALM, CUSD
March	3	5:00 – 9:00	CALM, CUSD
	10	5:00 – 9:00	CALM, CAC Parents
	16	6:00 – 7:00	CEF Board
	17	5:30 – 9:00	CALM, CUSD
	24	5:30 – 9:00	CALM, CUSD
April	7	5:00 – 9:00	CUSD, CALM
	20	6:00 – 7:00	CEF Board
	14	5:00 – 9:00	CALM, CAC Parents
	21	6:00 – 8:30	CUSD, CALM
	28	5:30 – 9:00	CALM, CUSD
May	1	5:00 – 8:00	Biking Event
	5	5:30 – 9:00	CALM, CUSD
	12	5:00 – 9:00	CALM, CAC Parents
	18	6:00 – 7:00	CEF Board
	19	6:00 – 8:30	CALM, CUSD
	26	6:00 – 8:00	CALM, CUSD
June	5	5:30 – 9:00	Summerland School Play
	9	5:00 – 8:00	CALM, CAC Parents
July	14	5:00 – 8:00	CAC Parents, CALM
August	11	5:00 – 8:00	CAC Parents, CALM
September	1	5:00 – 9:00	CALM
	8	5:00 – 7:00	CAC Parents, CALM
	15	6:00 – 8:30	CEF Board, CALM, CUSD
	22	5:30 – 9:00	CALM, CUSD
	29	5:00 – 8:00	CALM, CUSD
October	6	5:00 – 9:00	CUSD, CALM
	13	5:00 – 9:00	CAC Parents, CUSD, CALM
	20	6:00 – 8:30	CUSD, CEF Board
	27	5:00 – 9:00	CUSD, CALM
November	3	5:30 – 8:00	CUSD, CALM
	10	5:30 – 7:00	CAC Parents, CUSD, CALM
	17	6:00 – 8:30	CEF Board, CUSD, CALM
December	1	5:00 – 8:00	CUSD, CALM
	9	5:00 – 8:00	CAC Parents, CALM
TOTAL	Evenings	40	

Key: CAC - Community Action Commission CALM – Child Abuse Listening and Mediation
CEF - Carpinteria Education Foundation CUSD – Carpinteria Unified School District

Attachment C
Carpinteria Children's Project at Main
Upcoming Schedule of Operation and
Schedule of Evening and Saturday Events
2016

PROJECT 12-1619-DP/CDP

Planning Commission Hearing
May 2, 2016

**CARPINTERIA UNIFIED SCHOOL DISTRICT
CARPINTERIA CHILDREN'S PROJECT AT MAIN
SCHEDULE OF EVENING EVENTS –2016**

Month	Date	Time	Agency
January	12	5:00 – 8:30	CAC Parent Mtg. CUSD, CALM, FSA
	19	5:00 – 8:30	CALM, CUSD, FSA
	26	5:00 – 8:30	CALM, CUSD, FSA
February	2	5:00 – 9:00	CALM, CUSD, FSA
	9	5:00 – 8:00	CAC Parent Mtg. CALM
	16	5:00 – 8:00	CALM, CUSD, FSA
	23	5:30 – 9:00	CALM, CUSD, FSA
March	1	5:00 – 9:00	CALM, CUSD, FSA
	8	5:00 – 9:00	CALM, CAC Parenttg, FSA, CUSD
	15	5:00 – 8:00	CALM, CUSD, FSA
	22	5:30 – 9:00	CALM, CUSD, FSA
	29	5:30 – 9:00	CALM, CUSD, FSA
April	5	5:00 – 9:00	CUSD, CALM, FSA
	12	5:00 – 8:00	CAC Parent Mtg. CUSD, CALM, FSA
	19	5:00 – 9:00	CALM, CUSD, FSA
	26	5:00 – 8:30	CUSD, CALM, FSA
May	3	5:00 – 8:00	CUSD, CALM, FSA
	6	5:00 – 8:00	Family Bicycle event
	10	5:30 – 9:00	CAC Parent Mtg. CALM, CUSD, FSA
	17	5:00 – 9:00	CALM, CUSD, FSA CALM, CUSD,
	24	6:00 – 7:00	FSA
June	3	5:30 – 9:00	Summerland School Play
	14	5:00 – 8:00	CALM, CAC Parent Mtg., FSA, CUSD
July	12	5:00 – 8:00	CAC Parent Mtg., CALM, FSA
August	9	5:00 – 8:00	CAC Parent Mtg., CALM, FSA
September	6	5:00 – 9:00	CALM, CUSD, FSA
	13	5:00 – 7:00	CAC Parent Mtg., CALM, FSA
	20	6:00 – 8:30	CALM, CUSD, FSA
	27	5:30 – 9:00	CALM, CUSD, FSA
October	4	5:00 – 9:00	CALM, CUSD, FSA
	11	5:00 – 9:00	CAC Parent Mtg., CUSD, CALM, FSA
	18	6:00 – 8:30	CALM, CUSD, FSA
	25	5:00 – 9:00	CALM, CUSD, FSA
November	1	5:30 – 8:00	CUSD, CALM, FSA
	8	5:30 – 7:00	CAC Parent Mtg, CUSD, CALM, FSA
	15	5:00 – 8:30	CALM, CUSD, FSA
	22	5:00 – 8:30	CALM, CUSD, FSA
December	6	5:00 – 8:00	CUSD, CALM, FSA
	13	5:00 – 8:00	CAC Parent Mtg, CALM, FSA
	20	5:00 – 8:00	CUSD, CALM, FSA
TOTAL	Evenings	40	

Key: CAC - Community Action Commission CALM – Child Abuse Listening and Mediation
 CEF - Carpinteria Education Foundation CUSD – Carpinteria Unified School District
 FSA – Family Service Agency

2016 SCHEDULE OF OPERATION

Attachment 1B

Agency	Days of Operation	Hours of Operation	Evening Use	# Employees	Daily # Adult Clients	Daily # children	Estimated Parking Slots	Room Number
CUSD Staff	M-F	7:30 – 5:00	Tuesdays	14	0-10	35	11	100,102,103, 203, 204,310
Classes for parents (CUSD, CALM, SBCC, etc)	Varies by day + time of year, many mornings & Tues eves	8:00 – 5:00	Tuesdays	0-2	0-30 Mostly walkers	0 -10 (in child care, not classrooms)	0-10	312;314, 315
SB County Supervisor Office	F	9:00 – 5:00	n/a	0-1	0-2	0	0-1	101
Community Action Commission (CAC)	M-F	7:00 – 5:30	1 per month (Tues)	9	0-2	60	8	205, 207, 208, 209
Family Service Agency (FSA)	Irregular, M-F	8:00 – 5:30	n/a	0-1	0-2	0-1	0-2	202A
Child Abuse Listening & Mediation (CALM)	Irregular, M - F	8:00-5:30	Tuesdays	0-2	0-4	0-4	0-2	202B
County Services Women, Infants, Children (WIC);Medi-Cal	2 nd and 4 th Wednesdays; Tuesdays 1:00 - 4:00	8:00 – 5:00	n/a	0-6	0-50 Mostly Walkers	0-30 (not in classroom)	0-4	314; 312
Santa Barbara County Education Office – Child Development	M-F	7:00-5:30	n/a	3	0	12	2	206
Carpinteria Education Foundation (CEF)	M-Th	8:00 – 5:30	occasional	0-1	0	0	0-1	311
Council on Alcohol and Drug Abuse	None currently	n/a	n/a	0	0	0	0	312
Work Force Development Board	Irregular, M-F	8:00 – 5:30	n/a	0-1	0-2	0	0-1	316
TOTAL			40 nights	26 - 38	0 - 102	107 in classrooms; Approx. 130 max at any time	21 – 42	

In classrooms as of December 31, 2015: Infants (3-18 months): 22 Toddlers (19-36 months): 10 Preschoolers (27 – 60 months): 74

2016 SPECIAL EVENTS

Fall	4:30 – 6:30p.m.	Boys & Girls Football & Soccer Season (Field)
May 9	4:00 – 7:00	Health Fair
May 6	5:00 – 7:30p.m.	Family Biking Event
June 11	5:00 – 9:00	CCP Fundraiser
June 20-24	8:00 – 12:30p.m.	Safety Town camp

2016 SATURDAY EVENTS

March 19	7:00 a.m. – 2:00 p.m.	Ocean to Orchard Run
June 4	5:00 p.m. – 9:00 p.m.	Summerland Elementary play
June 11	5:00 p.m. – 9:00 p.m.	Carp Children's Project fundraiser
June 18	8:00 a.m. – 1:00 p.m.	Volunteer training, Safety Town
October 15	5:00 p.m. – 7:00 p.m.	Kermes, Day of the Dead Celebration
October 22	9:00 p.m. – 1:00 p.m.	Beautify CCP day

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: May 2, 2016

ITEM FOR CONSIDERATION

Carpinteria Children's Project "Safety Town Summer Camp"

Case No. 16-1820-DPR/CDP

Request to revise the approved Development Plan and Coastal Development Permit for the Carpinteria Children's Project at Main to allow activities to include "Safety Town Summer Camp".

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


SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department


SIGNATURE

Owner: Carpinteria Unified School District

Applicant: Chris Sobell

Project Location: 5201 Eighth Street

APN: 003-323-001

Zoning: Community Facility (CF)

General Plan Designation: Public Facility (PF)



I. RECOMMENDATION

Adopt the attached Resolution, thereby approving Project Number 16-1820-DPR/CDP to allow a revision to the approved Development Plan and Coastal Development Permit to allow the "Safety Town Summer Camp" at the Carpinteria Children's Project at Main.

II. PROPOSED PROJECT DESCRIPTION

The Carpinteria Children's Project at Main Revised Development Plan and Coastal Development Permit project includes allowing the infant and toddler day care center and pre-school to have a maximum of 134 children age three months to five years supervised by eight employees. The revised permit request would allow the site to hold the "Safety Town Summer Camp", for one week in the summer each year. The Carpinteria Children's Project at Main proposes to host "Safety Town Summer Camp" in its auditorium building during the week of June 20 through 24, 2016. Set-up will begin on June 17, 2016; volunteer training will occur on June 18, 2016; break-down will conclude on June 24, 2016. A maximum of 64 first grade and kindergarten children may participate in the program to learn basic safety skills. Camp hours are 8:30 a.m. – 12:00 p.m. Approximately 40 student volunteers will assist four professional staff in running the camp. Offsite parking for 26 vehicles will be made available at Reality Church. Regularly scheduled activities held in the portable classrooms at Main will be curtailed for the week to eliminate parking demand in the onsite 32-space parking lot. Future events would be held within the same relative summer schedule.

In 2012, the Planning Commission revised permit to also include up to six Saturday day time events per year to accommodate programming for the facility's tenants as follows:

- Ocean to Orchard Run (March)
- Winter Holiday Workshop (December)
- Mega Tax Day (March)
- Children's Art Show and Auction (Summer)
- United Way Day of Caring (Two Saturdays - September and Spring)

These uses are in addition to the existing uses that collectively comprise an early childhood and education resource center. The center provides educational support systems for families in Carpinteria through a collaboration of partner organizations that include community-based non-profit agencies providing a variety of education, health, social wellness and enrichment programs and services focusing on school readiness and complementing existing local school programs.

Primary collaborative partners include the Carpinteria Unified School District as property owner, Hutton Parker Foundation as a master lessor and property manager, and First 5 Santa Barbara County as an early educational needs and services facilitator.

The collaborative is anchored by the Community Action Commission (CAC) Head Start Preschool. In addition to CAC/Head Start, the center includes organizations such as: Family Service Agency, Carpinteria Education Foundation, Carpinteria Unified School District, Santa Barbara County Education Office, Child Abuse Listening and Mediation, Council on Alcohol and Drug Abuse, Foodbank and the Santa Barbara County Women, Infants and Children program. The Santa Barbara County Board of Supervisors First District Supervisor Salud Carbajal also has a part-time satellite office at the facility.

The additional children at the summer camp do not require any modifications to the existing buildings or new temporary structures. The hours of operation would continue to be from 7:00 a.m. to 5:30 p.m., Monday through Friday. Evening use up to a maximum of forty (40) nights per year would continue and would not be affected by the additional children. All evening events would conclude by 9:00 p.m. and would not involve amplified sound. One Saturday event would be added to

accommodate programs run by the existing facility tenants. These events would be limited to the hours between 8:00 a.m. and 3:00 p.m.

Plans are attached as Exhibit 1, Attachment B.

III. BACKGROUND

The project site encompasses two city blocks in a developed urban area and is bounded by Eighth Street, Palm Avenue, Sixth Street and Walnut Avenue. Surrounding uses include single family and multi-family units, light industry, a church, Carpinteria Middle School and the community pool. Historically, the site was used as an elementary school eight original classrooms, seven portable classrooms, cafeteria/kitchen, administrative offices and library. Main School was originally constructed in 1938. It included a blacktop play area and a grass play field with some playground equipment (swings, bars, etc.). Over the years, many changes to the site were made including the addition of the portable classrooms in the 1990s and a computer lab in 2002. Other modernization improvements to address safety and accessibility were completed in the 1990s.

In 2007, Main Elementary School was closed due to declining enrollment and budget concerns at the Carpinteria Unified School District. The District considered several alternative uses for the campus and ultimately signed a lease with the Hutton Foundation to allow operation of a family resource center to support early childhood education and provide local social services.

In 2008, the City Council approved a Development Plan to allow the Main Family Resource Center. The facility began operation in January 2009 with several social service groups creating office spaces within the former school buildings and a Head Start Pre-School operated by Community Action Commission (CAC). The project was reviewed by the Planning Commission for compliance with its conditions in June 2009 and in January 2010. A revised project was reviewed and approved by the Commission in November 2010 wherein a day care center for infants and toddlers and a children's learning garden were added to the permitted uses at the facility. At the hearings in 2009 and 2010, the project was found by the Commission to be operating consistent with its conditions of approval.

In 2012 a second revision to the approved Development Plan was approved to increase the infant and toddler day care center and pre-school enrollment to a maximum of 134 children combined. The revised permit also included six Saturday events per year.

In 2015, the Planning Commission granted a Temporary Use Permit for the Safety Town Summer Camp. The event occurred with no complaints or concerns raised by the public.

As the Safety Town Summer Camp is not identified as an ongoing use at the facility and has the potential to generate additional traffic and parking demand, which have concerned City decision makers and neighbors in the past, a modification to the Development Plan is required for this use at this time to allow the ongoing activity at the site.

IV. ENVIRONMENTAL

Staff analyzed whether any new noise, traffic, recreation, visual and/or other environmental impacts would be associated with the revised project. The property will continue to be used for youth educational purposes as it has in the past, will have a substantially similar intensity of use, will operate within the same regular daily hours of operation, will remain open to the public for use of the pee-wee soccer field and play equipment during non-business hours, and will not result in any physical changes to the exterior of existing buildings, staff therefore concluded that the project does not pose any new noise, traffic, recreation or visual impacts. While there will be additional trips associated with the summer camp, the volume of trips will not trigger any threshold of significance at area intersections as most trips associated with child day care are pass-by or diverted trips that are already on the road to another destination in the vicinity. Given the discussion regarding traffic, parking, noise, recreation and visual impacts above, and the fact that there is no potential for the project to result in significant environmental effects as there is no wildlife habitat or environmentally sensitive habitat on the site, the proposal is categorically exempt from environmental review pursuant to §15301 [existing facility] of the California Environmental Quality Act (CEQA) Guidelines. See Exhibit 2, Notice of Exemption, for more details.

V. ANALYSIS

Staff has reviewed the project in terms of its compliance with the development standards of Chapter 14, Zoning, of the Carpinteria Municipal Code, and with the policies and objectives of the General Plan/Coastal Land Use Plan.

Zoning Code Requirements

The site is zoned Community Facility (CF) District. As set forth in Section 14.34 of the Carpinteria Municipal Code:

The purpose of the CF district is to provide appropriately located areas for education, institutional, government, and other public facilities. It is the intent of this district to ensure that such uses are well designed and landscaped so as to be harmonious with surrounding land uses.

Features of the existing development related to setbacks and distance between buildings were legal when developed but are not in compliance with current Community Facility zone district standards and are therefore legal nonconforming. However, the proposed project does not alter the nonconforming status, since the project does not propose any exterior physical alterations to existing buildings or construction of new buildings that would encroach farther into established setbacks from property lines. None of the features proposed as part of this Revised Development Plan would cause the site to become more nonconforming as a result of increasing the number of children in the summer camp or adding one additional Saturday event. Therefore, the existing nonconforming elements are allowed to continue pursuant to Section 14.82.030 of the Carpinteria Municipal Code.

General Plan/Coastal Plan

The project site has a General Plan/Coastal Plan designation of Public Facility (PF) and is in Design Sub-area 2 (Downtown/Old Town District) of the Community Design Element of the City's General Plan/Coastal Plan. The following policies are applicable to the proposed revisions to the existing use.

LAND USE ELEMENT

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

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

The underlying zoning designation is Community Facility which allows community, civic and governmental uses, as well as schools, as permitted uses. Locating additional services and resources at the Carpinteria Children's Project at Main concentrates these social services into an existing public building in the City's downtown neighborhood. The proposal is appropriate for the site given the former public elementary school use of the parcel and the compatibility of the proposed uses with the existing social service/community facility uses onsite and the existing developed neighborhood that includes a variety of uses including single and multi-family residential, church, light industry and other community facilities (e.g., Carpinteria Middle School, Community Pool, tennis courts). The existing uses have been operated for more than ten years and have been found to be compatible with the existing residential neighborhood in compliance reviews conducted by the Planning Commission in 2009, 2010, 2012, 2013 and 2015. As there is no proposed physical change to the facility buildings and the intensity of use will not significantly increase from the former elementary school use or the existing community facility use in terms of traffic, parking demand, hours of operation, etc., the proposed additional capacity for children at the site will preserve the City's small beach town character consistent with this objective and policy from the Land Use Element.

VI. ACTION OPTIONS

1. Approve Project 16-1820-DPR/CDP to allow revisions to the Carpinteria Children's Project at Main 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 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.

VII. ATTACHMENTS

Exhibit 1 Resolution PC-16-004

Attachment A – Findings

Attachment B – Site Plan, Floor Plan and Elevations

Attachment C – Recommended Conditions of Approval

Exhibit 2 CEQA Document

RESOLUTION NO. PC-16-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARPINTERIA APPROVING A REVISED DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT NO. 16-1820-DPR/CDP TO PERMIT THE SAFETY TOWN SUMMER CAMP AT THE CARPINTERIA CHILDREN'S PROJECT AT MAIN (AN EARLY CHILDHOOD AND EDUCATION RESOURCE CENTER ORIGINALLY PERMITTED UNDER CASE NOS. 08-1445-DP/CDP, 10-1562-DPR/CDP AND 12-1619-DPR/CDP AND FORMERLY KNOWN AS MAIN FAMILY RESOURCE CENTER) LOCATED AT 5241 EIGHTH STREET (APN 003-323-001)

**REQUESTED BY CHRIS SOBELL
CARPINTERIA UNIFIED SCHOOL DISTRICT**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Revised Development Plan and Coastal Development Permit filed by Chris Sobell, Carpinteria Unified School District, on March 23, 2016;

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 11, 2016; and

WHEREAS, the Planning Commission has conducted a hearing and received public comment on the application for the Revised Development Plan Permit and Coastal Development Permit; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act pursuant to §15301 [existing facility] of the California Environmental Quality Act (CEQA) Guidelines; and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Revised Development Plan and Coastal Development Permit are approved, making the Findings outlined in Attachment A.
2. The Revised Development Plan 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 2nd day of May 2016, by the following called 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 2nd day of May 2016.

**PLANNING COMMISSION HEARING
PROJECT NO. 16-1820-DPR/CDP
5241 Eighth Street
May 2, 2016**

**ATTACHMENT A: FINDINGS
Carpinteria Children's Project at Main Revision
Revised Development Plan and Coastal Development Permit**

**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 Revised Development Plan Permit and Coastal Development Permit was submitted on March 23, 2016, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 14, 2016. 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, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. 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 and all occupants within 100 feet of the subject 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 §15301 [existing facility] projects within urbanized areas] of the California Environmental Quality Act (CEQA) Guidelines.

1.3 Development Plan Permit Findings

- a. *The proposed development is in conformance with the provisions of the applicable zoning district, coastal plan and implementation programs, general plan, and specific plan(s) if required.*

The site is zoned Community Facility and designated Public Facility in the General Plan/Coastal Plan. The existing social service and education resource center is a use that is consistent with both the zoning and land use designations for the site. As proposed, the additional uses are also consistent with all applicable policies and objectives of the General Plan/Coastal Plan as identified in the Planning Commission staff report dated May 2, 2016 and herein incorporated by reference. There are no specific plans associated with the property.

- 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 existing development meets all current seismic, geologic and fire standards. The site is not located within the designated FEMA flood zone. The site is within an urbanized area and all public services such as water, law enforcement and fire protection are available and in place to serve the property. Therefore, the project is sited and designed to avoid risks to life and property due to geology, flood hazard or fire hazards.

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

The site is located in an urbanized area and has historically been used as a public elementary school and for the past three years as an early education and resource center for Carpinteria families. No environmentally sensitive habitat area exists on the site. Therefore, the proposed addition of the Safety Town Summer Camp and one additional Saturday day time event will not impact fish or wildlife habitat as no such habitat exists on the site.

- 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 for public access on the site. As the property was operated as a public elementary school for approximately 75 years, public use has been allowed on the playground during non-school hours and the facility has been used for civic functions (e.g.,

polling place). These ongoing public uses will continue to be allowed with the addition of the Safety Town Summer Camp, and the addition of one additional Saturday day time community events at the facility. Existing easements for sewer, water and other public utilities are in place and will not be affected by the summer camp event. Therefore, the revised project will comply with all existing and required easements on the site and public use of parts of the site will continue. In addition, the site will continue to be used for civic purposes (e.g., as a polling place).

- 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 community services in that these services are currently in place and serve the existing operations on site. These services are readily available to serve the proposed summer camp and the seven Saturday day time community events per year as well. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project. Requirements of the Carpinteria Valley Water District and Carpinteria Sanitary District were included in the original permit approval in 2008 for the Main Family Resource Center and are attached to the conditions of approval. No new conditions have been added by the special districts for the additional summer camp.

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

The environmental review of this project determined that the project does not have the potential to result in significant environmental effects as discussed in the Planning Commission staff report dated May 2, 2016 and incorporated herein by reference. The conditions of approval requiring adequate onsite parking, limiting hours of operation and limiting evening events have been developed to ensure the general welfare and comfort of the neighboring properties and residents and will continue to be enforced and reviewed by the Planning Commission on an annual basis.

1.4 Coastal Development Permit Findings

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 permit requested may be issued based on the following findings:

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

The project involves the continued use of the former Main Elementary School as an early childhood and education resource center which includes an infant and toddler day care center. The property is designated Public Facility (PF) in the General Plan/Coastal Plan and is zoned Community Facility (CF). The proposed additional summer camp at the facility is consistent with this land use designation and is a permitted use in the Zoning Code, as are

the seven (7) Saturday day time community events. An analysis of the project's conformity with the objectives and policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of May 2, 2016 and herein incorporated by reference.

**PLANNING COMMISSION HEARING
PROJECT NO. 16-1820-DPR/CDP
5241 Eighth Street
May 2, 2016**

**ATTACHMENT C: CONDITIONS OF APPROVAL
Carpinteria Children's Project at Main
Revised Development Plan and Coastal Development Permit**

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.

**COMMUNITY DEVELOPMENT DEPARTMENT
General Conditions**

1. This Revised Development Plan and Coastal Development Permit approval is restricted to APN 003-323-001, located at 5201 Eighth Street, and is for the use of the site as an early education and resource center for Carpinteria families. The center's purpose is to provide a consolidated location for resources and educational support systems. Primary collaborative partners include the Carpinteria Unified School District as property owner, Hutton Foundation as a master lessor and property manager, and First 5 Santa Barbara County as an early educational needs and services facilitator.

The collaborative would be anchored by the Community Action Commission (CAC), Head Start Preschool. In addition to CAC/Head Start, the center includes organizations such as: Family Service Agency, Carpinteria Education Foundation, Carpinteria Unified School District, Santa Barbara County Education Office, Child Abuse Listening and Mediation, Council on Alcohol and Drug Abuse, Foodbank, the Santa Barbara County Women, Infants and Children program and Safety Town Summer Camp. A satellite office for the County of Santa Barbara First District Supervisor is also provided and is staffed on a part-time basis.

A parking lot with 32 spaces would be provided onsite to accommodate employees and visitors to the site. There are no proposed changes to the exterior of the existing buildings beyond what has been permitted under previous permits.

The hours of operation would be from 7:00 am to 5:30 pm. Evening use up to a maximum of forty (40) nights per year would occur. All evening events would conclude by 9:00 pm and would not involve amplified sound. Saturday events would be limited to a maximum of seven (7) per year and would occur between the hours of 8:00 a.m. to 3:00 p.m.

The project shall be developed in substantial conformance with the Planning Commission Exhibit dated May 2, 2016. This approval shall supercede the approval granted under Project No. 08-1445-DP/CDP, Project No. 10-1562-DPR/CDP and Project No. 12-1619-DPR/CDP.

2. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors 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 limitations period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
3. Water conserving fixtures shall be utilized throughout the project.
4. 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.
5. 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.
6. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
7. All buildings, roadways, parking areas, landscaping and other features shall be located substantially as shown on the attached exhibits.
8. The applicant agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the proposed 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. In addition, the applicant agrees to indemnify the City for any and all legal costs in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
9. The standards defined within the City's adopted Building Codes relative to the building and occupancy shall apply to this project.
10. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of an amendment or revision application to be considered by the Planning Commission.

11. Approval of this Revised Development Plan/Coastal Development Permit shall expire one year after approval, unless prior to the expiration date the use has been inaugurated. The decision maker with jurisdiction over the project may grant a time extension for good cause.
12. When not specified herein, all conditions shall be satisfied prior to occupancy.
13. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. Any required Building Division permit must be obtained prior to constructing, enlarging, moving, converting or demolishing any building or structure.
14. Construction activity shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday, and 8:00 a.m. and 3:00 p.m. on Saturday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior painting are not subject to these restrictions.
15. Signs for the facility have been reviewed by the Architectural Review Board and approved by the Community Development Director. Any proposed additional signs must comply with the City's review and permitting process.
16. No outside storage of any materials shall be permitted.
17. During any phase of grading or construction, if cultural material suggestive of prehistoric or historic origin is encountered, work in the vicinity of the find shall be stopped and the City shall be notified. Grading or construction shall not be resumed until the find is evaluated and the City determines whether mitigation is necessary.
18. 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 Revised Development Plan, 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, 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.
19. All existing trees shall remain as shown on the site plan. Trees within 25 feet of proposed ground disturbance shall be temporarily fenced with chain-link or other material satisfactory to the Community Development Department throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each tree and shall be staked every six feet. Trees and fencing shall be designated on all grading and building plans.
20. The hours of operation of the use approved by this permit shall be limited from 7:00 a.m. to 5:30 p.m. with the exception of a maximum of forty (40) evening events per calendar year.

Evening events shall not extend past 9:00 p.m.; a maximum of seven (7) Saturday events shall occur only between the hours of 8:00 a.m. to 3:00 p.m.

21. The center shall be limited to a maximum of 48 employees and volunteers. The Head Start Pre-school and day care center for infants and toddlers shall be limited to a combined maximum of 134 children age three months to five years. By December 31st of each year, the applicant shall submit to the Community Development Department an accounting of the number of employees and volunteers regularly working at the facility and an accounting of the number of children enrolled in the pre-school and infant and toddler day care center.
22. An annual schedule for regularly occurring evening events and the Saturday events shall be provided to the Community Development Department by December 31st of each year for the forthcoming calendar year and updated as necessary during the year. The maximum number of evening events shall be 40 (forty) per year and the maximum number of Saturday events shall be seven (7) per year. All evening events shall conclude by 9:00 p.m. and all Saturday events shall occur only between the hours of 8:00 a.m. to 3:00 p.m. No event shall be conducted in such a way as to constitute a nuisance.
22. The Safety Town summer camp shall be limited to a maximum of 48 employees and volunteers and shall be limited to a combined maximum of 134 children age four to seven years of age. The summer camp shall operate for one week during the summer. The summer camp shall not operate on Sundays. By December 31st of each year, the applicant shall submit to the Community Development Department an accounting of the number of employees and volunteers regularly working at the summer camp and an accounting of the number of children enrolled in the Safety Town summer camp.
23. Final landscape and irrigation plans shall be reviewed by the Architectural Review Board and the Community Development Department.
24. All trash enclosures shall be screened.
25. All mechanical equipment, including roof mounted (i.e., air conditioning fans, blowers, and vent stacks, etc.) shall be visually screened from all views. Screening shall be compatible with the style and color of the main structure and shall be reviewed by the Architectural Review Board for compatibility with the approved building design.
26. Exterior lighting for the site shall be low level and designed (through appropriate fixture type, location, etc.) in such a manner that direct lighting or glare will affect neither adjacent properties nor public streets or walkways.

PARKING/TRANSIT/TRAFFIC CONDITIONS

27. The applicant shall provide carpooling and transit information to all employees and visitors to the center. Such information may be available from Traffic Solutions.

28. A minimum of 32 parking spaces shall be provided onsite. These spaces shall be installed in accordance with the parking design standards as stipulated in Section 14.54 of the Carpinteria Municipal Code and as shown on the site plan dated May 2, 2016. If, after the day care center and pre-school maximum of 134 students is in use, the Community Development Director determines that the 32 spaces are inadequate to accommodate the parking needs of the development, s/he may require that additional parking be provided. At such time, a review of the adequacy of parking shall be undertaken.
29. Parking for a minimum of 30 bicycles shall be provided onsite.
30. Every three years the Planning Commission shall hold a public hearing to review the applicant's compliance with the parking, hours of operation, and evening and Saturday event conditions. The Commission may determine that more or less frequent monitoring is required at that time.
31. The site shall be maintained in good repair throughout the life of the project. Routine maintenance shall include landscaping, painting buildings and provision of trash/recycling receptacles (which are architecturally compatible with the project design). Applicant shall also make efforts to remove existing chain link fence material where possible.
32. Compliance with the attached Departmental and District letters is required as follows:
 - a. Carpinteria Sanitary District dated June 27, 2008;
 - b. Carpinteria Valley Water District dated July 21, 2008.
33. 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 operation of the Safety Town summer camp.

Approved by the Planning Commission on May 2, 2016.

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

Applicant

Date

Property Owner

Date



Carpinteria Sanitary District

5300 Sixth Street, Carpinteria, CA 93013
(805) 684-7214 • Admin Fax (805) 684-7213 • Plant Fax (805) 566-6599

June 27, 2008

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

RECEIVED

JUN 30 2008

CITY OF CARPINTERIA

**SUBJECT: Main School Improvements and Use Modifications
08-1445-CUP/CDP (APN 003-323-001)**

Dear Ms. Campbell:

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) currently provides public sanitary sewer service to the Main School site.

The District has been working with the Carpinteria Unified School District (CUSD) to upgrade and improve grease control systems at school sites within Carpinteria. Continued or renewed use of the kitchen at Main School should require installation of a grease trap to prevent or minimize grease discharge to the District's wastewater collection system.

Changes in water usage, and associated wastewater discharge, from the property's historic use as an elementary school will be reflected in the annual sewer service charge imposed by the District. Depending on the type of use allowed, the user classification may change which could also impact the sewer fees slightly. CUSD staff is encouraged to contact the District directly to review these matters, particularly if utility costs will be passed through to multiple tenants.

Please don't hesitate to contact me if you require additional information from the District regarding this project.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Craig Murray, P.E.
General Manager



Carpinteria Valley Water District

1301 Santa Ynez Avenue • P.O. Box 578 • Carpinteria, CA 93014
Phone (805) 684-2816 • Fax (805) 684-3170

RECEIVED

JUL 23 2008

**COMMUNITY DEVELOPMENT
DEPARTMENT**

July 21, 2008

Jackie Campbell, Director
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, Ca. 93013

BOARD OF DIRECTORS

Frederick Lemere
President

June Van Wingerden
Vice President

Robert R. Lieberknecht

Matthew T. Roberts

James W. Drain

GENERAL MANAGER

Charles B. Hamilton

SUBJECT: PROJECT # 08-1445-CUP/CDP, MAIN SCHOOL, 5200 EIGHT STREET

Dear Mrs. Campbell,

Upon review of the proposed plans for the Main Elementary School Remodel, the following are the conditions of approval from the Carpinteria Valley Water District:

1. If a fire sprinkler system will be required, then a fire line shall be installed for the sole purpose of serving fire demands. A set of plans and calculations shall be submitted to District providing maximum demand, pressure required for the sprinkler system and location of fire lines. All fire lines shall be equipped with a District approved backflow device.
2. The owner shall pay a Capital Cost Recovery Fee and deposit for each fire line required prior to issuance of a building permit.
3. Currently the parcel is served by 4 water meters. To meet District Standards all meters will be required to have approved Backflow protection device installed. At the current time only one of the meters has an approved Backflow device protecting a meter.
4. Water fixtures shall be water conserving per plumbing code. It is recommended that inefficient high water using toilets be retrofitted with high efficiency toilets (1.3 gpf or less) and high water using urinals be retrofitted with waterless or water efficient urinals (1.0 gpf or less).
5. Cachuma Resource Conservation District (CRCD) shall perform a free irrigation system evaluation. CRCD will provide the District with the Summary of Irrigation System Evaluation.

If you should have any questions concerning this matter, please do not hesitate to call me at this office.

Very truly yours,
CARPINTERIA VALLEY WATER DISTRICT

Brian King
Senior Assistant Engineer

BVK/bvk

C: File Copy

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: May 2, 2016

ITEM FOR CONSIDERATION

Carpinteria Community Garden Park
16-1808-DP/CDP

Request for a Development Plan and Coastal Development Permit to construct a new public community garden park. The proposed park would include 100 garden plots, a 300 square foot garden center building, miscellaneous accessory structures and new site landscaping, hardscape, fencing and lighting.

Report prepared by: Nick Bobroff, Senior Planner
Community Development Department


SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department


SIGNATURE

Owner: City of Carpinteria

Applicant: Matt Roberts, Parks and Recreation
Department

Project Location: South side of 4800 block of
Fifth Street

APN: 004-105-016

Zoning: Commercial Planned Development
(CPD)

General Plan Designation: Open Space/
Recreation (OSR)



I. RECOMMENDATION

Adopt the attached Resolution, thereby approving Project 16-1808-DP/CDP to allow construction of a new public community garden park including 100 garden plots, a new 300 square foot garden center building, new site landscaping, hardscape, fencing and lighting.

II. PROPOSED PROJECT DESCRIPTION

Development Plan: A Development Plan is requested to construct a new public community garden park on a vacant 30,000 square foot lot located on the south side of the 4800 block of Fifth Street (to be addressed as 4815 Fifth Street). The primary component of the park would be comprised of 100 50-square foot “garden plots,” which would be available for use by members of the community to grow their own fruits and vegetables as part of a new community garden program. Garden plots would be secured on an annual basis for the cost of an annual rental fee and contribution of volunteer hours toward care for the park. The Parks and Recreation Department intends to form a community organization to aid the City in overseeing the daily operation and upkeep of the park.

A new 300 square foot garden center building containing a communal kitchen and single user accessible bathroom would be located/erected onsite. The garden center building would be comprised of a pre-1910 railroad building that was conserved and restored by the City for this purpose. The bathroom would be built as an addition to the original 180 square foot building; designed to complement the original structure’s appearance. The building would be outfitted with low flow fixtures, energy efficient lighting and a 1.5 kilowatt solar electric system mounted on the roof.

Various accessory structures would be constructed throughout the park. These include the garden plots themselves (standard 12-inch high plots and “accessible” 27-inch high plots provided). Two garden trellises (one attached to the garden center building) and associated benches and picnic tables would provide informal gathering areas for community garden events and/or community garden visitors to enjoy the park. A 1,500 square foot area finished in permeable pavers would serve as a plaza area to host occasional garden-related (educational and fundraising) events. Additional features include compost bins, equipment storage, produce wash sinks (connected to a bioswale), tool sheds and similar. Bat and owl boxes would be placed onsite to encourage natural pest control.

New fencing (identical in design to the adjacent railroad fencing) would enclose the park on all sides allowing the park to be closed and secured (with locking gates) outside of operating hours. A new eight-foot wide public sidewalk would be constructed along the park’s entire Fifth Street frontage. Entrances to the park would be provided by two openings on the Fifth Street frontage and one additional opening on the east side of the property via the paved plaza area. All entrances would feature a decorative entry trellis element. Five-foot wide walkways within the park would be constructed of a decomposed granite surface and pass between and around the garden plots.

Park lighting includes four new pole mounted light standards placed along the project’s Fifth Street frontage and low illumination bollard lighting around the park plaza and shade trellis seating area. In addition, exterior, wall-mounted, night sky-friendly sconces are proposed for the garden center building. Two existing utility pole-mounted street lights on Fifth Street would be removed as part of the project.

The park would contain various new landscaped areas, including a fruit tree orchard, an educational Chumash “foraging” garden, a pollinator garden (to attract beneficial insects) and vegetated bioswale gardens to capture and detain site runoff (the site would be graded to drain toward these vegetated areas). Examples of the types of plantings anticipated for each of these garden types are included in the attached plan set.

Parking for the community garden park would be provided through the adjacent City Parking Lot #3 and on-street public parking in the area. New bicycle racks would also be provided onsite for up to 12 bikes. The 7,200 square foot wood chip area between the proposed park and the City Parking Lot may also serve as an additional informal parking area during park events. In the future, this area may be used for either an expansion/relocation of City Parking Lot #3 and/or an expansion of the community garden park for large crop plantings.

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 and Background

The project site is located on the south side of the 4800 block of Fifth Street, immediately west of City Parking Lot #3 and north of the UPRR railroad right-of-way. The approximately 30,000 square foot vacant lot was purchased by the City from the railroad in 2012 for the purpose of creating an additional public recreational space in the City's downtown. A deed restriction placed on the property as a condition of the sale to the City restricts the use of the site to activities allowed under the City's Open Space/Recreation land use designation.

A soils investigation was performed on behalf of the City prior to the purchase of the property. The investigation did not find any evidence of previously chemical storage, disposal or spills at this site. The report also found, with two minor exceptions, the site had no chemical concentrations in soils or groundwater that exceeded current USEPA, state or county screening levels. In light of the isolated and generally, very low levels of contamination found onsite, both the consulting geotechnical engineer and additional analysis by the local oversight agency (County of Santa Barbara Fire Department) confirmed that no further site assessment or site remediation was necessary.

The project site is located in the Downtown/Old Town Neighborhood district. The district includes a mix of single and multi-family housing, as well as commercial areas, including Linden Avenue, which is the City's commercial core. Several public amenities are located in close proximity, including City Parking Lot #3, Tomol Park and Linden Field. The site is bordered to the south by the railroad tracks and the Amtrak station's raised passenger deck. To the north and west, across Fifth Street are assorted single and multifamily residential developments. As stated previously, the site is bordered to the east by one of the City's public parking lots.

The site is presently zoned Commercial Planned Development (CPD) but has an Open Space/Recreation (OSR) land use designation. In 2014, the City Council approved a rezone of this property to Recreation (REC) to conform to the OSR land use designation. The California Coastal Commission recently affirmed the City's Local Coastal Program Amendment necessary to allow the rezone on April 15, 2016. The change to the site's zoning designation is pending final certification and acceptance by the City Council, which is expected to happen later in May 2016.

Architectural Review Board (ARB)

Preliminary ARB Review

The project was initially reviewed by the Architectural Review Board at their March 31, 2016 meeting. Two members of the public commented on the project; their concerns primarily focused on park lighting, water usage, waste management and landscape maintenance. Both members of the public noted they were very concerned about the impacts from any additional lighting in the area.

The Boardmembers were generally in support of the proposed park layout and improvements but agreed with the public commenters that waste management and parking lighting (in particular) needed further consideration. Given the extent of existing lighting in the area and the operating hours of the park, it was concluded the park did not require significant new lighting of its own. As such, the Board asked that new park lighting be reduced to the minimum necessary for safety/ security purposes. With respect to waste management, the Board asked to see where waste containers would be stored and how they were to be serviced. Similarly, the Board sought further information on the staging and storage for wheelbarrows, carts and similar equipment.

There was also some discussion concerning other elements of the park, particularly the trellis features and the garden center building. It was suggested that the trellis structures could be designed to incorporate a design element from the historic train depot building; it was also suggested by one of the Boardmembers that a square entry arbor would be preferred over the selected arched design. For the garden center building, it was suggested that the applicant look into ways of incorporating more natural light into the building as well providing "office" space for park volunteers. Finally it was noted that the dimensional asphalt shingle roofing product proposed for the garden center building seemed to "heavy" for the small size of the structure.

The Board unanimously recommended preliminary approval of the project to the Planning Commission with their comments included.

In-progress ARB Review

At staff's suggestion, the project was returned to the ARB on April 14, 2016 to review changes made to the project in response to the comments received at the March 31st meeting. The principal changes made to the plans concerned the amount and extent of new lighting proposed for the park as well as the placement/storage of solid waste containers. The Board was satisfied that the new lighting and solid waste storage arrangement (both as depicted in the attached plans) appropriately addressed their previous concerns. With those changes included in the proposed plans, the Board reaffirmed their recommendation for approval to the Planning Commission.

Copies of the Minutes from the March 31 and April 14, 2016 ARB Meetings are attached as Exhibit 2.

IV. ENVIRONMENTAL

This project is categorically exempt from environmental review pursuant to Sections 15303 [New Construction or Conversion of Small Structures], 15304 [Minor Alterations to Land] and 15332 [In-Fill Development Projects] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Class 3 Categorical Exemptions consist of projects involving construction and location of limited new, small facilities or structures, including commercial buildings under 2,500 square feet, small accessory structures such as fences and shade structures, and utility infrastructure. Class 4 Categorical Exemptions consist of minor public or private alterations in the condition of land, water and/or vegetation which do not involve removal of healthy, mature, scenic trees. Relevant examples of Class 4 Exemptions include grading on slopes than 10% and new landscaping. Class 32 Categorical Exemptions include projects characterized as infill development that meet the following conditions: a) The project is consistent with the applicable General Plan designation and policies, and the applicable zoning designation and regulations; b) Project occurs within City limits on a project site of no more than five acres surrounded by urban uses; c) The project site has not value as habitat for endangered, rare or threatened species; d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and e) The site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

For more detail, see the attached Notice of Exemption included as Exhibit 3.

V. ANALYSIS

The discussion below provides an analysis of the project in terms of its compliance with the development standards of Chapter 14, Zoning, of the Carpinteria Municipal Code, and with the policies and objectives of the General Plan/Coastal Land Use Plan.

Zoning Code Requirements

As discussed above in Project Setting, the property is presently zoned Commercial Planned Development (CPD) but has been preliminarily approved by the City Council (and affirmed by the California Coastal Commission) to be rezoned to Recreation (REC). Public and private recreational uses and facilities are permitted in both the CPD and REC zones subject to approval of a Development Plan and Coastal Development Permit. The proposed use, as a public community garden park, would be consistent with the types of uses anticipated under these categories in either of these zone districts.

In terms of applicable development standards such as building setbacks, maximum building height, allowed lot coverage, etc., the REC district standards are more restrictive than those allowed in the current CPD zone district. Thus the more restrictive REC standards are used for analysis purposes in the table below:

Standard	Requirement/Allowance	Proposal
Minimum Lot Size	No new lot created shall be less than 1 acre min.	0.66 acres*
Setbacks	10 feet min. from all property lines.	~12 feet min. (garden center building)
Height	16 feet max.	~14 feet
Building Coverage	10% max. (3,000 square feet)	~2.25% (684 square feet)

*The subject property is an existing, legal lot.

REC Zone Development Standards

As described above, the proposed project can generally be found consistent with the applicable development standards of the REC zone district. Of the larger structures (garden center building, patio trellis structures), the garden center building is located closest to an adjacent property line at approximately 12 feet (from the south property line). All other structures requiring a building permit would be located in excess of this from all adjacent property lines.

Several small accessory features, such as the produce wash sinks, tool shed(s) and compost bins may be located less than 10 feet from their closest adjacent property lines, however they are buffered from adjacent uses by significant City and railroad right-of-ways. If necessary, it appears these features could be relocated to maintain a minimum 10-foot setback from all property lines. It is also noted the entry trellis structures and fencing located on the Fifth Street frontage are proposed to be located outside of the Garden Park lot and instead placed within the City's public right-of-way. These features, along with new site landscaping and lighting require coordination with, and approval by, the Public Works Department.¹

Building height for the garden center building measures approximately 14 feet from finished grade; the patio trellises would be approximately 12 feet in height. Building/structure coverage calculated for the garden center building, tool sheds and patio trellis structures would be approximately 2.25%; well under the maximum allowed 10% lot coverage in the REC district.

Parking

Chapter 14.54.040 of the Carpinteria Municipal Code identifies the minimum number of required parking spaces for new land uses. Required parking figures for passive recreational facilities like public parks however, are not provided. In these cases, Community Development Department staff are responsible for determining the required amount of parking, taking into consideration the required parking rates for similar uses when available.

A review of the Parking Generation Manual prepared by the Institute of Traffic Engineers (ITE) suggests that a parking supply ratio of 15 spaces per acre was found to be appropriate for a large City

¹ Initial review by the Public Works Department indicates there is support for the proposed improvements to be placed within the City right-of-way. This includes removal of the two existing "cobra head" light standards mounted to existing utility poles on the project's Fifth Street frontage and placement of four new "Linden Avenue-style" light standards spread along the park's Fifth Street frontage.

park containing various sports fields and play areas. Using this rate for the proposed 30,000 square foot community garden park, it is anticipated the proposed park would require approximately 11 parking spaces to serve its typical parking demands. While no new parking spaces are proposed as part of the new community garden park, it is believed there is sufficient public parking capacity in the adjacent City parking lot (118 spaces including three accessible spaces) and along the project's Fifth Street frontage (space for approximately 22 cars). New public sidewalks on the park's Fifth Street frontage and bicycle parking (12 stalls) proposed as part of the community garden park would also help to encourage and support alternative means of accessing the park. It is expected that the available surrounding public parking resources would also be sufficient to meet the demands of the periodic special events associated with the new park use.

General Plan/Coastal Plan

The project site has a General Plan/Coastal Land Use Plan designation of Open Space/Recreation (OSR). The project site is in Design Sub-area 2 (downtown/old town district) in the Community Design Element of the City's General Plan/Coastal Plan and is subject to the following policies:

Land Use Element

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

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

The project site is designated as Open Space/Recreation on the City's approved Land Use Map and will be zoned for the corresponding Recreation (REC) zoning designation once the City's pending consistency rezone project is complete. The City purchased the lot from the railroad with the intent of using the lot to expand public recreational facilities in the City's downtown. Use of the 30,000 square foot lot specifically for a public community garden park is consistent with these designations and the types of uses anticipated for this property. The creation of a community garden park also achieves one of the City's stated Objectives of the Open Space, Recreation and Conservation Element of the General Plan/Local Coastal Plan (Objective OSC-14, Implementation Policy 67). No environmentally sensitive habitats or sensitive species are known to occur on this site, making it an appropriate location for a developed and improved public park.

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

The primary intent of the community garden park is to provide a suitable location for citizens to practice and learn about growing and caring for their own fruits and vegetables in a responsible manner. The park itself would also be designed to make use of environmentally responsible design features including but not limited to drought tolerant landscaping, vegetated bioswales for stormwater management, low water fixtures and irrigation systems, energy efficient lighting, permeable hardscape materials, solar electric systems, and natural pest control methods.

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

Policy LU-3b: *The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.*

Policy LU-3f: *Encourage the remodeling and revitalization of neighborhoods and commercial areas in accordance with principles established in the Community Design Element.*

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

The project involves developing a new public community garden park on an existing undeveloped lot within the City's downtown neighborhood. The creation of a new public recreational facility in the City's downtown represents a unique opportunity to create a new public open space for the community's enjoyment. The design of the park includes generous landscape areas, seating and gathering areas, and educational facilities for the public's use and enjoyment. The layout and design of the park has been reviewed by Community Development Department staff and the City's Architectural Review Board, and been found to be consistent with the City's design objectives to create well-designed, attractive and inviting public spaces.

Policy LU-5a: *The City shall continue to give priority to agriculture, coastal-dependent industry and visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over residential, general industrial, or general commercial development.*

Policy LU-5b: *The City shall continue to promote and coordinate with interested groups to allow a variety of recreational activities, such as sporting events, tournaments, art shows, parades, and other events at appropriate locations.*

The proposed project would create a new public community garden park in the City's downtown. The park's centralized location near the City's downtown core lends itself to the park being a destination venue for residents of all parts of Carpinteria as well as a place City visitors may enjoy experiencing. Development of a community garden park for the City is promoted by the City's General Plan/Coastal Land Use Plan. The Parks and Recreation Department intends to form a committee to aid in the ongoing operation of the park and development of its educational programming.

Community Design Element

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

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

The proposed community garden park is located across the street from residential properties on Fifth Street, and adjacent to a public parking lot and railroad corridor on its other two sides. The site layout for the park takes into account the surrounding land uses in locating the proposed structures and uses on the property. Structures are generally located toward the interior of the lot, away from

adjacent properties and would be screened/softened by landscape buffers around the perimeter of the site.

The proposed garden center building, which is a repurposed, historic railroad office building would be set close to the railroad corridor. Arguably, this placement is appropriate given its historic use. Its placement near the railroad tracks also provides sufficient separation between the building (and the types of anticipated activities that may occur there), from nearby residential uses.

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

The tallest structures proposed in the park (the garden center building and patio trellis structures) measure approximately 12-14 feet in height. Given their small footprints and low heights, they would not have a significant effect on any available views from the project area.

Objective CD-8: *To encourage and facilitate pedestrian and bicycle pathways.*

Policy CD-8a: *All streets should be designed with safe and pleasant pedestrian ways at their edge. Pedestrian ways shall be spatially separated from vehicular traffic by elements such as trees, other plantings, streetlights, and/or parked cars.*

Policy CD-8b: *To provide convenient pedestrian routes, the existing network of automobile lanes, trails and pedestrian ways in the Downtown District and adjacent neighborhoods should be preserved, reinforced and extended into other neighborhoods. This pedestrian network should be in addition to, not in lieu of, pedestrian ways on the streets.*

As part of the project, the existing Fifth Street public sidewalk on the south side of the road would be extended to Holly Avenue to provide safe pedestrian access to the community garden park. The sidewalk would be separated from vehicle traffic by existing on-street parallel parking on this block of Fifth Street. It is anticipated that this sidewalk could eventually connect to future pedestrian trails in the area such as a pedestrian railroad undercrossing. As part of the proposed park improvements, bicycle racks for up to 12 bikes, would be provided onsite.

Policy CD-9a: *The City shall promote the planting of appropriate street trees in existing and new neighborhoods to define and enhance the city's streetscape.*

Policy CD-9b: *Neighborhood streets should be planted with street trees in parkway strips between the sidewalk and curb. It may be appropriate to plant street trees in easements behind sidewalks. The scale, type and spacing of trees will be selected to provide strong spatial definition of the street, and to frame axial views.*

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

Two pedestrian entrances into the community garden park would be provided along the Fifth Street frontage. Each entrance would feature a decorative arbor trellis. An approximately 10-foot wide landscape area would separate the public sidewalk from the community garden park. This landscape

strip would provide sufficient room for plantings associated with the bioswale that wraps around the park perimeter and new native tree plantings. The perimeter fence that encloses the park would also be set within this landscape strip. The fence would be identical in design to the chain link-backed post and rail fence used along the adjoining railroad right-of-way. Two existing “cobra head” style street lights mounted to utility poles on the 4800 block of Fifth Street would be removed. Four new Linden Avenue-style street lights would be set in the landscape buffer along the park’s Fifth Street frontage to provide safe lighting for vehicles and pedestrians using Fifth Street and to provide minimum security lighting for the park after hours. All of these features would be located within the City right-of-way and will require coordination with, and approval by, the Public Works Department.

Objective CD-11: *Existing public spaces should be maintained, and new public spaces should be incorporated into neighborhoods and districts as an important aspect of their design.*

Policy CD-11a: *Open space, in the form of parks and greens should be an integral part of each neighborhood plan, not configured as residual space unusable by the residents.*

Policy CD-11b: *Public spaces should be located and designed to encourage their use during the day and in the evening. The time and type of use for each space should be planned to be compatible with adjacent land uses, and with any existing flora and fauna that are to be preserved.*

Policy CD-11c: *All public spaces and facilities should reflect quality design.*

Policy CD-11d: *Small neighborhood parks and greens (or micro-parks) suitable for unstructured play and relaxation should be provided in each neighborhood. Larger parks should be sited on larger streets along neighborhood edges.*

Policy CD-11e: *Large parks and greenways should be designed to incorporate existing natural terrain and habitats. Smaller parks should incorporate specimen trees or other natural features to enhance the quality and utility of the park.*

Policy CD-11f: *Landscape design guidelines should emphasize the use of native drought tolerant plant materials, and the importance of trees as the primary elements of the town landscape. All landscaping shall utilize only non-invasive type plants.*

Acquisition of this property from the railroad provides a unique opportunity for the City to create a new public open space and recreational amenity within the City’s long-established downtown. The primary purpose of the park is to provide a venue for a community garden facility, a use that the City currently does not provide elsewhere. In that sense, the park may serve as a destination for citizens from throughout the City as well as visitors to the area. However, the provision of landscaped green spaces, public seating areas and similar amenities would allow the park to also serve as a passive recreational space for nearby residents.

The park includes ample site landscape areas to both screen the community garden uses from neighboring areas as well as to create an attractive and inviting setting. A favorable review of the site layout, proposed amenities and planting plan by the ARB ensures that the new park reflects quality design and is appropriate for its setting.

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

CD-12-Implementation Policy 1: *Use of native, locally adapted species shall be encouraged and shall be required within and adjacent to ESHA.*

A conceptual planting plan has been included in the project design. The intent of the plan is to create a series of different garden types throughout the community garden park. Each garden type would serve its own purpose (in addition to providing screening/beautification of the site). The fruit orchard area provides a space for fruit bearing trees to be grown and maintained by garden volunteers to provide year-round fresh fruit to the community. The pollinator garden provides a native plant palette to attract pollinators and beneficial insects to the site. Visiting birds and insects will in turn help to provide biological control of garden pests and help to pollinate vegetable and fruit crops. The Chumash foraging garden would be a permanent educational, ethnobotanical exhibit featuring California native plants traditionally used by the Chumash as food and medicinal sources. Finally, the bioswale garden would feature native plant species selected for their ability to help promote stormwater infiltration through slowing stormwater flows and trapping pollutants.

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.*

Proposed lighting includes pole mounted light standards along the park's Fifth Street frontage, low illumination bollard lights around some of the interior site amenities and hooded, wall-mounted sconces on the garden center building. All selected fixtures may accept LED bulbs.

The selected pole mounted fixtures for the Fifth Street frontage are identical to those used in the adjacent City Parking Lot #3 and along Linden Avenue. These lights would replace the two existing "cobra head" style lights currently on this block of Fifth Street. The new Linden Avenue-style lights should reduce the amount of spillover and light pollution (compared to the existing "cobra head" lighting), while providing a safe and attractive streetscape setting. The new low illumination bollard lights to be used in the park interior would be situated around the main trellised seating area and the garden plaza area. The selected bollard fixtures are identical to what was recently used by the City in the Seaside Building landscape upgrades. The selected wall-mounted fixtures would feature a hooded, recessed bulb to prevent spillover and light pollution. Cut sheets for all selected lighting fixtures are included in the attached plan exhibits.

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

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.*

CD-14-Implementation Policy 9: *Energy efficient street lighting shall be used, with consideration of safety, visual impacts, and impacts to wildlife and sensitive habitat.*

As discussed elsewhere in this report, the proposed community garden park includes a number of environmentally responsible design features, including energy efficient lighting, low water use fixtures, native drought tolerant plantings, stormwater collection and retention facilities, a photovoltaic system and permeable materials.

Sub-area 2 Design Guidelines

Objective CDS2-1: *Preserve and strengthen the visual and physical connections between the downtown, beach, the salt marsh, mountains, and the other neighborhoods and districts in the city.*

Objective CDS2-2: *Preserve and enhance the downtown's historic status as the center of commercial activity by encouraging a range of uses that serve both residents and visitors.*

Objective CDS2-3: *Preserve and enhance the downtown's historic status as the center of civic activity by encouraging the construction and expansion of cultural and governmental facilities in the downtown.*

Policy CDS2-a: *Ensure that new intensified land uses within the Downtown remain consistent with the city's "small beach town" image.*

The proposed community garden park would provide a new public recreational amenity in the City's downtown; a part of the City where there are not currently any public parks. The community garden concept would also be a new recreational feature for the entire City, potentially drawing in residents from throughout the City. The native plant gardens, seating areas and ability to host garden-related events may also draw visitors from outside of the City.

The proposed use of the site as a community garden appears to be compatible with surrounding uses in that it is generally a low intensity use with minimal demands on public parking resources and not anticipated to result in nuisance activities for nearby residents. The park would also enhance what has been a long vacant and unimproved lot in a somewhat prominent location near the City's downtown core.

Policy CDS2-b: *To enhance the pedestrian character of the downtown's streets, plazas, paseos, parks and lanes.*

CDS2 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.*

As described elsewhere, the project includes a new public sidewalk and landscape plantings along the project's Fifth Street frontage. The new use would also help to visually buffer the railroad tracks from surrounding areas. If needed, a standard driveway cut and apron would be sufficient to provide vehicle access to the wood chip area and garden plaza. The apron would be designed to meet current accessibility requirements.

Circulation Element

Policy C-6c: *Encourage development of available railroad rights-of-way for alternative transportation, bicycle, recreation, trail, parking related, and other appropriate uses.*

The subject 30,000 square foot lot was purchased by the City from the railroad in 2012 and is deed restricted to be used for public recreational/open space purposes. Use of this newly acquired lot for a public community garden park would be consistent with the intent of this Policy.

Objective C-7: *Build demand for alternative transportation use by increasing ease, effectiveness, and social acceptability, and through foresighted planning.*

Policy C-7b: *Develop safe and direct pedestrian accessibility between residential areas, schools, parks, and shopping areas in both new and existing urban areas.*

Policy C-7c: *Provide safe mobility for the physically handicapped through the design of street improvements and public facilities.*

Policy C-7e: *Provide continuous sidewalks, where appropriate, for safe pedestrian circulation and consider creative alternatives for such issues.*

Objective C-8: *Support and develop safe, direct and well-maintained bicycle and pedestrian systems and recreational boating facilities that serve all segments of the public.*

Policy C-8c: *Provide or require safe and adequate bicycle parking at transportation centers, public parks, recreation areas and other nonresidential locations.*

Policy C-8f: *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

Policy C-9n: *Require new development plans to include significant attention to alternative modes of transportation.*

Policy C-9o: *Require well-designed walkways as a condition to new development approval.*

The proposed community garden park improvements would be consistent with the above policies. The new park would be designed with ADA accessible pathways, ramps and restroom facilities. A portion of the garden plots would also be designed at a 27-inch high "table height" which would be more accommodating for individuals with limited mobility. As part of the proposed park improvements, a new public sidewalk would be constructed along the project's Fifth Street frontage from the existing terminus of the public sidewalk in front of City Parking Lot #3 to the Holly Avenue intersection. Sufficient space is maintained near the Holly Avenue intersection to accommodate a future pedestrian undercrossing of the railroad tracks, which would further enhance pedestrian and bicyclist connections for the downtown and beach neighborhoods. Bicycle racks for up to 12 bicycles would be provided at the new part, located adjacent to the new garden center building.

Open Space, Recreation and Conservation Element

Policy OSC-9j: *The City shall encourage agricultural practices that protect water quality, including but not limited to, reducing erosion, minimizing nutrient loss, reducing pesticide use and contamination, and irrigation management.*

The proposed community garden park is intended to provide suitable areas for residents to learn about and practice sustainable agricultural practices including natural methods of gardening, pest management, composting, water efficient irrigation methods and similar practices. The park would also be designed with environmentally responsible technologies including use of vegetated bioswales for stormwater purposes, drought-tolerant landscaping, low water use fixtures and irrigation equipment, permeable hardscape materials, etc. As such, the development and ongoing operation of the community garden park can be seen as encouraging responsible agricultural and gardening practices in the community.

Objective OSC-13: *Preserve Carpinteria's visual resources.*

Policy OSC-13b: *Require new development or redevelopment in the downtown section of Carpinteria to conform with the scale and character of the existing community and consistent with the city's theme of a small beach-oriented community.*

The proposed community garden park project has been favorably reviewed and recommended for approval by the Architectural Review Board. The site design and layout of improvements minimizes the amount of building coverage on the site, allowing most of the site to be improved with landscape areas and planting beds. Proposed new structures are small in size, low in height and generally consistent in their design and character with the character of Carpinteria's downtown neighborhood. Many of the park's design features were selected for their compatibility with the project setting (e.g., repurposed historic railroad building as the new garden center, park fencing, etc.) and/or successful use in other City improvements (Linden Avenue-style lighting, decomposed granite walkways, etc.). Overall, the proposed improvements can be found to be reflective of the City's high quality design objectives for public facilities.

Policy OSC-13e: *Promote the safety of the community through the use of open space lands.*

Policy OSC-13f: *Where appropriate, use open space lands as buffers for noise and visual nuisances and as transitions between incompatible uses.*

Use of the existing vacant 30,000 square foot lot for a passive, low intensity recreational use is appropriate for the project site given its proximity to the railroad corridor. The proposed improvements associated with the park may provide additional visual (and to a lesser extent, noise) buffering of the railroad corridor for residences located along Fifth Street.

Objective OSC-14: *Provide for adequate park and recreation facilities to meet the needs of the community and visitors.*

OSC-14-Implementation Policy 61: *Support development of new or expanded park and recreation facilities as demand/need dictates. When latent demand for parks and recreation facilities is identified, adequate parkland and facilities shall be identified and pursued.*

OSC-14-Implementation Policy 67: *Support development of a community garden at an appropriate location.*

The proposed community garden park would provide a new public recreational facility for the residents of the downtown neighborhoods and the greater Carpinteria community at large. The park's location, near the City's downtown core ensures suitable access for residents and visitors alike. The park may also serve as a passive recreational facility for residents of the downtown neighborhoods who currently have limited public recreational facilities in their immediate vicinity. The use of this publicly- owned lot for the specific purpose of creating a community garden is something the City Council has expressed past support for and is encouraged by Implementation Policy 67 above. A community garden would be a new type of public recreational facility for the City.

Noise Element

Objective N-2: *The City will minimize the noise impacts of the railroad on residential and other sensitive land uses.*

Policy N-2a: *The City will plan noise-compatible land uses near the Union Pacific Railroad.*

The proposed park would be located on excess railroad right-of-way purchased by the City from the railroad for public park purposes. The low intensity, passive recreational use of the site is appropriate for its proximal location to the railroad corridor. The proposed improvements, including new landscape plantings and accessory structures may provide some slight noise attenuation for nearby residential uses (across Fifth Street from the park).

Objective N-5: *The City will minimize the effects of nuisance noise effects on sensitive land uses.*

The primary use of the proposed new park as a community garden facility is expected to be a low intensity, passive recreational use and not generate nuisance noise impacts for surrounding residential land uses. Hours of operation for the park will be the same as the City's standard hours for other City parks: 30 minutes prior to sunrise to 30 minutes after sunset.

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.*

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached recommended Conditions of Approval. Construction of the park and park facilities will be limited to Monday through Friday, 7:00 a.m. to 5:00 p.m.

VI. DEVELOPMENT IMPACT FEES

Construction of the public community garden park would not be subject to the payment of the City's Development Impact Fees. The project may however require payment of connection fees or similar

mitigation fees from the various Special Districts that will serve the project, including the Carpinteria-Summerland Fire Protection District, the Carpinteria Sanitary District and the Carpinteria Valley Water District. Where required, any applicable fees are noted in the respective condition letters provided by each agency and included in the attached, recommended conditions of approval (Exhibit 1, Attachment C).

VII. ACTION OPTIONS

1. Approve Project 16-1808-DP/CDP to allow a new 30,000 square foot public community garden park 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 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.

VIII. ATTACHMENTS

Exhibit 1 Resolution PC-16-006
Attachment A – Findings
Attachment B – Preliminary Plans
Attachment C – Recommended Conditions of Approval

Exhibit 2 March 31, 2016 and April 14, 2016 ARB Meeting Minutes

Exhibit 3 Notice of Exemption

Exhibit 1
Resolution PC-16-006

Carpinteria Community Garden Park
4800 block Fifth Street

PC Hearing, May 2, 2016

RESOLUTION NO. PC-16-006

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CARPINTERIA APPROVING DEVELOPMENT PLAN AND COASTAL
DEVELOPMENT PERMIT NO. 16-1808-DP/CDP FOR A NEW PUBLIC COMMUNITY
GARDEN PARK LOCATED AT 4815 FIFTH STREET (APN 004-105-016)**

**REQUESTED BY CITY OF CARPINTERIA
PARKS AND RECREATION DEPARTMENT**

WHEREAS, the Planning Commission of the City of Carpinteria has considered an application for a Development Plan and Coastal Development Permit filed by Matt Roberts, Parks and Recreation Director on behalf of the City of Carpinteria Parks and Recreation Department; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 25, 2016; and

WHEREAS, the Carpinteria Architectural Review Board has considered the proposed project on March 31, 2016 and April 14, 2016, and recommended preliminary approval; and

WHEREAS, the Planning Commission has conducted a noticed public hearing and received evidence regarding the application for the Development Plan and Coastal Development Permit; and

WHEREAS, the project is exempt from the California Environmental Quality Act under Guidelines Sections 15303, 15304 and 15332 as the project includes construction of small accessory structures, landscape improvements and utility improvements on vacant lot with no habitat value located within an urbanized part of the City; and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/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 and Coastal Development Permit is approved making the findings outlined in Attachment A.
2. The Development Plan and Coastal Development Permit consistent with the plans shown in Attachment B is approved subject to the conditions set forth in Attachment C.

PASSED, APPROVED AND ADOPTED this 2nd day of May, 2016, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER(S):

ABSTAIN: 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 2nd day of May, 2016.

Exhibit 1
Attachment A: Findings

Carpinteria Community Garden Park
4800 block Fifth Street

PC Hearing, May 2, 2016

ATTACHMENT A: FINDINGS

PLANNING COMMISSION HEARING PROJECT 16-1808-DP/CDP MAY 2, 2016

CARPINTERIA COMMUNITY GARDEN PARK

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 Development Plan and Local Coastal Development Permit has been properly conducted as follows:

- a. An application for a Development Plan and Coastal Development Permit was submitted on February 3, 2016, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on April 25, 2016. 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 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 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 (insert CEQA Guidelines Section No.) as the project meets the following criteria: (list project conformity with exemption description);

1.3 Development Plan Findings

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

As presented in the staff report prepared for the Planning Commission hearing of May 2, 2016, and herein incorporated by reference, the project involves constructing a new public community garden park pursuant to Chapter 14.20, Commercial Planned Development (CPD) (the site's existing zoning designation) and Chapter 14.38, Recreation (REC) (the site's new zoning designation pending finalization of the City's consistency rezone project) of the City's Zoning Code. The new park would contain individual garden plots available for rent by local residents, a new 300 square foot garden center building, dispersed seating areas and shade structures, miscellaneous support structures (e.g., compost bins, tool sheds, produce sink, etc.), perimeter fencing, new lighting and site landscaping. The proposed use of the site for a public community garden park is consistent with the types of public recreational facilities allowed in the CPD and REC zone districts. As designed, the project is consistent with all applicable development standards for both the CPD and REC districts.

The project is also consistent with the General Plan's Land Use, Community Design, Circulation, Open Space, Recreation and Conservation, and Noise Element Objectives and Policies as discussed in the Planning Commission staff report. The General Plan encourages new public recreational facilities and specifically promotes the construction of a City community garden. Use of the subject lot for such a use is consistent with the site's Open Space/Recreation (OSR) land use designation. The site design, park layout and park amenities are consistent with the City's "small beach town" character and reflect the City's quality design expectations for new public improvements. The park design has been reviewed and recommended for approval by the City's Architectural Review Board who found the project consistent with the applicable design criteria and compatible with the surrounding area. Improvements associated with the project would enhance pedestrian access in the downtown through the provision of an extended public sidewalk on Fifth Street. Bicycle parking for up to 12 bikes would also be provided to encourage alternative transportation. Appropriate measures are included in the conditions of approval to address potential noise impacts, and to ensure the new use complies with all applicable requirements of the local Fire, Water and Sanitary Districts.

2. *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 subject parcel is not located within a known flood or fire hazard zone. New structures proposed to be built/located on the site will be required to meet current Building Codes and follow the project structural engineer's recommended specifications to ensure the project meets applicable seismic standards. No habitable structures are proposed as part of the project; proposed buildings are limited to a 300 square foot garden center building containing a kitchen area and restroom. Thus, the proposed density of development is appropriate to the site and does not pose a geologic, flood or fire hazard to its occupants or neighboring uses.

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

The site does not contain any environmentally sensitive habitat area nor is the project site likely to impact fish or wildlife given the site is located in an urbanized part of the City and has been regularly mowed/cleared. There are no known sensitive resources, native vegetation or specimen trees that would be impacted. The project would make use of permeable hardscape materials for all walking surfaces within the park. New impermeable surfaces would be limited to the new public sidewalk along Fifth Street and the new 300 square foot garden center building. The project includes a vegetated bioswale to capture and detain/treat runoff associated with the park improvements.

4. *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 known easements recorded against the property for public access or to any public agency. A reservation of easement, 10 feet in width, is recorded against the property for the placement of future fiber optic improvements associated with the railroad corridor. At this time, it is not known where on the site said easement may be located. No new easements are required as a condition of approval for this project.

5. *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.*

Concerning fire, sanitary, water and police services, the agencies potentially affected by this project have been notified and have indicated an ability to serve the property. The park would connect to the City's existing water meter that serves the adjacent public parking lot. A new separate sewer lateral and electrical service will be required for the park. The new park would not by itself, or cumulatively, impose an increased demand on public services that would adversely affect the availability of these services to support existing or future development. The project will however be required to pay appropriate mitigation fees and/or connection fees to the respective agencies to pay for its incremental share of any future infrastructure upgrades to these services associated with the proposed improvements/additions.

With respect to traffic circulation, the surrounding road network in the project area generally operates at high levels of service. The new park is not expected to generate high traffic volumes or otherwise impact traffic circulation in the project area. In terms of parking, the new park has been estimated to have a typical parking demand of approximately 11 spaces. There is sufficient capacity in the adjacent City Parking Lot #3 (118 spaces) and along the project's Fifth Street frontage (capacity for ~22 parallel spaces) to accommodate this additional parking demand. Parking demands for the park may also be partially offset through the provision of bicycle parking spaces (12 in total) for the park. Therefore, this finding can be made.

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

The proposed project involves constructing a new public community garden park on a vacant, existing lot. The proposed physical improvements to the property include constructing 100 individual garden plots, a new 300 square foot garden center building, a 1,500 square foot plaza area, miscellaneous dispersed seating areas, minor accessory features (compost bins, tool shed, etc.), new perimeter fencing, park and street lighting, and site landscaping. As part of the project, a continuation of the public sidewalk would be constructed along the park's Fifth Street frontage.

The park is intended to provide for low intensity, passive recreational uses. Park hours will be commensurate with other City parks. Available public parking in the project vicinity and provided bicycle parking are expected to be more than sufficient to meet typical parking demands for the facility. Park oversight and maintenance will be managed by a combination of City staff and volunteer assistants through a to-be-formed community garden park steering committee. Periodic garden-related educational programming and/or fundraiser events will be held at the park.

The park layout and improvements were reviewed and recommended for approval by the Architectural Review Board. New structures are generally situated toward the interior of the park, and are small in size and low in height. The new park perimeter landscaping would offer aesthetic improvements to the site over the existing conditions and some screening of the park interior from surrounding properties. Interior park lighting would be low intensity, night sky-friendly in design and the minimum necessary for security and safety purposes. New street lighting would replace the two existing light standards on the 4800 block of Fifth Street, with more attractive and less obtrusive light standards.

Basic conditions have been included in the attached conditions of approval requiring final review by the ARB for the park improvements including landscaping and lighting. Conditions have also been included requiring the park be operated and maintained in good condition, including provision of adequate resources for garden/park waste. Interior park lighting is also required to be fitted with controllable dimmers or similar means to minimize unnecessary night lighting of the park. With the inclusion of these conditions, the proposed project would not be detrimental to the peace, health, safety, comfort,

convenience, property values, or general welfare of the neighborhood.

1.4 Coastal Development Permit Findings

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 permit requested may be issued based on the following findings:

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

The project is consistent with the Local Coastal Program as discussed in the Planning Commission staff report dated May 2, 2016 and incorporated herein by reference. The project involves constructing a new public community garden park pursuant to Chapter 14.20, Commercial Planned Development (CPD) and Chapter 14.38, Recreation (REC) districts of the City's Zoning Code. As proposed, the proposed use is consistent with the types of uses permitted in these zone districts and the project design would meet all applicable development standards.

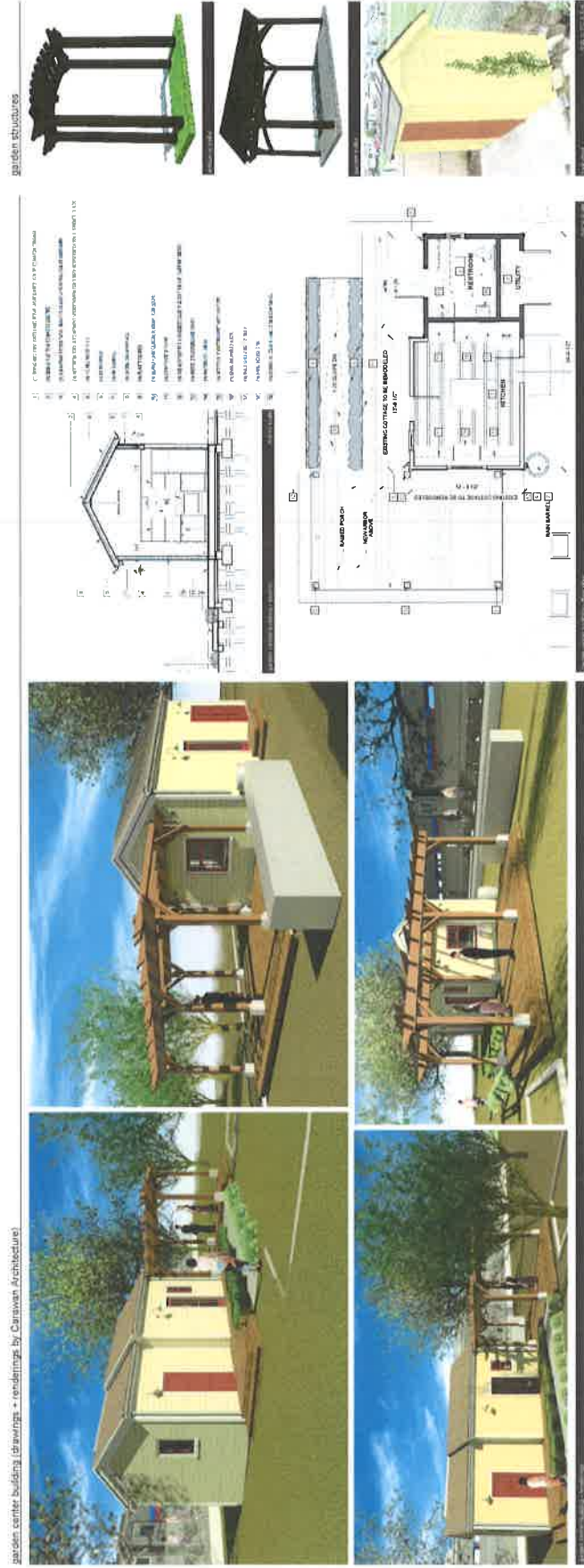
The use of the property as a public community garden park is consistent with the site's Open Space/Recreation land use designation. Various General Plan/Coastal Land Use Plan (GP/CLUP) objectives and policies encourage the retention, and expansion, of public recreational facilities in the City, specifically including a community garden park. The proposed improvements have been found to be consistent with the applicable policies of the Community Design Element which promotes appropriately scaled and pedestrian-oriented development in the downtown, as well as high quality design in new public facilities. The City's Architectural Review Board unanimously supported the proposed project noting it would be a beneficial improvement to the site and to the City's parks system.

The project is also consistent with the applicable objectives and policies of the Circulation, Open Space, Recreation and Conservation, and Noise elements of the GP/CLUP. The park is not expected to generate significant traffic or parking impacts to the surrounding area. The new park also includes design features to be improve pedestrian access, promote/support bicycling and accommodate persons with physical disabilities. The community garden park would provide for a new type of passive recreational use for residents of, and visitors to, the City. Finally, appropriate measures are included in the project conditions of approval to address any potential impacts related to noise and public services/facilities.

Exhibit 1
Attachment B: Reduced Plans

Carpinteria Community Garden Park
4800 block Fifth Street

PC Hearing, May 2, 2016



fruit orchard garden

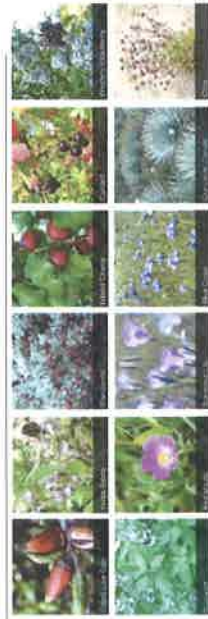
A variety of fruit trees are available in Carpinteria to add beauty and utility to your landscape. These trees are available in a variety of sizes and are suitable for use in a variety of settings.



- Apple trees
- Apricot trees
- Berry trees
- Cherry trees
- Citrus trees
- Fig trees
- Grape vines
- Guava trees
- Jackfruit trees
- Lemon trees
- Lime trees
- Mango trees
- Orange trees
- Peach trees
- Pear trees
- Pineapple trees
- Plum trees
- Pomegranate trees
- Quince trees
- Strawberry trees
- Tangerine trees
- Ugli fruit trees
- Watermelon trees
- Yuzu trees

chumash foraging garden

A variety of native plants are available in Carpinteria to add beauty and utility to your landscape. These plants are available in a variety of sizes and are suitable for use in a variety of settings.



- Acorn
- Amelanchier
- Artemisia
- Baccharis
- Banksia
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pollinator garden

A variety of native plants are available in Carpinteria to add beauty and utility to your landscape. These plants are available in a variety of sizes and are suitable for use in a variety of settings.



- Acorn
- Amelanchier
- Artemisia
- Baccharis
- Banksia
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biomimicry garden

A variety of native plants are available in Carpinteria to add beauty and utility to your landscape. These plants are available in a variety of sizes and are suitable for use in a variety of settings.

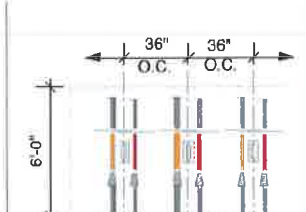
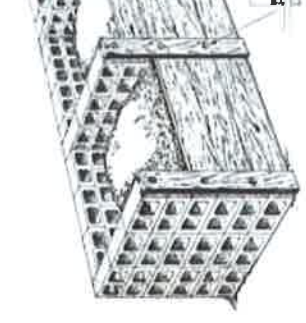


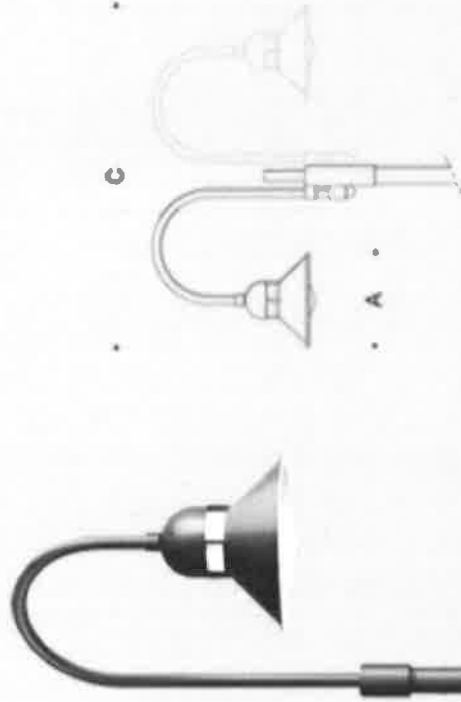
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hardscape features



hardscape features





Pole top - asymmetrical distribution with uplight

Designed for the illumination of walkways, open pedestrian scale landscape areas, parking areas, and roadways featuring asymmetrical distribution and top light output

Pole top luminaires with die-cast aluminum housings. Clear acrylic diffuser with optical texture. Pure anodized aluminum reflector is adjustable up to 90° in the vertical plane, and up to 15° in the horizontal plane.

U.L. listed, suitable for wet locations.

Protection class: IP54

Finish: Standard BEGA colors.

Single pole-top luminaire

Click product # for details

7974P

Lamp

(1) 26/32/42W CF triple-4p

7978MH

(1) 150W ED-17 MH

β

Temp°C

A

B

C

21 5/8 46 1/4 37 5/8

21 5/8 46 1/4 37 5/8

Twin pole-top luminaire

Click product # for details

7973P

Lamp

(2) 26/32/42W CF triple-4p

7977MH

(2) 150W ED-17 MH

β

Temp°C

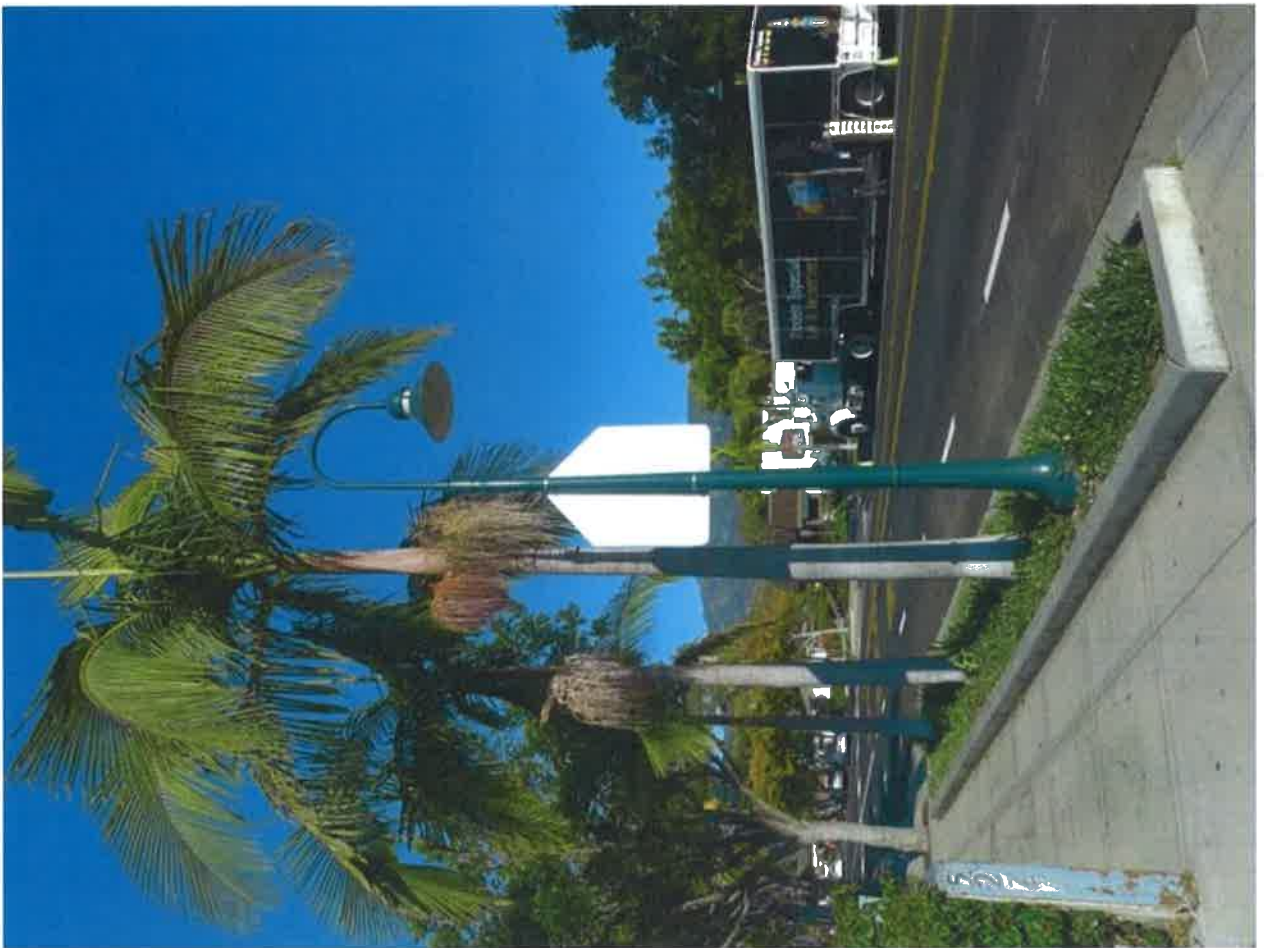
A

B

C

21 5/8 50 3/8 68 7/8

21 5/8 50 3/8 68 7/8





Hover over image to zoom



NPower Barn Light with Wall/Ceiling Sconce — 13in. Dia., Assorted Colors

Item# 3866

Only \$149⁹⁹

Note: Please select all available options to see complete product details.

COLOR

Select... ▼



Features + Benefits

Product Summary

The NPower Barn Light with Wall/Ceiling Sconce is a 110V, 13in. dia. barn light with decorative wall or ceiling sconce that adds the perfect lighted accent to any house, barn or warehouse. The multi-mount options are ideal for almost any location. Features a rigid-mount back plate with gooseneck arm for a stylish wall mount, or choose one of the 2 included stems for a high or low suspended light from a level ceiling. The unique knuckle design allows the shade to be adjusted to multiple angles. The durable 19-ga. metal lamp cover is black powder-coated for rust resistance. 8-ft. power cord. Glass-enclosed bulb includes a protective metal cage. Uses an E26 bulb up to 100 Watts (not included). 21in. L x 13in. W x 15in. H. Assorted colors. ETL approved.



Post Cap PN# 45-611 6"sq.
King Architectural Metals
800-542-2379

6" x 6"
square
tube
cor-ten
3/16"



72"

Attraction Lights sculptural steel lights



Click on any image to enlarge

4x4 Series - Catalog Page

Standard:

Light fixture body - 4-inch square structural steel tube, 1/4-inch wall
Cast iron cap - 6-inch, secures with stainless steel set screw
Finish - natural rust on steel and cast iron
Ground mount - ABS 3-inch pipe/stake
Concrete pier mount (4x4 Bollard) - hardware and template included (see website About page)

Socket - (ceramic bi-pin) mounted in top of light body, teflon-coated lead wires are routed-out base

12 volt lamps - LED lamp recommendations matched to fixture (extra charge)

General:

Use as pathway lights, driveway lights, patio lights, bollards and garden sculpture

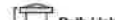


4x4 Series

4x4 Bollard



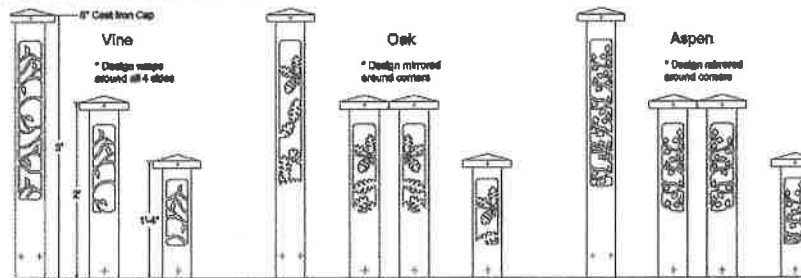
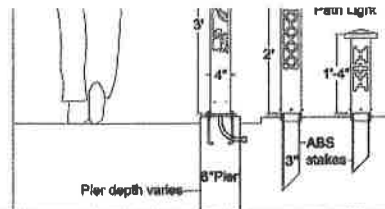
Grande Path Light



"Dark Sky" approved

Options:

Over 12 design choices and custom design available - website Lights page
Art glass insert for fixture body, frosted acrylic insert - 4x4 bollard, powder coat finish, surface mounting plate
4x4 Light Fixture Sizes:
Path Light: 17-inch with 6-inch cap
Grande Path: 25-inch with 6-inch cap
4x4 Bollard: 37-inch with 6-inch cap

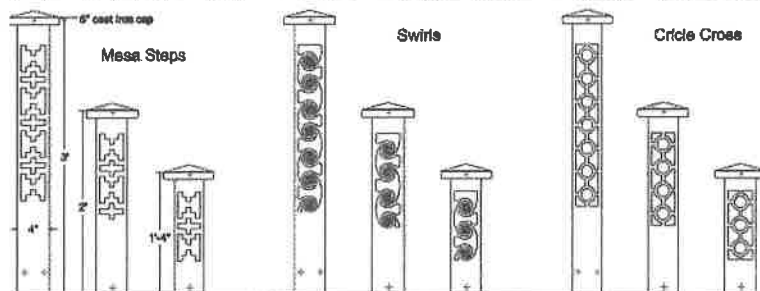
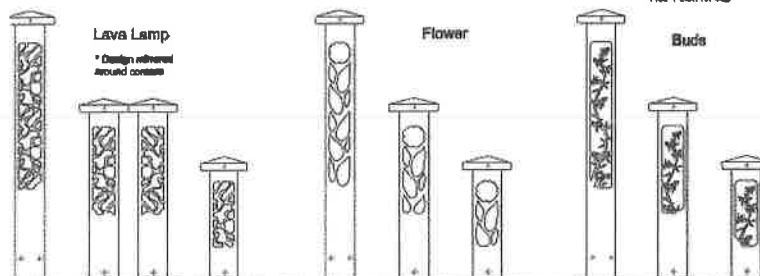


4x4 Designs - Nature

4x4x17 1/2 inch steel tube
* Design the same on each side unless noted
* Custom sizes and design available

Standard Sizes:

4x4 Bollard - 38 inch
Grande Path - 24 inch
Path Light - 16 inch
* Add 1 inch for cap

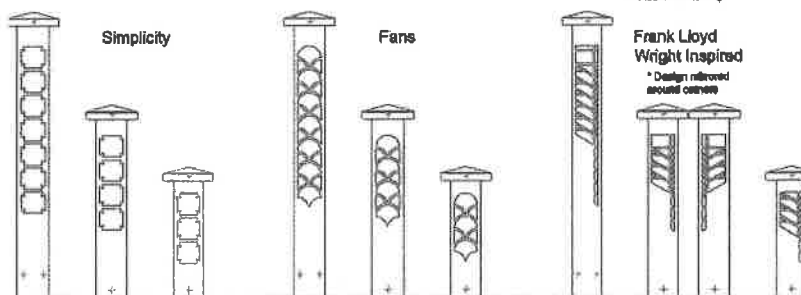


4x4 Designs - Geometric

4x4x17 1/2 inch steel tube
* Design the same on each side unless noted
* Custom designs available

Standard Sizes:

4x4 Bollard - 38 inch
Grande Path - 24 inch
Path Light - 16 inch
* Add 1 inch for cap



Pricing for the 4 x 4 series:

Path light: \$245

Grande Path light: \$315

Bollard: \$535

*Note- Due to the higher cost of laser cutting add these multipliers to the following designs:

15%- Aspen, Oak, Vine, Buds and Lava Lamp designs

30%- The Frank Lloyd wright series and the Leaf Cluster designs

6x6 Series - Catalog Page

Standard:

Light fixture body - 6-inch square structural steel tube, 3/16-inch wall
Cast iron cap - 6 or 9-inch, secures with stainless steel set screw
Finish - natural rust on steel and cast iron

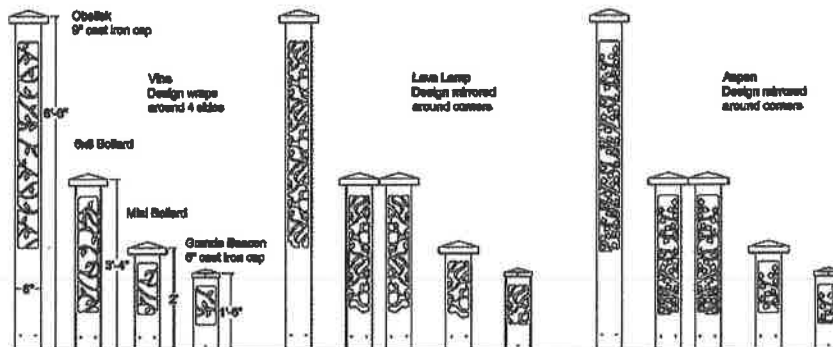
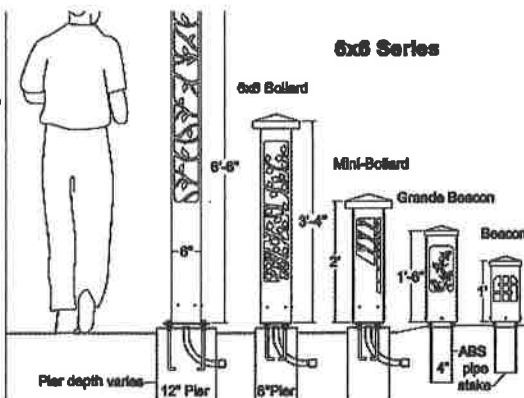


Obelisk

Ground mount (Beacons) - ABS 4-inch pipe/stake
 Concrete pier mount - hardware and template included (website About page)
 Socket - (ceramic pipe) mounted in top of light body, teflon-coated lead
 wires are routed-out base
 Anti glare options - tall lights: frosted acrylic insert, or "snoot" plate
 12 volt lamps - LED lamp recommendations matched to fixture (extra charge)
 General:
 Use as pathway lights, driveway lights, patio lights, area lights, bollards,
 commercial lighting and garden sculpture
 "Dark Sky" approved

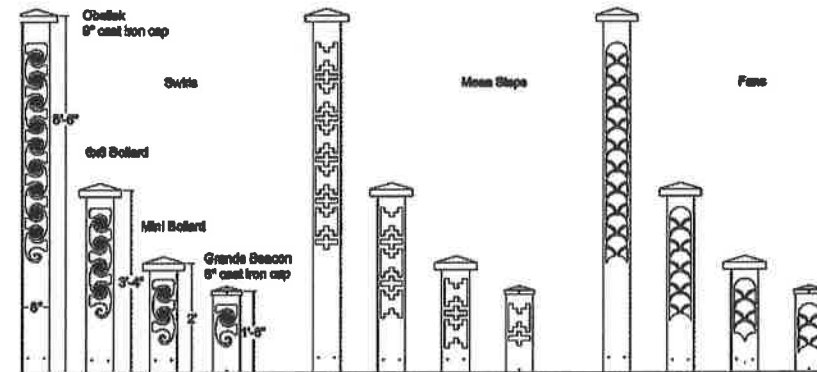
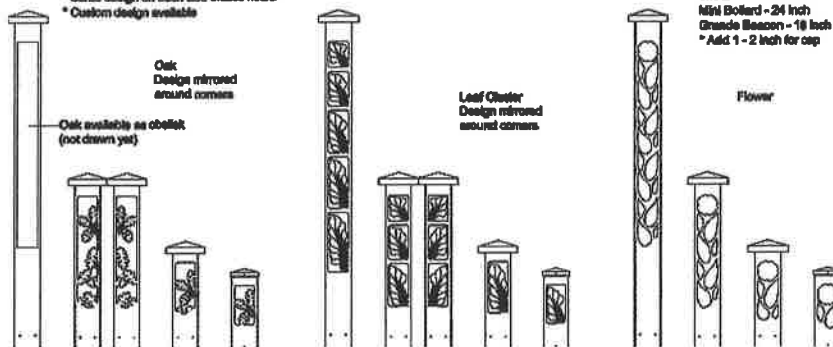
Options:
 Over 12 design choices and custom design available - website Lights page
 Art glass insert for shorter lights, powder coat finish, surface mounting plate

6x6 Light Fixture Sizes:
 Beacon: 18-inch with 6-inch cap
 Grande Beacon: 18-inch with 6-inch cap
 Mini Bollard: 20-inch with 9-inch cap
 6x6 Bollard: 42-inch with 9-inch cap
 Obelisk: 60-inch with 9-inch cap



6x6 Series:
 6x6x16 inch steel tube
 * Same design on each side unless noted
 * Custom design available

Standard Sizes:
 Obelisk - 78 inch
 6x6 Bollard - 40 inch
 Mini Bollard - 24 inch
 Grande Beacon - 18 inch
 * Add 1 - 2 inch for cap



6x6 Series:
 6x6x16 inch steel tube
 * Same design on each side unless noted
 * Custom design available

Standard Sizes:
 Obelisk - 78 inch
 6x6 Bollard - 40 inch
 Mini Bollard - 24 inch
 Grande Beacon - 18 inch
 Beacon - 12 inch
 * Add 1 - 2 inch for cap

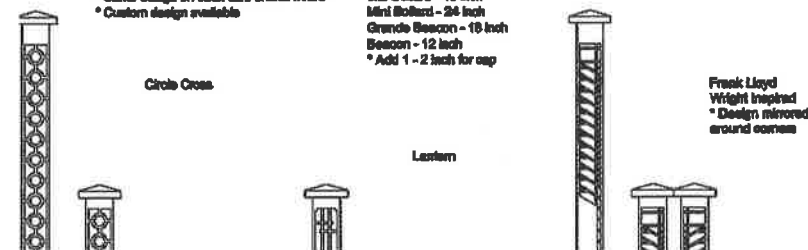




Exhibit 1
Attachment C: Recommended Conditions of
Approval

Carpinteria Community Garden Park
4800 block Fifth Street

PC Hearing, May 2, 2016

**PLANNING COMMISSION HEARING
PROJECT 16-1808-DP/CDP
4800 BLOCK FIFTH STREET (APN 004-105-016)
MAY 2, 2016**



**ATTACHMENT C: CONDITIONS OF APPROVAL
(CARPINTERIA COMMUNITY GARDEN PARK)**

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 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 May 2, 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:

A Development Plan and Coastal Development Permit is requested to construct a new public community garden park on a vacant 30,000 square foot lot located on the south side of the 4800 block of Fifth Street (to be addressed as 4815 Fifth Street). The primary component of the park would be comprised of 100 50-square foot "garden plots," which would be available for use by members of the community to grow their own fruits and vegetables as part of a new community garden program.

A new 300 square foot garden center building containing a communal kitchen and single user accessible bathroom would be located/erected onsite. The building would be outfitted with low flow fixtures, energy efficient lighting and a 1.5 kilowatt solar electric system mounted on the roof. Various accessory structures would be constructed throughout the park. These include the garden plots themselves (standard 12-inch high plots and "accessible" 27-inch high plots provided). Two garden trellises (one attached to the garden center building) and associated benches and picnic tables would provide informal gathering areas for community

garden events and/or community garden visitors to enjoy the park. A 1,500 square foot area finished in permeable pavers would serve as a plaza area to host occasional garden-related (educational and fundraising) events. Additional features include compost bins, equipment storage, produce wash sinks (connected to a bioswale), tool sheds and similar. Bat and owl boxes would be placed onsite to encourage natural pest control.

New fencing (identical in design to the adjacent railroad fencing) would enclose the park on all sides allowing the park to be closed and secured (with locking gates) outside of operating hours. A new eight-foot wide public sidewalk would be constructed along the park's entire Fifth Street frontage. Entrances to the park would be provided by two openings on the Fifth Street frontage and one additional opening on the east side of the property via the paved plaza area. All entrances would feature a decorative entry trellis element. Five-foot wide walkways within the park would be constructed of a decomposed granite surface and pass between and around the garden plots.

Park lighting includes four new pole mounted light standards placed along the project's Fifth Street frontage and low illumination bollard lighting around the park plaza and shade trellis seating area. In addition, exterior, wall-mounted, night sky-friendly sconces are proposed for the garden center building. Two existing utility pole-mounted street lights on Fifth Street would be removed as part of the project.

The park would contain various new landscaped areas, including a fruit tree orchard, an educational Chumash "foraging" garden, a pollinator garden (to attract beneficial insects) and vegetated bioswale gardens to capture and detain site runoff (the site would be graded to drain toward these vegetated areas).

Parking for the community garden park would be provided through the adjacent City Parking Lot #3 and on-street public parking in the area. New bicycle racks would also be provided onsite for up to 12 bikes. The 7,200 square foot wood chip area between the proposed park and the City Parking Lot may also serve as an additional informal parking area during park events. In the future, this area may be used for either an expansion/relocation of City Parking Lot #3 and/or an expansion of the community garden park for large crop plantings.

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.

PROJECT SPECIFIC CONDITIONS

2. The applicant shall obtain final review from the Architectural Review Board prior to issuance of a Building Permit. Plans shall be submitted for final ARB review and shall include complete working drawings including but not limited to lighting, colors, exterior materials, landscaping and irrigation.
3. Any exterior night lighting installed on the project site, including but not limited to building mounted lights, 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. **Plan Requirements:** The locations and designs of all exterior lighting fixtures shall be depicted on a Lighting Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review a Lighting Plan for compliance with this measure prior to approval of a building permit for the development. CDD shall site inspect prior to occupancy clearance.
4. Park lighting shall be limited outside of park hours to that necessary for emergency or security purposes. Lighting shall be outfitted with timers, controllable dimmers or similar technologies to ensure that the lighting is minimized when not in use. **Plan Requirements and Timing:** Specifications for automatic lighting controls and any interior security/emergency lighting shall be depicted on the plans submitted for Building Permit review, to be reviewed and approved by CDD prior to Building Permit Issuance. **Monitoring:** CDD shall review the construction plans for compliance with this measure prior to Building Permit issuance and shall inspect the project site prior to occupancy clearance.
5. All materials and colors used in construction and all landscape materials shall be as represented to the Architectural Review Board and any deviation will require the express review of the Board.
6. The applicant shall be responsible for maintaining the park in a clean and orderly condition at all times. This includes, but is not limited to the following:
 - a. Adequate green waste, trash and recycling facilities shall be provided on site;
 - b. All structures and improvements on site shall maintain a tidy appearance and be kept in good working order; and
 - c. All site landscaping shall be adequately maintained

Plan Requirements: This requirement shall be included in the approved conditions of approval signed by the applicant prior to approval of any Building Permit for physical development. **Timing:** CDD shall monitor in the field as required.

Monitoring: CDD staff shall periodically inspect the site to ensure compliance with this condition. If it is found that the site is not being maintained in a manner consistent with this condition, the matter shall be referred to the City's Code Compliance staff for resolution.

7. All equipment storage and green waste/trash/recycling receptacle areas, shall be completely screened from surrounding properties and shall be enclosed within a building or similar screening enclosure as approved by the ARB. **Plan Requirements:** The locations of all equipment and solid waste storage areas shall be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the equipment and solid waste storage plans for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that all screening enclosures have been installed consistent with the approved Plan.
8. The use of amplified sound equipment in outdoor areas shall be limited so as to not constitute a public nuisance. **Plan Requirements:** The applicants shall be responsible for complying with the restriction on outdoor amplified sound. **Timing:** The restriction shall apply during all park hours. **Monitoring:** City shall periodically inspect to ensure compliance and respond to any filed noise complaints.
9. Permanent facilities for a minimum of 12 bicycles shall be maintained onsite for the life of the project. **Plan Requirements:** Bicycle racks shall be shown on the plans submitted for Building Permit review. **Timing:** Bicycle racks shall be installed prior to Final Occupancy clearance. **Monitoring:** CDD shall periodically inspect the site for ongoing compliance.

DEVELOPMENT PLAN CONDITIONS

10. 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. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the grading plans submitted to Public Works for review prior to issuance of a Building Permit. **Monitoring:** Public Works shall site inspect prior to the commencement and as needed during all grading and construction activities.
11. Sixty five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by the California Green Building Code and Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on grading and construction plans. Applicant shall complete the Post-Construction Waste Reduction and Recycling Summary Report and submit it to Public Works for review and approval. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance. **Monitoring:** Public

Works shall review and approve the Post-Construction Waste Reduction and Recycling Summary Report prior to occupancy clearance.

12. 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.
13. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. 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 to the applicant and posted onsite. **Timing:** Signs 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.
14. 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.
15. Construction hours for any work taking place within the public right-of-way, including but not limited to City sidewalks, shall be limited to the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. In the event that sidewalks and/or street closures are required, applicants shall coordinate with Public Works staff and obtain any required permits. Outside of construction hours, sidewalks shall be kept free of construction debris and provide a minimum four foot clear path of travel. Should work areas be left open overnight, proper safety measures shall be implemented in coordination with Public Works staff.
16. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut

or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

- a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
- b. Minimize amount of disturbed area.
- c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

Plan Requirements: All requirements shall be shown on the building plans.

Timing: Condition shall be adhered to throughout all construction activities.

Monitoring: CDD shall ensure measures are on plans. Building Inspector shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

17. In the event archaeological remains are encountered during excavation, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are able 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 2 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all final building and grading plans. **Monitoring:** CDD shall check in the field.
18. Best available erosion and sediment control measures shall be implemented during grading and construction. 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 construction period. 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 off site 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 Public

Works prior to issuance of a Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site.

Timing: The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

19. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.
20. Approval of the Development Plan shall expire one year 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 decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.
21. 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.
22. No permits for development shall be issued except in conformance with the approved 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 marked Exhibit 1, Attachment B, dated May 2, 2016. Substantial conformity shall be determined by the Community Development Department Director.
23. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
24. 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. For best response, provide as much notice as possible, up to 10 working days.
25. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

26. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the application must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
27. All applicable conditions of approval and mitigation measures 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.
28. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
29. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.
30. The conditions of this approval supercede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
31. 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.
32. 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.
33. 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.
34. 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.
35. 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 occupancy when allowed by the Community Development Director.

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 and Coastal Development Plan, 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.

SPECIAL DISTRICT CONDITION LETTERS

37. Compliance with the attached Departmental and District letters is required as follows:

- a. City of Carpinteria Public Works Department dated April 5, 2016
- b. Carpinteria–Summerland Fire Protection District dated April 19, 2016
- c. Carpinteria Sanitary District letter dated April 19, 2016
- d. Carpinteria Valley Water District letter dated March 24, 2016

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 May 2, 2016

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

Applicant/Property Owner

Date

CITY OF CARPINTERIA, CALIFORNIA



Department of Public Works Memorandum

To: Nick Bobroff
Associate Planner

From: Matt Maechler
Department of Public Works

Date: April 5th, 2016

Subject: Carpinteria Garden, 16-1808

The Department of Public Works has reviewed the project and has the following Conditions of Approval.

PUBLIC RIGHT OF WAY ENCROACHMENTS

1. An Engineering Permit is required for work within the public right of way. An Encroachment Permit can be obtained through the Department of Public Works.
2. Sidewalk shall extend along the wood chip area at back of curb to connect to the existing sidewalk located to the east. If a driveway apron is proposed, it shall meet current ADA standards.
3. Plans shall be submitted for frontage improvements on Fifth St. prior to issuance of Engineering Permits for review by the City Engineer. Frontage improvements, including driveway apron, sidewalk, street signs, street trees, and other facilities as determined by the City Engineer, are to be installed in conformance with the standards, specifications, and policies of the City at the locations shown on the improvement plans. Unless otherwise specified, the City utilizes the County of Santa Barbara Engineering Standards.
4. Paving and driveway aprons shall transition into existing public improvements as required by the City Engineer.

UTILITY CONDITIONS

1. No new utility poles shall be installed. Show the points of connection for all utilities in the public right-of-way. All overhead utilities on-site for the project shall be placed underground and shown on the project plans.

2. Plans shall be submitted for proposed lighting on Fifth St. prior to issuance of Engineering Permits for review by the City Engineer.
3. Plans shall show existing storm drain inlets and proposed drainage improvements.

STORMWATER MANAGEMENT

1. This project is subject to the requirements of the County of Santa Barbara Technical Guide for Low Impact Development. The applicant shall submit a Storm Water Control Plan (SWCP) complying with the Technical Guide that includes the following elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; the proposed design and placement of structural and non-structural PCRs to address identified pollutants; a proposed Operation and Maintenance Plan; a method for ensuring maintenance of all PCRs over the life of the project; and certification by a licensed civil engineer, architect, or landscape architect.
2. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates.

End of Conditions of Approval



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

April 19, 2016

Nick Bobroff
Associate Planner
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

RE: Project 16-1808-DP/CDP / Community Garden Building
APN 004-105-016 / 4800 Block Fifth Street

Dear Nick Bobroff:

The following items are necessary for fire protection:

1. All new buildings/ structures shall be protected by an approved automatic fire sprinkler system. Prior to installation, plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to the prevention bureau for approval.
2. One Portable Fire Extinguisher rated a minimum of 2A10BC shall be provided in the kitchen.
3. An application for the assignment of a PARCEL/ SITUS ADDRESS shall be submitted to the Fire Prevention Bureau. (enclosed).
4. Prior to issuance of occupancy certificate assigned address numbers must be posted on the buildings such that they are visible from the street. Numbers shall be a minimum 4 inches high on a contrasting background
5. Pedestrian access gates, if installed, shall be provided with a minimum clear opening of 48 inches clearance.
6. Per Carpinteria-Summerland Fire District Ordinance No. 2003-01 pertaining to fees and service charges, a permit application fee is assessed on all plans reviews.

"Pride in Service"

7. Pursuant to C.S.F.P.D. Ordinance No. 92-02 and Carpinteria City Ordinance No. 599, prior to issuance of a "Certificate of Occupancy", the Carpinteria-Summerland Fire Protection District mitigation fee must be paid.
8. Any future changes, including further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable fire district development standards.

If you need additional information on Fire District conditions, please contact me at 566-2451.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Foster", with a long horizontal flourish extending to the right.

Ed Foster
Fire Marshal
Fire Prevention Bureau

**CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT
FIRE PREVENTION DIVISION
1140 Eugenia Place, Suite A
Carpinteria, California 93013
(805) 684-4591 / Fax (805) 566-0463**

STREET ADDRESS APPLICATION

PROPERTY OWNER

DATE

Last Name

First Name Initial

Mailing Address

Street

City

State

Zip

Fax

Telephone

Applicant (if different from owner)

Last Name

First Name Initial

Mailing Address

Street

City

State

Zip

Fax

Telephone

Signature / Comments

ASSESSOR PARCEL NO. (APN)

004-105-016

ADDRESS TYPE (please check one)

☐

New Residential

☐

Additional Residence(s)*

☐

Change Residential*

☒

New Commercial

☐

Additional Commercial*

☐

Change Commercial*

***ADDRESS TO BE REVIEWED**

Street Number/Name

Please provide a drawing or map showing location of access road and relative location of parcel.

Copy of Address Assignment to

☐

Applicant

☐

Owner

PAYMENT

\$

N/A

Check #

Date

TO BE COMPLETED BY THE FIRE DISTRICT

ADDRESS ISSUED

Street Number/Name

Area

Inspector

Date Issued

COMMENTS



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 • Fax (805) 684-7213

April 19, 2016

Nick Bobroff
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

RECEIVED

APR 19 2016

**COMMUNITY DEVELOPMENT
DEPARTMENT**

**RE: Project No. 16-1808-DP/CDP
Fifth Street Community Gardens
4800 Block of Fifth Street
Applicant: City of Carpinteria
Agent: Matt Roberts**

Dear Mr. Bobroff:

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has reviewed the plans received on March 30, 2016 to construct a community garden park on a vacant lot. The park will include garden plots, a garden center building and assorted accessory structures.

The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. Any sewer improvements shall conform to approved District construction standards for materials and methods.
2. A sewer construction permit is required for any and all work on the sewer lateral serving the proposed project. The permit shall be procured and applicable fees paid prior to issuance of Building permits. A performance deposit is required for the sewer construction that will occur in Fifth Street.
3. The applicant shall submit a detailed sketch or engineered drawing to the District showing any proposed sewer connections, alterations or additions. During the construction, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans. The District requires the garden center building to have a separate water meter, or sub-meter for utility billing.
4. Please provide a note on the utility plans to inform the Contractor that a permit from the District is required prior to any sewer construction work. Please allow at least 48 hour advanced notice to the District for inspections. The District can be reached at (805) 684-7214 x13.

5. A Development Impact Fee (DIF) shall be paid to the District for each constructed and commercial structure. For construction of commercial or non-residential structures, the DIF is determined in accordance with District Ordinance No. 13. The fee is based on the actual square footage and projected wastewater characteristics for the type of use (e.g. retail, office, public restroom, etc.). For the proposed garden center building, a DIF of **\$ 9,093** shall be paid to the District at the time the building permit is issued
6. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. Non-residential SSC's are estimated based on projected water use. The pro-rated SSC fees will be due at the time of occupancy. The estimated SSC for this project is **\$1894.35**. Going forward, the annual SSC for the project will be billed to the adjacent parcel 004-105-011, which also includes the train depot bathroom.

If you have any questions or comments regarding any of the conditions provided, please contact me at (805) 684-7214, ext. 13 or lancel@carpsan.com.

Sincerely,
Carpinteria Sanitary District



Lance Lawhon
Engineering Technician

C: Matt Roberts



Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

BOARD OF DIRECTORS

Alonzo Orozco
President
Polly Holcombe
Vice President
Richard Forde
Matthew Roberts
June Van Wingerden

GENERAL MANAGER

Charles B. Hamilton

March 24, 2016

City of Carpinteria
Community Development Dept.
Nick Bobroff, Associate Planner
5775 Carpinteria Ave.
Carpinteria, CA. 93013

SUBJECT: 4800 BLOCK FIFTH STREET, APN 004-105-015, CARPINTERIA GARDEN PARK, COMMENT LETTER

Hello Nick

Please be advised, this parcel is within the Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage II Drought Emergency for more information on Ordinance 15-2, please visit the District website www.cvwd.net.

Thank you for reviewing the proposed Carpinteria Garden Park in the 4800 block Fifth Street at the March 17, 2016 IDAG meeting. Listed are the District comments and request for the project.

- District will require an estimated water demand for the community garden.
- Fixture count for new community center.
- Water utility plan for project.
- Please note all necessary backflow protection will be required on the project.

If you have any questions please feel free to contact me at Brian@cvwd.net or 805-684-2816x103.

Thank you,
Carpinteria Valley Water District

Brian King, P.E.
Associate Engineer

C: File Copy
Matt Roberts City of Carpinteria Director Parks and Recreation Dept., 5775 Carpinteria Ave. Carpinteria CA. 93013

Exhibit 2
ARB Meeting Minutes
March 31, 2016 & April 14, 2016

Carpinteria Community Garden Park
4800 block Fifth Street

PC Hearing, May 2, 2016

The project applicant was not present at the meeting therefore the item was continued to the April 14, 2016 meeting of the Architectural Review Board.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Ellinwood to recommend continuance of the Project to April 14, 2016.

VOTE: 5-0

PROJECT REVIEW

- 5) Applicant: City of Carpinteria Parks and Recreation Dept. Planner: Nick Bobroff
Project Number: 16-1808-DP/CDP
Project Location: 4800 block Fifth Street (APN 004-105-015)
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Matt Roberts on behalf of the City of Carpinteria Parks and Recreation Department to consider Project 16-1808-DP/CDP for preliminary review of the proposed Carpinteria Community Garden Park project. Proposed improvements include but are not limited to raised planting beds, new site landscaping and hardscape, fencing, lighting, public gathering areas and a new 300 square foot garden center building. The property is a 30,000 square foot parcel zoned Commercial Planned Development (CPD) and shown as APN 004-105-015 located on the south side of the 4800 block of Fifth Street, west of City Parking Lot #3 and adjacent to the UPRR railroad right-of-way.

Staff presented an overview of the project, as well as cut sheets/exhibits for the individual elements/features of the park. Staff asked for the Board's feedback on site layout, lighting, frontage improvements and the selected amenities.

Matt Roberts, project representative, was available to answer questions and provide additional details on the project concept and design.

Public Comment:

Terrence Ford raised a concern over the amount of new lighting proposed for the park. He also expressed disappointment with the neglected state of the landscaping around the Fifth Street parking lot and worried whether the new park would eventually end up similarly neglected.

Marla Daily asked about water and trash service for the park; where would it be located and how would it be provided? She also expressed her opposition to any new park lighting, citing her belief that that existing lighting along both the project's Fifth Street and railroad frontages ought to be sufficient for a park that is not open at night.

Boardmember Discussion:

Several of the Boardmembers expressed concern with the amount of lighting, wondering how much of the site was already illuminated by existing lighting and how much additional lighting was really needed. In response to questions from the Boardmembers and public, Matt Roberts explained that additional lighting was desired for security purposes. He noted pole light locations (eight in total) were identified on the site plan and were comprised of five lights along the Fifth Street frontage set amid the landscaping, and three additional lights around the southwest park perimeter. The building would have its own night-sky compliant wall-mounted fixtures. He also explained all park lighting

could be outfitted with dimmers and/or automatic shut-offs. He offered some of the pole lights could likely be replaced with low level bollard lighting instead.

The Board asked for details on the construction of the planting boxes. Mr. Roberts explained the planting boxes would be made of concrete for durability purposes; the tall ones would be pre-cast and the lower height ones would be site built. Each planting box would feature a mesh screen bottom for drainage and pest protection. The planter box wall dimensions would lend themselves to being used for seating/kneeling upon. The pathways around and between the planting boxes would be approximately five feet wide and finished in a wood chip surface.

The Board also asked about how garden waste would be handled and waste bins stored. Matt Roberts explained the City intended to use residential green waste bins for the park. The bins would be stored/staged near the compost area and tool shed(s). Carts/wheelbarrows would also be stored in this area. Garden users would wheel the bins/carts over to their plot as needed before returning them to the storage area. Boardmember Chappell suggested these features (compost, waste bin storage, tool shed, etc.) might be better placed elsewhere, away from the park entrance.

With respect to the shade trellis/arbor structures, the Board sought clarification concerning the proposed design of the large shade trellis (i.e., as shown on the rendering or as shown in the cut sheets). Boardmember Reginato indicated he did not care for the arched entry arbors and would prefer them squared off. Boardmember Ellinwood asked whether there were any decorative details from the historic train depot building that could be incorporated into the design of the trellis features.

Concerning the garden center building, Boardmember Ellinwood suggested it might make sense to provide some “office” space/storage in the building for park volunteers. He also thought it might be desirable to provide means for natural lighting of the space. It was also noted that the proposed dimensional roofing shingle for the building seemed too heavy for such a small structure. In response to a question from the Board, Mr. Roberts explained the garden center building would be a salvaged pre-1910 railroad office that used to sit along the tracks elsewhere in the City. The addition to the building would be site built with siding/detailing to match existing as close as possible.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato to recommend preliminary approval of the project to the Planning Commission with the following comments:

- Project to return to the ARB for April 14th meeting as in “in-progress” review based on comments above before moving on to the Planning Commission.

VOTE: 5-0

OTHER BUSINESS: None

keeping with the art deco style of architecture by placing the lettering on the face of the wall and using a wood underline of the words “Corktree Cellars” rather than as a whole background to the sign.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Chappell to recommend final approval with the following comments:

- Continue the wood veneer into the interior of the entry corridor;
- The reclaimed wood should be placed in the same horizontal plane, rather than vertically;
- The wood veneer should be trimmed to finish any uneven edges or faces;
- The wall sign lettering should be affixed directly to the wall face and should not have a wood background; and
- A wood underline may be placed under the sign letters “Corktree Cellars” as an ascent.

VOTE: 4-0 (Gahan absent)

PROJECT REVIEW

- 2) Applicant: City of Carpinteria Parks and Recreation Dept. Planner: Nick Bobroff
Project Number: 16-1808-DP/CDP
Project Location: 4800 block Fifth Street (APN 004-105-015)
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Matt Roberts on behalf of the City of Carpinteria Parks and Recreation Department to consider Project 16-1808-DP/CDP for continued preliminary review of the proposed Carpinteria Community Garden Park project. Proposed improvements include but are not limited to raised planting beds, new site landscaping and hardscape, fencing, lighting, public gathering areas and a new 300 square foot garden center building. The property is a 30,000 square foot parcel zoned Commercial Planned Development (CPD) and shown as APN 004-105-015 located on the south side of the 4800 block of Fifth Street, west of City Parking Lot #3 and adjacent to the UPRR railroad right-of-way.

Staff described the revisions made to the project in response to the Board’s previous comments. Matt Roberts, project applicant, explained to the Board that he visited the park site at night and found the southwest area of the park to be dark and not illuminated by existing, surrounding lighting. He noted that with the removal of the two existing “cobra head” lights on Fifth Street and the new proposed lighting scheme for both Fifth Street and the park, the park would achieve its desired minimum security lighting while remaining sensitive to neighboring residences.

Public Comment: None

Boardmember Discussion:

Overall, the Board was in support of the changes made to the project. It was noted the changes to the lighting, particularly along the Fifth Street frontage should be an improvement for the neighborhood.

In response to questions from the Boardmembers, Mr. Roberts explained that the trellis structures can all be ordered from the same manufacturer and designed to the City’s specifications in terms of dimensions. The Board suggested the posts for the trellis ought to be 8x8, in which case the horizontal beams and trellis members should also be more substantial (~ 3x8 beams, 3x6 cross beams,

3x3 perlins). Mr. Roberts also clarified that he plans to grow vines with edible fruits on the trellis structures.

Boardmember Ellinwood asked whether any changes had been made to the building. Mr. Roberts explained that all of the windows had been reframed and brought up to the same head heights. He felt that the new standardized windows and lighter colored interior finishes provided suitable interior natural lighting.

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Reginato to reaffirm their previous recommendation for preliminary approval of the project to the Planning Commission with their comments attached.

VOTE: 4-0 (Gahan absent)

PROJECT REVIEW

- 3) Applicant: Jeremy Rogers, Montana Avenue Capital Partners Planner: Steve Goggia
Project Number: 15-1795-DPR/CDP
Project Location: 6303 and 6307 Carpinteria Avenue
Zoning: Industrial Research Park (M-RP)

Hearing on the request of Jeremy Rogers to consider Project 16-1808-DP/CDP for final review of the proposed remodel of the exterior façade and outdoor space at the North West corner of an existing single story corporate office building. The alteration includes the installation of two covered outdoor activity/seating areas totaling approximately 1,622 square feet, new tinted non-reflective storefront glazing panels, two roll-up glass doors with clear anodized aluminum frames, wood slats exterior wall finish, new paint colors and approximately 2,400 square feet of new/replacement landscape plantings. The property is zoned Industrial Research Park (M-RP) and shown as APN 001-180-068 and 001-180-069 addressed as 6303 and 6307 Carpinteria Avenue.

Staff presented the working drawings noting the Board would be most interested in the patio cover details shown on sheet A4.1. Project Architect Brian Poliquin responded to a question from the Board regarding the support for the cedar members used for the screen/fence.

Public Comment: None

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Ellinwood to recommend final approval with the comment that the plans be revised to include additional vertical supports for the cedar or boards, or use another method to better support the cedar members.

VOTE: 4-0 (Gahan absent)

OTHER BUSINESS: None

Exhibit 3
Notice of Exemption

Carpinteria Community Garden Park
4800 block Fifth Street

PC Hearing, May 2, 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: Carpinteria Community Garden Park

Project Applicant: City of Carpinteria Parks & Recreation Dept, 5775 Carpinteria Ave, Carpinteria, CA

Project Location - Specific:
4800 block Fifth Street. Bounded by Fifth Street to the north, City Parking Lot #3 to the east and UPRR rail corridor to the south (APN: 004-105-016)

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

Description of Nature, Purpose and Beneficiaries of Project:

Construct new public community garden park. Improvements include 100 50 sq ft raised garden plots, new 300 sq ft garden center building, misc. accessory structures, perimeter fencing, street and park lighting, and new hardscape and landscape areas.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: City of Carpinteria Parks & Recreation Department

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: Sections 15303, 15304, 15332
☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This project involves construction of small accessory structures and landscape improvements. The proposal is located within an urbanized part of the City on a property that has no habitat value for endangered, rare or threatened species. The remodel would not result in an increased demand on existing public services and is found to be aesthetically compatible with the surrounding neighborhood.

Lead Agency
Contact Person: Nick Bobroff, Associate Planner Area Code/Telephone/Extension: 805/7554407

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: 05/02/2016 Title: Associate Planner

☒ 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: _____

ACTION MINUTES

The meeting was called to order at 5:35 p.m. by Richard Johnson, Chair.

ROLL CALL

Boardmembers present: Richard Johnson
Dylan Chappell
Scott Ellinwood
Jim Reginato

Boardmembers absent: Rachelle Gahan

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

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: Jessica Clark, Corktree Cellars Planner: Shanna Farley-Judkins
Project Number: 16-1809-SIGN
Project Location: 910 Linden Avenue
Zoning: Central Business (CB)

Hearing on the request of Jessica Clark to consider Project 16-1809-SIGN for the continued preliminary review of a request modify the signage and frontage improvements at an existing restaurant "Corktree Cellars". The new wall sign and frontage improvements would include reclaimed unfinished wood. The property is a 6,969 square foot parcel zoned Central Business (CB) and shown as APN 003-263-023 addressed as 910 Linden Avenue.

Staff presented a brief presentation about the proposed sign and façade changes to the site. The applicant, Jessica Clark expressed the desire to update the look of the building, as they unable to do too much to modify the color or architecture of the building. Mrs. Clark clarified that existing up lights, set atop the awning, would remain to light the proposed sign. She also noted that the letters would be constructed of a metal, like anodized aluminum.

Public Comment: None

Boardmember Discussion:

Boardmember Reginato said he preferred the sign letters placed directly on the wall face. He noted if the background wood was retained, he would prefer that it be reduced in size by one or one and half inches to allow more of the white frame to show around the border of the sign. He noted that the entry façade seemed awkward since the wood grain was set in two different directions. Boardmember Ellinwood suggested that the wood veneer run into the entry corridor and that the wood all be set with the grain running horizontally. Boardmember Chappell agreed that the wood veneer should be set in a horizontal plane and that the sign should be trimmed out to look more like a sign. Boardmember Johnson agreed that the sign should be trimmed out but also preferred the lettering being placed directly on the wall face, rather than having a large wood background. Mrs. Clark noted that she hoped to distinguish between their sign and the neighboring Robataille's painted wall sign. She also hoped to use the reclaimed wood in the sign to connect to the entrance veneer changes at the entrance. Boardmember Ellinwood agreed that the sign should be more similar to the Robataille's sign and in

keeping with the art deco style of architecture by placing the lettering on the face of the wall and using a wood underline of the words “Corktree Cellars” rather than as a whole background to the sign.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Chappell to recommend final approval with the following comments:

- Continue the wood veneer into the interior of the entry corridor;
- The reclaimed wood should be placed in the same horizontal plane, rather than vertically;
- The wood veneer should be trimmed to finish any uneven edges or faces;
- The wall sign lettering should be affixed directly to the wall face and should not have a wood background; and
- A wood underline may be placed under the sign letters “Corktree Cellars” as an ascent.

VOTE: 4-0 (Gahan absent)

PROJECT REVIEW

- 2) Applicant: City of Carpinteria Parks and Recreation Dept. Planner: Nick Bobroff
Project Number: 16-1808-DP/CDP
Project Location: 4800 block Fifth Street (APN 004-105-015)
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Matt Roberts on behalf of the City of Carpinteria Parks and Recreation Department to consider Project 16-1808-DP/CDP for continued preliminary review of the proposed Carpinteria Community Garden Park project. Proposed improvements include but are not limited to raised planting beds, new site landscaping and hardscape, fencing, lighting, public gathering areas and a new 300 square foot garden center building. The property is a 30,000 square foot parcel zoned Commercial Planned Development (CPD) and shown as APN 004-105-015 located on the south side of the 4800 block of Fifth Street, west of City Parking Lot #3 and adjacent to the UPRR railroad right-of-way.

Staff described the revisions made to the project in response to the Board’s previous comments. Matt Roberts, project applicant, explained to the Board that he visited the park site at night and found the southwest area of the park to be dark and not illuminated by existing, surrounding lighting. He noted that with the removal of the two existing “cobra head” lights on Fifth Street and the new proposed lighting scheme for both Fifth Street and the park, the park would achieve its desired minimum security lighting while remaining sensitive to neighboring residences.

Public Comment: None

Boardmember Discussion:

Overall, the Board was in support of the changes made to the project. It was noted the changes to the lighting, particularly along the Fifth Street frontage should be an improvement for the neighborhood.

In response to questions from the Boardmembers, Mr. Roberts explained that the trellis structures can all be ordered from the same manufacturer and designed to the City’s specifications in terms of dimensions. The Board suggested the posts for the trellis ought to be 8x8, in which case the horizontal beams and trellis members should also be more substantial (~ 3x8 beams, 3x6 cross beams,

3x3 perlins). Mr. Roberts also clarified that he plans to grow vines with edible fruits on the trellis structures.

Boardmember Ellinwood asked whether any changes had been made to the building. Mr. Roberts explained that all of the windows had been reframed and brought up to the same head heights. He felt that the new standardized windows and lighter colored interior finishes provided suitable interior natural lighting.

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Reginato to reaffirm their previous recommendation for preliminary approval of the project to the Planning Commission with their comments attached.

VOTE: 4-0 (Gahan absent)

PROJECT REVIEW

- 3) Applicant: Jeremy Rogers, Montana Avenue Capital Partners Planner: Steve Goggia
Project Number: 15-1795-DPR/CDP
Project Location: 6303 and 6307 Carpinteria Avenue
Zoning: Industrial Research Park (M-RP)

Hearing on the request of Jeremy Rogers to consider Project 16-1808-DP/CDP for final review of the proposed remodel of the exterior façade and outdoor space at the North West corner of an existing single story corporate office building. The alteration includes the installation of two covered outdoor activity/seating areas totaling approximately 1,622 square feet, new tinted non-reflective storefront glazing panels, two roll-up glass doors with clear anodized aluminum frames, wood slats exterior wall finish, new paint colors and approximately 2,400 square feet of new/replacement landscape plantings. The property is zoned Industrial Research Park (M-RP) and shown as APN 001-180-068 and 001-180-069 addressed as 6303 and 6307 Carpinteria Avenue.

Staff presented the working drawings noting the Board would be most interested in the patio cover details shown on sheet A4.1. Project Architect Brian Poliquin responded to a question from the Board regarding the support for the cedar members used for the screen/fence.

Public Comment: None

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Ellinwood to recommend final approval with the comment that the plans be revised to include additional vertical supports for the cedar or boards, or use another method to better support the cedar members.

VOTE: 4-0 (Gahan absent)

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held March 31, 2016.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato, to approve the minutes as presented.

VOTE: 4-0 (Gahan absent)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:699 Linden Avenue Restaurant Remodel:

Project architect for 699 Linden Avenue proposed to revise the existing Linden Avenue entry by demolishing the angled walls and existing entrance, and moving the new entrance forward by approximately two feet. The Boardmembers reviewed the original approved and proposed revised floor plans and elevations, and indicated they were in support of the proposed revision as presented.

4819 Carpinteria Avenue; M3 Mixed Use Building:

Project applicant requests to increase the roof heights of the various building elements by six to 12 inches in order to account for structural and mechanical constraints in building construction without encroaching upon tenant space ceiling heights. Specifically, the roof at the northwest corner would be increased by six inches (to 28 feet 10 inches), the roof along the Carpinteria Avenue frontage would be increased by 12 inches (to 27 feet) and the flat roof encapsulated within the parapet would increase by 10 inches. The parapet height was proposed to remain the same as existing (29 feet six inches).

Boardmembers reviewed the revised plans and indicated the requested changes were minor and could be supported. They did however suggest the project applicants should explore low height rooftop mechanical equipment. The Board also suggested that the applicants could consider raising the parapet height four to six inches to keep proportions of the building design similar to the original proposal. It was noted adding any additional height to the parapet may also aid in screening rooftop mechanical equipment.

ADJOURNMENT

Chair Johnson adjourned the meeting at 6:35 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, May 12, 2016.

All Boardmembers present indicated they would be in attendance.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board

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DRAFT



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Happy Birthday Louis!	2 9am Large Projects Coordination Mtg – Blue Rm 5:30pm Planning Commission–CC TV	3 10am Staff Mtg – Blue Rm 2pm PW Staff Mtg – Blue Rm 5pm ERC Mtg – CC	4 8am Parks/Rec Staff Mtg–Green Cf Rm 5pm HOSTS Volunteer Mtg – CC	5 8am Downtown BAB–Green Cf Rm 8:45am Carp 1st Comm–Green Cf Rm 12:15 Lunch & Learn – CC 2pm All CDD Staff Mtg – Green Conf Rm <i>Happy Birthday Monique!</i>	6 5:30pm 1 st Friday Events Down–town	7
8 <i>Mother's Day</i>	9 3pm Council Closed Session – CC & Blue Rm 5:30pm City Council Mtg – CC TV	10 10am Staff Mtg – Blue Rm 2pm PW Staff Mtg – Blue Rm 2:30pm Planning Staff Mtg – Green Cf Rm 4:30pm School Board Closed Session – CC & Green Conf Rm 5:30pm School District Board – CC TV 5:30pm Softball Mgr's Mtg – Blue Rm	11 8am Parks/Rec Staff Mtg–Green Cf Rm 10:30am Performance Pro Training – CC 2pm Performance Review Training for Mrgs & Supervisors – CC 5:30pm Water District Board Mtg – CC TV	12 10:30am Workers Comp Training – CC 12pm C3H Housing Committee – Green Rm 1:30pm Hearing Safety Training – CC 2:30pm Code Compliance Mtg– Blue Rm 5:30pm ARB Mtg – CC	13	14 9am Carpinteria Beautiful – CC 10am – 2pm ABOP – PW Yard
15	16 9am Large Projects Coordination Mtg – Blue Rm	17 10am Staff Mtg – Blue Rm 2pm PW Staff Mtg – Blue Rm 2:30pm Planning Staff Mtg – Green Cf Rm 5:30pm Fire District Board Mtg – CC TV	18 8am Parks/Rec Staff Mtg–Green Cf Rm 2:30pm C3H Homelessness Mtg – CC 4:30pm Teen Court – CC & Green Rm	19 8:30pm Carp First Mtg – Green Rm 10:30am IDAG Mtg – Blue Rm 2pm Employee Perf Pro Training – CC 2:30pm Code Compliance Mtg– Blue Rm 2:45pm Employee Perf Pro Training– CC 3:30pm Perf Pro Mandatory Training– CC 4pm Perf Pro Mandatory Training– CC 5:30pm Tree Advisory Board Mtg – CC	20 9am – 12pm BEACON Mtg – CC 4pm CERT Training – CC	21 7am – 5pm CERT Training – CC
22 7am – 5pm CERT Training – CC	23 3pm Council Closed Session – CC & Blue Rm 5:30pm City Council Mtg – CC TV	24 9am DOJ Atty Gen Hearing – Green Cf Rm 10am Staff Mtg – Blue Rm 2pm PW Staff Mtg – Blue Rm 2:30pm Planning Staff Mtg – Green Cf Rm 4:30pm School Board Closed Session – CC & Green Conf Rm 5:30pm School District Board – CC TV	25 8am Parks/Rec Staff Mtg – CC 5:30pm Water District Board Mtg – CC TV	26 11am Homeless Population Mtg – BI Rm 2:30pm Code Compliance Mtg– Blue Rm 5:30pm ARB Mtg – CC	27	28 10am – 2pm ABOP – PW Yard
29	30 9am Large Projects Coordination Mtg – Blue Rm	31 10am Staff Mtg – Blue Rm 2pm PW Staff Mtg – Blue Rm 2pm RFP Opening – CC				

City of Carpinteria
Planning Activity Summary

April 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 04/27/16

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. Inc Letter 3/4/16. Resubmittal 4/16/16. 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	
16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Submitted 4-19-16.	Nick	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	
15-1781-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	
16-1811-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	
16-1814-CUP/CDP	Hathaway	4740	Fourth Street	Comprehensive remodel	Submitted 3/7/16. Incomplete 3/31/16. Resubmittal 4-7-16; deemed insufficient 4-20-16. Prelim/Final ARB 3/31/16.	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. Sent warning to close letter 041416. Resubmittal info 04/25/16.	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. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closes 5-9-16	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	
15-1774-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 approved 10/29/15.	Nick	4	
16-1818-CDP	O'Mahoney	1088	Linden Avenue	Eliminate Condo Map	Submitted 03/25/16. Approved by Director 04/15/16. Appeal period ends 04/25/16.	Steve	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	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	
16-1808-DP/CDP	City of Carpinteria Parks & Recreation Dept	4800	Fifth Street	Community Garden	Submitted 2/3/16. Incomplete 2/25/16. Resubmitted 3/23/16. Prelim ARB approval 3/31/16. In-progress review 4/14/16. Complete 4-25-16. To PC 5-2-16.	Nick	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	

15-1798-DP/PM/CD	Habitat for Humanity	4949	Sawyer Avenue	Three residential condominiums	Submitted 11/5/15. IDAG Routing 11/10/15. Incomplete 11/17/15. IDAG 11/19/15. Complete 11/25/15. Prelim ARB 1/14/16. PC scheduled 03/07/16. Cont. PC 04/04/16. PC approved 04/04/16. PC Action Letter 04/05/16. NOE sent 04/05/16. 10 day appeal period ends on 04/14/16.	Shanna	6	
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 approved 4/15/16. To City Council for final acceptance.	Nick	7	
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	
13-1650-DP/CDP	M3 Multifamily, LLC	4819	Carpinteria Avenue	6,000 square foot commercial building and two 600 square foot apartments	Submitted 1/9/15. Incomplete 2/7/15. Prelim ARB 10/17/13. PC approved 12/2/13. ARB "in-progress" 3/27/14. PC approved 36-month TEX 12/1/14. Minor height revision considered by ARB 4-14-16	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	
15-1795-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	
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	10	
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	
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	
15-1785-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. CC 1st reading 04/25/16. CCC submittal for LCPA to be sent 05/4/16.	Shanna	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	
15-1791-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. Final ARB approval 3/17/16. BP submitted 4-13-16; 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	
15-1786-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. BP Issued 04/20/16.	Shanna	13	
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	13	
15-1800-DP/CDP	Sinclair	607	Walnut Avenue	47 sq ft bathroom addition & new 2nd floor dormers	Resubmitted 12/28/15. Prelim ARB Approval 1/14/16. Complete 1/21/16. PC approved 2/1/16. Final ARB approval 3/31/16. BP approved & issued.	Nick	13	
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. CDD Approval 3/31/16. Appeal period ends 4/11/16. Building Permit approved & issued.	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	

16-1817-DPR/CDP	Moody	5141	Seventh Street	Second floor addition of 187 sf	Submitted 3/18/16. Complete 3/18/16. ARB 033116. Director approval 04/01/16. Appeal period ends 04/11/16. BP11687 issued 04/26/16.	Shanna	13	
16-1821-SIGN	Frontier Communications	5115	Ogan Road	Sign Change	Submitted 4/18/16. Approved 4/28/16. ARB Waived.	Shanna	13	
04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 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 4/22/13 verified by City Biologist. Need to verify growth spring 2016.	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 2/3/14. 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	
14-1738-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	
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. BP issued; under construction 4-18-16.	Nick	14	
16-1819-SIGN	Omni Catering	4835	Carpinteria Avenue	Reface existing sign	Submitted 3/28/16. Approved 03/30/16.	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. Construction Complete.	Nick	15	YES
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 closed per applicant request 4/21/16.	Nick	15	

Permit Report Annual Report - City of CARPINTERIA

4/1/2016 - 04/28/2016

Issued Date	Permit #	Parcel #	Site Address	Owner Name	Valuation	Project Description
4/26/2016	11694	001-480-033	6353 Lagunitas Court	Bradley McMahon	6,000	New condensor unit, existing fan & coil
4/20/2016	11691	003-351-022	592 Calle Dia	SMITH JULIE K	20,900	10.0 kw flush roof mounted solar p.u. 38-modules I-inverter
4/15/2016	11689	003-340-021	5537 Calle Ocho	Britton Marin	1,000	Placement of Electrical Outlets in PVC Along Block Wall on Rear Property Line
4/20/2016	11685	003-352-004	5661 Canalino Drive	HILL, STEVEN & PATTY FAMILY TRUST	31,105	Construction of a +/- 100 square ft. 30" max., depth koi pond
4/11/2016	11676	003-322-007	607 Walnut Avenue	Mechelle A. Sinclair	175,000	Demolish a 130 sf bathroom, build a new 170 sf master ensuite, new 2nd story dormers. Add 166 sf to the existing 91 sf deck for a total deck area of 256 st.
4/12/2016	11670	003-262-020	801 Linden Avenue	TARON PROPERTIES, LLC	35,000	Construct new full height wall next to waiting a new ice cream hand dip, new checkout stands and new fixtures with power relocate existing mop sink and water heater, new freezer, remove existing windows and at receiving area and existing awnings above.
4/7/2016	11666	001-241-008	1347 Camino Trillado	GEORGE, ROBERT B	311,000	Remodel/ second floor additon to an existing single story SFD
4/20/2016	11661	001-180-070	6267 Carpinteria Avenue	6267 CARPINTERIA AVENUE, LLC	150,000	New unmanned Cell Site. Roof top installation, outdoor equipment on steel platform. Antennas incorporated into the existing building parapet.

4/22/2016	11644	001-180-068	6309 Carpinteria Avenue	Carp II, LLC	750,000	26,000 SF office tenant improvement. Remodel and add restrooms. New MEP's
4/12/2016	11623	003-312-004	699 Linden Avenue	Jade Capital LLC	500,000	Interior/ Exterior remodel to restaurant. Demo raised floor, new restrooms, new exterior doors, new walk-in fridge, new lighting, structural upgrades, new grease interceptor
4/5/2016	11027	001-170-019	5585 Carpinteria Avenue	PINI, DARIO	50,000	A 516 sq. ft. addition to (2) existing motel buildings, renovate (e) buildings, interiors, facades, grounds & landscaping. 5/26/15 - Approved revisions - structural 3/29/16 - Revisions to existing building permit.

Total Records: 11

4/27/2016