

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: 02/02/17**

FEBRUARY 6, 2017

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

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

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

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

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

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

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

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

5. CONSENT CALENDAR

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

a. Minutes of the regular Planning Commission meeting held December 6, 2016.

6. NEW PUBLIC HEARING

**Hernandez Residences Remodel
Project 16-1835-CUP/CDP**

Planner: Nick Bobroff

Hearing on the request of Tony Xiques, agent for Rafael Hernandez, to consider Project 16-1835-CUP/CDP (application filed on July 13, 2016) for a Conditional Use Permit and a Coastal Development Permit to allow for a comprehensive remodel of three existing, legal nonconforming residences under the provisions of the Planned Residential Development (PRD) zone district and CMC §14.82, Nonconforming Uses; and to approve an Exemption pursuant to §15302 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-312-017, address as 520 Elm Avenue and 4934/36 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. Action Minutes of the Architectural Review Board meetings of December 15, 2016 and January 12, 2017.
 - ii. City calendar for the month of February 2017
 - iii. Community Development Project Status Report as of January 31, 2017
 - iv. Construction Permit Report as of January 31, 2017

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., February 16, 2017. The next regular Planning Commission meeting will be held on Monday, March 6, 2017 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: John Moyer, Chair David Allen John Callender, Vice-Chair Glenn La Fevers Commissioners Absent: Jane L. Benefield Others Present: Steve Goggia, Community Development Director Approximately 4 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 November 7, 2016 MOTION Upon a motion by Commissioner Allen, seconded by Commissioner Callender, the Planning Commission voted 4-0 (Moyer, Allen, Callender and La Fevers in favor) to approve the minutes of the regular Planning Commission meeting held November 7, 2016 as presented.	CONSENT CALENDAR
NEW PUBLIC HEARING Sanctuary Beach Condominium two-year Time Extension Planner: Steve Goggia Project 14-1733-DP/CDP/TPM/TEX Hearing on the request of Jamie B. Myer, AIA, agent for Norman's Nursery, Inc., to consider Project 14-1733-DP/CDP/TPM/TEX (application filed 8/26/16) for a two-year time extension (November 2, 2016 to November 2, 2018) for the previous approval to allow the demolition of an existing private tennis court and the construction of four residential condominiums. The application involves APN 003-210-030, addressed as 4295 Carpinteria Avenue. Community Development Director Steve Goggia presented the staff report, which included an overview and history of the proposal. Commissioner Callender expressed concern about flood safety issues, specifically sea level rise. He said a 3-foot rise by 2100 would subject the parcel to flooding every year. He said he would not be able to approve the project without sea level rise information in the General Plan policies. Commissioner Allen asked for a discussion with counsel regarding the legal exposure from denying a project based on sea level rise before policies are	NEW PUBLIC HEARING

in place. Community Development Director Steve Goggia explained that current safety element policies are based on 100-year flood plain information. He expressed concern about drawing boundaries without going through a public process and agreed a meeting with counsel would be helpful. Chair Moyer said he supports Commissioner Callender's efforts and hopes sea level rise will be addressed in the General Plan update. He noted the whole area, which includes the railroad, is at risk. Commissioner Allen agreed with their concerns. PUBLIC HEARING OPENED & CLOSED Chair Moyer opened and closed the public hearing at 5:47 p.m. No members of the public came forth at that time. Commissioner La Fevers said legal counsel is needed before continuing the trend of hijacking meetings with sea level rise. MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Allen, the Planning Commission voted 3-1 (Moyer, Allen, La Fevers in favor; Callender opposed) to adopt Resolution PC-16-011 thereby approving a time extension.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Allen announced that a Seal Watch meeting for volunteers will be open to the public this Wednesday at 6:30 p.m. at City Hall.	MATTERS PRESENTED
DIRECTOR'S REPORT a. Distributed Information i. Action Minutes of the Architectural Review Board meeting of November 17, 2016 ii. City calendar for the month of December 2016 iii. Community Development Project Status Report as of November 30, 2016 iv. Construction Permit Report as of November 30, 2016 Community Development Director Steve Goggia reviewed the distributed information and provided an update on a renovation taking place at City Hall. He said due to the renovation, the Planning Commission meeting in January would need to be postponed. MOTION Upon a motion by Chair Moyer, seconded by Commissioner Allen, the Planning Commission voted unanimously to continue the January 3, 2017 Planning Commission meeting to the first Monday in February. Regarding the Dario Pini property, Commissioner Allen complained that lack of on-site management has resulted in increased nuisance behavior. Community Development Director Steve Goggia stated that he would ask Code Compliance to investigate and alleviate concerns.	DIRECTOR'S REPORT
ADJOURNMENT - Chair Moyer adjourned the meeting at 5:54 p.m.	ADJOURNMENT

ATTEST:	_____ Secretary, Planning Commission
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_____ Chair, Planning Commission	
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PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 6, 2017

ITEM FOR CONSIDERATION

Case 16-1835-CUP/CDP

Review of a request for a Conditional Use Permit and Coastal Development Permit to complete a comprehensive remodel of a detached single family residence addressed as 520 Elm Avenue and a duplex apartment addressed as 4934/36 Fifth Street. The requested remodel of the structures would maintain existing legal nonconforming conditions with respect to building setbacks, parking and density.

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

 SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department

 SIGNATURE

Applicant: Rafael Hernandez

Agent: Tony Xiques

Project Location: 520 Elm Avenue & 4934/36
Fifth Street

APN: 003-312-017

Zoning: Planned Residential Development (PRD-20)

General Plan Designation: Medium Density
Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution, thereby approving Project 16-1835-CUP/CDP to allow for the comprehensive remodel of a detached single family residence addressed as 520 Elm Avenue and a duplex apartment addressed as 4934/36 Fifth Street and to allow the property's existing legal nonconforming conditions with respect to building setbacks, parking and density to remain.

II. PROPOSED PROJECT DESCRIPTION

The proposed project entails a comprehensive remodel of the detached one-bedroom single family residence addressed as 520 Elm Avenue and the duplex apartment building containing two two-bedroom units addressed as 4934/36 Fifth Street, located on the subject lot. The proposed improvements would not change the existing placement, size or height of the residences.

The interior floor plan for the 520 Elm Avenue residence would be reconfigured to provide a one-bedroom unit with a more open floor plan. Exterior alterations to the residence include new and/or relocated windows and doors, a rebuilt covered entry porch, new exterior stucco finish, trim and paint, and new asphalt shingle roofing. A new 430 square foot, 18-inch high raised deck is proposed for the street-side elevation (facing Fifth Street), extending out to the Fifth Street property line.¹ Structural alterations are required to accommodate the new floor plan and fenestration, upgrade the existing foundation, and replace approximately 25% of the perimeter structural framing.²

The duplex units at 4934/36 Fifth Street would be converted from two-bedroom units to one-bedroom units. Similar to 520 Elm Avenue, the exterior treatment of the duplex would be updated with new/relocated windows and doors, updated exterior stucco, trim and paint, and new asphalt shingle roofing. New 72-square foot covered entry porches are proposed for both units. The front portion of Unit "A" (4934 Fifth Street) would continue to encroach into the street-side setback and extend approximately three feet into the City's Fifth Street right-of-way. The new entry porch for this unit would also encroach into the Fifth Street (street-side) setback and the City's right-of-way in order to align with the reconfigured floor plan of the duplex. Structural alterations include the reconfigured floor plan and building fenestration, and the new entry porches.

The applicant intends to replace the existing perimeter fencing with new fencing of a similar style and appearance. A minor expansion of the existing uncovered parking area (accessed from Fifth Street) is proposed in order to fit the two uncovered parking spaces entirely on the subject property rather than allowing them to continue to encroach into the City's Fifth Street right-of-way. No revisions to the site's landscaping is proposed at this time.

Conditional Use Permit: The existing units are legal nonconforming with respect to building setbacks, parking and density. The proposed remodel of the units would extend the life of these nonconforming features, and in the case of the 4934 Fifth Street unit, would add a new setback/property line encroachment resulting from the new covered entry porch. A Conditional Use Permit is required to allow the proposed remodel of, and improvements to, the existing non-conforming single family residence and duplex structures.

¹ Uncovered and unenclosed decks, landings and similar structures 18 inches in height or less are not considered structures for building permit or zoning purposes.

² Building Permit #11824 was issued to the applicant in September 2016 to allow for the removal of interior drywall in order to expose and inspect the condition of the building's framing and foundation. Based on the inspection of the residence's structural integrity, it was determined that foundation repairs are required and that approximately 25% of the interior framing will require removal and replacement.

Coastal Development Permit: A Coastal Development Permit is required to allow the proposed development as described above.

Plans are attached as Exhibit 1, Attachment B.

III. BACKGROUND

Site Characteristics

The project site is located on the northeast corner of the Elm Avenue and Fifth Street intersection. The 5,227 square foot lot is presently improved with a single-story, one-bedroom, 594 square foot detached single family dwelling located closest to the street intersection (i.e., 520 Elm Avenue) and a one-story 1,412 square foot residential duplex (each two-bedroom unit is 706 square feet, respectively) (i.e., 4934/36 Fifth Street). The front entry of the Elm Avenue residence is oriented to Elm Avenue and features a raised, covered entry porch. The entries to the 4934/36 Fifth Street units are oriented toward Fifth Street and share a raised, covered entry porch. The property's frontage is enclosed behind a low wood picket fence. A driveway apron and two uncovered parking spaces are provided off Fifth Street, between the single family residence and duplex building. The configuration of the existing uncovered parking area results in both spaces partially encroaching into the City's Fifth Street right-of-way.

The property is considered legal nonconforming with respect to building setbacks, onsite parking and unit density (see the Zoning Analysis "Legal Nonconforming Structures" discussion for additional detail concerning the property's existing nonconforming features). The southwest corner of the duplex building also encroaches approximately three feet into the City's Fifth Street right-of-way.

The project site is located in the Downtown/Old Town Neighborhood (Community Design Subarea 2). The area exhibits a mix of housing types and sizes. Immediately adjacent to the east of the subject property is a similarly developed multifamily residential lot (also owned by Mr. Hernandez) with three existing single story cottages. Immediately to the north (along Elm Avenue) is a two-story duplex apartment. To the west (across Elm Avenue) is large multi-family apartment complex. Across Fifth Street to the south is the City's Parking Lot #3 and the adjacent (future) Community Garden Park.

Both Fifth Street and Elm Avenue feature wide public right-of-ways (80 feet, respectively). The additional right-of-way area along both frontages, but behind the public sidewalks, functions as if it were additional landscape area for the subject property and creates the perception that the residences are set farther back from the public right-of-way than they actually are. Both frontages are improved with curbs, gutters, and sidewalks.

The site is zoned Planned Residential Development (PRD-20) and has a General Plan land use designation of Medium Density Residential (MDR). The project is not subject to any Overlay districts.

Project History

Based on a review of City records, it appears both structures predate the City's incorporation. According to the applicant, the 4934/36 Fifth Street duplex building is a former WWII era military barracks moved to the property from elsewhere in Carpinteria in the late 1940s. The history of the 520 Elm Avenue residence is unknown. Both structures underwent various repairs in the early 1980s to correct observed substandard conditions and general repairs/maintenance. The structures appear to be relatively unchanged in terms of building layout; no clear evidence of additions or similar significant alterations is evident.

Architectural Review Board

The project was considered by the Architectural Review Board at a preliminary level on November 17, 2016. Overall, the Board was in support of the project and glad to see the existing cottages would be retained and updated. They believed the proposed remodels would result in improved livability for all three units. The Board recommended approval of the project to the Planning Commission with various suggestions for further study, including the following:

- Consider expanding the existing parking area deeper into the lot so that parked cars do not encroach into the City's Fifth Street right-of-way;
- Create a more prominent entry porch for the 520 Elm Avenue residence, and reduce the size of the adjacent bathroom window (i.e., raise the sill height);
- Add a shallow roof overhang above the doors facing Fifth Street on both structures;
- Reduce the dimensions on window/door trim and consider a more decorative head casing to give the windows a more prominent appearance;
- Consider alternative exterior treatments such as a fine grit sand finish stucco or possibly utilizing horizontal siding on one or both structures to provide more of a cottage appearance;
- Explore options for adding an additional off-street parking space for the third unit;
- Consider new/updated landscaping for the property; particularly along the street frontages;

During their deliberations, the Board noted they were comfortable with the 4934/36 Fifth Street duplex building remaining in its existing configuration, including a partial encroachment into the City's Fifth Street right-of-way. A copy of the Minutes from the November 17th meeting is attached as Exhibit 2.

Preliminary revisions have been made to the plans in response to the ARB's recommendations. These revisions include expanding the existing parking area to allow the two parked cars to not encroach into the City's right-of-way, slightly widening the entry porch on the 520 Elm Ave residence, adding a decorative roof element over the Fifth Street entries on both buildings and reducing the dimensions for the window/door trim on both structures. These changes are reflected in the plans included in Exhibit 1, Attachment B.

IV. ENVIRONMENTAL

This project is categorically exempt from environmental review pursuant to Section 15302 [replacement or reconstruction] of the Guidelines for the implementation of the California Environmental Quality Act (CEQA). Class 2 Categorical Exemptions consist of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. 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 proposed project involves a comprehensive remodel of an existing legal nonconforming single family residence and duplex in the same locations and general building footprints on a residentially-zoned property. As such, 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 property is zoned Planned Residential Development (PRD-20) (CMC §14.14). Both single family residential and multifamily residential uses are permissible in this zone district subject to the approval of a Development Plan. Because the existing structures are legal nonconforming, the project is also subject to the City's Legal Nonconforming Uses and Structures provisions (CMC §14.82), discussed in more detail below.³

The following table lists the project's conformance with Municipal Code requirements.

Standard	Requirement/Allowance	Proposal
Setbacks		
Front	50 feet from centerline of street or 20 feet from property line, whichever is greater	Existing (520 Elm Ave): 50 feet from centerline; 10 feet from the property line* Proposed: No change.
Side (North)	5 feet min.	Existing: 15 feet 6 inches (520 Elm Ave); 11 feet (4934/36 Fifth St) Proposed: No change.
Street-Side (Fifth Street)	15 feet (15 feet or 25% of lot width, whichever is less)	Existing: 11 feet (520 Elm Ave); 0 feet (4934/36 Fifth Street)*

³ Pursuant to CMC §14.62.040(2), in the case of a Conditional Use Permit application in a zone district that requires a Development Plan, a Development Plan will not be required in addition to obtaining a Conditional Use Permit.

Rear	15 feet min.	Proposed: No change. Existing (4934/36 Fifth Street): 7 feet 6 inches* Proposed: No change.
Height	30 feet	Existing: 15 feet 2 inches (520 Elm Ave); 16 feet 4 inches (4934/36 Fifth Street) Proposed: No change.
Distance Between Buildings	½ the sum of building heights (15 feet 9 inches min.)	Existing: 29 feet Proposed: 23 feet (measured from new porches)
Building Coverage	50% max. (2,613.5 square feet)	Existing: 41% (2,144 square feet) Proposed: No change.
Common Open Space	20% min. (1,045 square feet)	Existing: 33% (3,481 square feet)
Parking	1 covered space min./ unit & 1 visitor space (3 covered spaces & 1 uncovered space)	Existing: 2 uncovered spaces* Proposed: No change.
Density	20 units/acre (2 units max.)	Existing: 3 units* Proposed: No change.

**The existing residences are legal nonconforming with respect to the required front, street-side and rear setbacks, parking, and unit density. The proposed project would retain these nonconformities as discussed below.*

Legal Nonconforming Structures

The existing property is legal nonconforming with respect to the front, street-side and rear setbacks, onsite required parking, and unit density requirements. The 520 Elm Avenue residence encroaches into the required front setback by approximately 10 feet and the required street-side setback by four feet. The 4934/36 Fifth Street duplex encroaches into the entire depth of the required street-side setback and extends beyond the property line into the City's Fifth Street right-of-way by approximately three feet. The Fifth Street duplex also encroaches into the property's required rear setback by approximately 7 feet 6 inches. The proposed project seeks permission to maintain the existing legal nonconforming conditions. Further, as part of the project, the applicant wishes to add new covered entry porches to the 4934/36 Fifth Street duplex, one of which would encroach into the street-side setback and the City's Fifth Street right-of-way.

With respect to the current PRD zone parking requirements, a development comprised of three one-bedroom residential units would be required to provide one covered space per unit and one additional shared visitor parking space. The property currently provides two uncovered off-street parking spaces, both located partially within the required street-side setback. With the exception of expanding the uncovered parking area deeper into the lot so that the provided parking spaces no longer encroach into the City's Fifth Street right-of-way, the existing nonconforming parking arrangement is proposed to remain.

Finally, under the PRD-20 zoning designation, a 5,227 square foot lot is large enough to accommodate up to two dwelling units (a minimum of 2,180 square feet is required per unit under the 20 units per acre maximum allowed density). The property's existing arrangement includes one

single bedroom unit (520 Elm Ave) and two two-bedroom units (4934/36 Fifth Street), for a total of three dwelling units. The proposed project would retain three units, but reduce the bedroom counts of the two duplex units from two bedrooms apiece down to one bedroom each.

The proposed project entails significant structural alterations to both structures in order to accommodate the described scope of work and improvements. Given the proposed remodel would extend the life of these legal nonconforming structures, the project must receive approval of a Conditional Use Permit in addition to a Coastal Development Permit.

Conditional Use Permit

Chapter 14.82 of the Carpinteria Municipal Code (CMC) outlines the review process for projects involving a legal nonconforming use or structure. CMC §14.82.010 of that Chapter sets out the general policy that physical alteration of an existing nonconforming use or structure is prohibited unless specifically authorized by the Municipal Code. CMC §14.82.061 (Nonconformance of residential uses as to yards, height or parking) stipulates that improvements can be made to nonconforming residential structures that would prolong the life of the structure(s) subject to the approval of a Conditional Use Permit. The relevant section from chapter 14.82 is provided below:

§14.82.061 Nonconformance of Residential Uses as to Yards, Height or Parking.

1. *Notwithstanding any other provision of this code, if a residential use of four or fewer dwelling units is conforming as to use but nonconforming as to yards, height or parking, improvements which may result in prolonging the life of such nonconforming use may be authorized by the Planning Commission subject to a Conditional Use Permit.*
2. *In considering and issuing such a Conditional Use Permit, the Commission must find, at a minimum, the following:*
 - a. *Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood;*
 - b. *The habitable capacity of the unit or units will not be increased beyond that previously existing; and*
 - c. *The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units.*

The Conditional Use Permit (CUP), as a planning tool, allows the Planning Commission to exercise broad discretion over a proposed use or project and in taking an action to approve or deny a project. Through the use of the CUP, the Commission can allow improvements which prolong the life of a nonconforming structure including structural repairs, remodels, additions and similar new construction to a residential unit or units.

In order to grant such a CUP, the Commission must make three required findings. A discussion of the proposed development's consistency with these findings is provided for the Commission's consideration.

- a. *Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood.*

The proposed project entails a comprehensive remodel of three existing residential units distributed between two structures on one lot. Both of the existing structures are legal nonconforming with respect to building setbacks and off-street parking. The property is also legal nonconforming with respect to unit density.

The remodeled units would maintain their existing footprint, placement, general architectural style and appearance. The reconfiguration of the floor plan for the 4934/36 Fifth Street duplex would reorient the front entries of the units toward the lot's interior rather than facing out toward Fifth Street. To create a more attractive façade, the applicant desires to add identical raised, covered entry porches for both units. The new entry porch for the 4934 Fifth Street unit would encroach into the front setback and partially extend beyond into the City's Fifth Street right-of-way. The new entry porch would however, encroach no further into the right-of-way than the existing structure already does.

The existing nonconforming setback and parking conditions are not out of character for this older established neighborhood where there are multiple examples of similar nonconforming conditions. Over the approximately 70-75 years the subject structures have been present, they have become part of the existing residential setting for this property and its immediate neighbors. Therefore, allowing these structures to remain is not expected to have an adverse impact on the surrounding neighborhood. Similarly, allowing the new entry porch for 4934 Fifth Street to encroach into the setback and street right-of-way is not anticipated to result in any negative impacts to the area. The Public Works Department has not identified any immediate needs or use for the approximately 10 feet of right-of-way between the back edge of the public sidewalk and the property lines along the Fifth Street frontage. Accordingly, they have expressed a willingness to issue a (revocable) Encroachment Permit to allow both the existing duplex encroachment and the new covered porch encroachment to remain.

The repairs and remodel of the units would also address existing building and safety concerns (for the 520 Elm Ave residence, in particular), and improve the livability of all three units. Efforts to relocate or otherwise modify one or both structures to comply with current setback and/or parking requirements would require significant reconstruction and would likely result in fewer dwelling units or prove to be infeasible given the long, narrow building envelope resulting from the existing lot size and shape, and the City's standard front and street-side setback requirements. Similarly, any proposal that contemplated replacing the existing structures with new dwelling units would likely either require larger two-story construction (to fit within the allowed building envelope and provide the required parking onsite), or would seek similar relief from the City's development standards to accommodate the project. For these reasons, the Commission may find that allowing the existing nonconforming structures to remain and be improved is preferable to other redevelopment scenarios and would not result in an adverse effect on the surrounding neighborhood.

- b. *The habitable capacity of the unit or units will not be increased beyond that previously existing;*

The term “habitable capacity” is not defined in Chapter 14.82. However, reading that chapter in context, the Planning Commission has interpreted the restriction in CMC 14.82.061 on increasing habitable capacity to refer to a restriction on adding additional dwelling units. (See CMC 14.82.010(3).) The property is presently developed with a single family dwelling (520 Elm Avenue) and a duplex apartment building (4934/36 Fifth Street). The project would not result in any change to the number of units maintained on the property, however the net number of bedrooms would be reduced from five down to three through the conversion of the existing two-bedroom duplex units to one-bedroom units. In light of the above, staff believes the Commission can make this finding.

- c. *The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units.*

This finding requires the Commission to make a policy decision that the beneficial purpose driving the continued existence of a nonconforming use or structure outweighs the purpose behind uniform application of the City’s zoning regulations. CMC 14.82.061 authorizes structural alteration/repair/reconstruction of a nonconforming use if the improvement(s) will address the shortage of adequate housing in the City. The three units have historically been used for rental purposes and can be considered “affordable by design” in light of their small size and modest amenities. Approval of the CUP would allow the owner to repair, retain and improve the three units, which is one more unit than what the property could accommodate under its current PRD-20 zoning designation in a demolish and new construction scenario. In this case, the Commission could thus find that the policy of promoting adequate housing is advanced when improvements preserve existing small, “affordable by design” rental housing stock and results in safer, modernized and improved living conditions for the residents without imposing any new significant impacts on the community or environment.

Given the analysis provided here, staff believes that the Commission can make the required findings to grant a Conditional Use Permit to repair, remodel and improve the three existing units.

General Plan/Coastal Plan Policies

The project site has a General Plan/Coastal Plan designation of Medium Density Residential (MDR). The City’s Community Design Element of the General Plan contains both general overarching policies and specific subarea policies. The project site is in Design Subarea 2 (Downtown/Old Town District).

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 proposed project is located across Fifth Street from City Public Parking Lot #3 and the to-be-constructed Community Garden Park, which is designated Open Space/Recreation (OSR) on the City's Land Use/Coastal Land Use Map. Consistent with this Objective and Policy, the proposed project involves repairing, remodeling and improving three existing residential units. Based on the scope of the repairs/improvements and no resulting change in the overall intensity of development on the subject property, the project would not result in any new impacts, nor is it expected to be detrimental to adjacent public resources.

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.*

The proposed project is located within an urbanized part of the City on a lot that is currently improved with a detached single family dwelling and a separate duplex structure containing two attached apartment units. The project entails substantially remodeling both structures, affecting all three existing dwelling units. All three units would maintain their respective existing building footprints, heights and square footages (with the exception of the new deck for 520 Elm Ave and entry porches for 4934/36 Fifth Street, as previously described). While exterior materials and treatments would be updated with new more decorative finishes and detailing, the general existing small cottage character of the structures would be retained.

The architectural style, materials and general layout of the property (including the existing and proposed nonconforming setback encroachments) are compatible with the surrounding neighborhood, where many of the original, smaller cottages encroach into setbacks, provide nonconforming parking arrangements and/or exceed current density provisions. Maintaining and improving the existing collection of small cottages promotes the preservation of the "small beach town" character of the downtown neighborhoods, as many of these structures are part of what gives the area its quaint charm. Therefore, the project can be found consistent with this Objective.

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

The project was been reviewed by Community Development staff and the City's Architectural Review Board and been found to be consistent with the applicable Objectives and Policies of the Community Design Element of the General Plan/Coastal Plan. A detailed analysis of the project's consistency with the Community Design Element is provided below.

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

The three existing residences on the subject property are representative of the small, older cottages that give the Downtown/Old Town neighborhoods some of their distinctive “small beach town” charm. The project involves repairing and remodeling all three units to improve and modernise their livability. The size, placement, styling, detailing and character of the existing residences would be maintained. Overall, these improvements would enhance the subject property and the surrounding neighborhood.

Community Design Element

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

The proposed project would not change or alter the size or scale of the existing residences, which are similar in scale and character to other nearby original cottages. The existing nonconforming setbacks would also be maintained, which can be found to be similar to the reduced setbacks enjoyed by the other historic cottages in the area. The new 18-inch high deck for 520 Elm Avenue and the new entry porches for the 4934/36 Fifth Street duplex are in keeping with the character of the residences and would further enhance the charm and livability of the units. These new features proposed as part of the project would not significantly alter the scale, size or form of the existing structure. Therefore, the project can be found consistent with this Objective.

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

Many of the homes in the Downtown/Old Town Neighborhoods date back to the 1920s through 1940s and exhibit characteristics of the Craftsman style or simpler beach cottages. The subject residences appear to date back to this period, and would be repaired and upgraded, while generally maintaining their existing cottage character. Proposed enhancements, such as the new covered entry porches were reviewed by the ARB and found to be appropriate to the style and character of the existing structures and the general neighborhood.

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 existing single story structures reach maximum heights of approximately 15 and 16 feet, respectively. The residences’ maximum heights would not change as a result of the project, therefore no new impacts to available mountain views would occur. Glimpses of the ocean are available across the railroad tracks, looking down Elm Avenue and would not be impacted by the proposed project.

Objective CD-5: *The streets of neighborhood interiors should be designed to be the “living rooms” of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

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

Policy CD-5c: *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

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

The proposed remodel of the existing residences would enhance their appearance and improve the livability of the units. Elements of the remodel that would improve the street-front appeal of the structures and promote this Objective and Policies include new and/or expanded entry porches, updated windows and doors, a new deck on the 520 Elm Ave residence, moving the parking out of the City's Fifth Street right-of-way, and replacing the low picket fence along the Elm Avenue and Fifth Street frontages. Proposed colors and materials have been reviewed by the ARB and been found to be appropriate for the site. The size, scale and form of the residences would not change as a result of the project.

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

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

Many of the older existing structures in the downtown encroach into the required front setback by varying degrees. Along Fifth Street, where the City has an 80-foot wide right-of-way, most of the existing, older homes encroach approximately 10 feet into the required 20-foot front setback (including the existing residence at 520 Elm Avenue). The existing duplex at 4934/36 Fifth Street is somewhat unique in that part of the structure is located beyond the property line and extends into the City's right-of-way. As a result, the front elevation of the duplex sits approximately 11 feet back from the sidewalk, whereas most other residences in the area are set back closer to 20 feet.

The ARB considered the request to maintain the established nonconforming front setbacks and expressed their support for the project, in part because it preserves and enhances the existing small-scale cottages rather than replacing them with new, larger structures. In this context, the Board was not troubled by the existing nonconforming setback arrangements. The City's Public Works Department also reviewed the project and indicated that they would allow the encroachment of the 4934/36 Fifth Street duplex into the City's Fifth Street right-of-way to remain subject to the issuance of a (revocable) Encroachment Permit, as there are no plans in the foreseeable future for the City to make use of this right-of-way area between the back edge of the sidewalk and adjacent property lines. Therefore, maintaining the existing building setbacks can be found consistent with this Objective and Policy.

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.*

Exterior lighting is shown on the preliminary plans (see elevations, sheets 2 and 3), however a cut sheet for a selected fixture has not been provided as of this time. Should the project be approved by the Planning Commission, a condition has been included in the attached Conditions of Approval requiring any proposed exterior lighting to be consistent with this Objective and Policy. Lighting would also be required to be reviewed by CDD staff and the ARB as part of final design review clearance.

Subarea 2 (Downtown/Old Town District)

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

The proposed project would preserve and update a pair of smaller one-story residential structures, one which is a single family dwelling and the other a duplex, located in the City's downtown neighborhood. The project would not alter the existing building placement, unit sizes or building heights in any significant manner, and therefore would not result in an intensification of development compared to the existing setting. The project would however provide an update to what are aging, relatively unadorned residences, providing more street appeal and improved living conditions for (future) tenants.

Retaining and improving the existing units preserves three, small rental apartments near the City's downtown. Given the applicable zoning regulations and resultant site constraints with respect to setbacks, density and parking, other possible redevelopment strategies for the property such as clearing and building new residential units would result in both fewer units and likely the need to build two stories in order to comply with the current PRD development standards. Arguably, maintaining the existing structures and layout is more in keeping with the goal of preserving the existing "small beach town" character of the area.

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

Several aspects of the project would enhance the pedestrian character of Fifth Street and Elm Avenue. The various upgrades to the residences, including the new/improved entry porches, will improve the street appeal of the residences, while preserving the existing small scale and cottage character of the residences. Moving the off-street parking farther into the lot and out of the City right-of-way would also improve the pedestrian experience along Fifth Street. Finally updating the picket fence along the project frontage and providing space for planting in front of it would improve the project's streetscape. Therefore, the project can be found consistent with this Policy.

CDS2 Implementation Policy 18: *Hedges, walls and picket fences between 30 inches and 42 inches in height are encouraged on the frontage line. Sideyard walls should step down to no more than 42 inches in height within the front yard setback area.*

An existing 36-inch high, wood picket fence, located within the City's public rights-of-way, encloses the property along both the Elm Avenue and Fifth Street frontages. As part of the project, the applicant proposes to replace this fence. Subject to the approval of an Encroachment Permit from Public Works, staff supports the replacement of the existing fence with a similarly-scaled and designed fence, provided it is set back from the edge of sidewalk one to two feet to allow for a planting area between the edge of the sidewalk and the face of the fence. A condition concerning the replacement and placement of the front yard fence has been included in the recommended conditions of approval. The replacement fence can thus be found consistent with this Policy.

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.*

An existing driveway cut and oversized driveway on Fifth Street serves the property and provides off-street parking for two vehicles. Consistent with this Policy, the applicant proposes to extend the uncovered parking area a few feet farther into the lot so that the two uncovered parking spaces would no longer overhang into the City's Fifth Street right-of-way.

At this time, the applicant does not intend to make any further changes to address the existing nonconforming parking situation, preferring to instead maintain the existing arrangement (aside from the slight adjustment described above). In light of the project not changing or increasing the overall intensity of existing development, it appears there remains adequate public on-street parking in the project area that continuing to only provide two off-street parking spaces for the three units would not pose or create any undue parking impacts for the neighborhood.

If however the Commission finds that addressing the existing off-street parking shortfall is in the best interest of the City, there are several possible options for creating additional off-street parking on the property so that each unit can have its own parking spot. These options include creating a new driveway and parking space off of Elm Avenue, just to the north of the 520 Elm Avenue residence; or extending the existing parking area accessed from Fifth Street deeper into the lot to create new tandem parking space(s). It should be noted however, that neither of these arrangements would meet current zoning requirements for parking with respect to access and/or setbacks. These options would also result in the loss of existing landscaped yard area for property tenants, and in the case of an Elm Avenue parking space, may also require the removal of an existing tree.

Circulation Element

Policy C-3h: *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements function. This shall include construction traffic and the designation of construction routes.*

The proposed project has been reviewed by Public Works and been found to not require any new street or drainage improvements at this time. The project is also not expected to generate any new traffic impacts seeing as the unit density would not change and the total bedroom count for the three units would be reduced from that currently existing. Therefore, the project can be found consistent with this Policy.

Open Space, Recreation & Conservation Element

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.*

As discussed elsewhere in this report, the proposed project would repair, remodel and improve the existing small cottages. The project would not result in any increase to the size, height or scale of either structure. As the existing structures help contribute to the downtown's "small beach town" character, the project can thus be found consistent with this Policy.

Safety Element

Objective S-1: *Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from fault surface rupture in the planning area, from ground shaking due to an earthquake along a fault in the planning area or in the region, from seismically-induced liquefaction in the planning area, and from seismically-induced tsunamis.*

Policy S-1c: *Development in areas identified as having high seismically-induced liquefaction potential shall follow structural engineering foundation design parameters outlined in the Uniform Building Code or obtained through an independent structural engineering study.*

Objective S-3: *Minimize the potential risks and reduce the loss of property and the economic and social dislocations resulting from expansive soils, soil settlement, subsidence, and hydrocompaction.*

Policy S-3b: *All new development will comply with the Uniform Building Code, local City building ordinances, and geotechnical recommendations related to construction in areas identified as having a high potential for expansive soils or soil settlement.*

The project site is located in an area known to have both high liquefaction potential and to contain potentially highly expansive soils. Included in the proposed repairs for the 520 Elm Avenue residence is a foundation upgrade. Consistent with the above Objectives and Policies, these upgrades/repairs would be completed in accordance with applicable Building Code requirements and would improve the structural safety of the residence in the event of an earthquake.

It is the applicant's understanding that the 4934/36 Fifth Street duplex was significantly repaired and upgraded in the early 1980s and has an adequate, modern foundation. If the project is approved, detailed construction plans for the structures would be prepared, and if additional foundation retrofits

are necessary to meet applicable current Code requirements, they would be reviewed and approved by the City's Building and Safety division prior to issuance of any construction permits.

Noise Element

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 Conditions of Approval.

Public Facilities & Services Element

Objective PF-5: *To provide a high quality and broad range of public services, facilities and utilities to meet the needs of all present and future residents of the Carpinteria Planning Area.*

Policy PF-5c: *The City will ensure that new development will not adversely impact services and facilities provided to existing development.*

The project site is presently served by local utility and service providers. All affected agencies have reviewed the proposed project and indicated an ability to continue to serve the property. Relevant requirements from the affected service providers, if any, have been identified and included in the attached Conditions of Approval.

VI. DEVELOPMENT IMPACT FEES

As the project involves a remodel of three existing residential units and would not result in a net increase of dwelling units, the project is exempt from payment of the City's Development Impact Fees. However, the project may still be subject to fees from other Special Districts including the Carpinteria-Summerland Fire Protection District, the Carpinteria Valley Water District and the Carpinteria Sanitary District.

VII. ACTION OPTIONS

1. Approve Project Number 16-1835-CUP/CDP to grant a Conditional Use Permit and Coastal Development Permit complete a comprehensive remodel of a detached single family residence addressed as 520 Elm Avenue and a duplex apartment addressed as 4934/36 Fifth Street, 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 a future 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-17-001
Attachment A: Findings
Attachment B: Reduced Plans
Attachment C: Conditions of Approval

Exhibit 2 November 17, 2016 Architectural Review Board Meeting Minutes

Exhibit 3 Notice of Exemption

Exhibit 1
Resolution PC-17-001

Hernandez Residences Remodel
520 Elm Avenue & 4934/36 Fifth Street

PC Hearing, February 6, 2017

RESOLUTION NO. PC-17-001

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING THE CONDITIONAL USE PERMIT AND COASTAL
DEVELOPMENT PERMIT NO. 16-1835-CUP/CDP TO ALLOW FOR THE
COMPREHENSIVE REMODEL OF THREE LEGAL NONCONFORMING
RESIDENCES. THE PROJECT IS LOCATED AT 520 ELM AVENUE & 4934/36
FIFTH STREET (APN 003-312-017).**

REQUESTED BY RAFAEL HERNANDEZ

WHEREAS, the Carpinteria Planning Commission has considered an application for a Conditional Use Permit and Coastal Development Permit filed by Rafael Hernandez on July 13, 2016 to allow structural repairs and upgrades to a legal nonconforming single family residence and duplex apartment structure; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on November 4, 2016; and

WHEREAS, the Planning Commission has conducted a hearing and received evidence regarding the application for the Conditional Use Permit and Coastal Development Permit; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act pursuant to Section 15302 of the California Environmental Quality Act 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 Conditional Use Permit and Coastal Development Permit are approved, making the Findings outlined in Attachment A.
2. The Conditional Use Permit 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 6th day of February 2017, 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 6th day of February 2017.

Exhibit 1
Attachment A: Findings

Hernandez Residences Remodel
520 Elm Avenue & 4934/36 Fifth Street

PC Hearing, February 6, 2017

ATTACHMENT A FINDINGS

PLANNING COMMISSION HEARING PROJECT 16-1835-CUP/CDP February 6, 2017

Hernandez Residences Remodel

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 Conditional Use Permit and Coastal Development Permit was submitted on July 13, 2016, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on November 4, 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 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 §15302 [replacement or reconstruction]. Class 2

Categorical Exemptions (§15302) allow replacement and/or reconstruction of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

1.3 Conditional Use Permit Findings

- a. *The site for the proposed use is adequate in size and shape to accommodate the use.*

The project includes the comprehensive remodel of an existing detached single family residence (520 Elm Avenue) and a separate duplex apartment building (4934/36 Fifth Street). Both structures are legal nonconforming with respect to setbacks and the property as a whole is legal nonconforming with respect to parking and density; the project therefore requires a Conditional Use Permit be approved to allow the structural repairs, remodel and improvements. The proposed project would not change the building footprint, square footage or height of either existing structure (with the exception of minor architectural features such as a new 18-inch high deck for the 520 Elm Avenue residence and new covered entry porches for the 4934/36 Fifth Street duplex). As the project would not increase or otherwise intensify the amount of development compared to that already existing, the project site can be found to be adequate in size and shape to continue to accommodate the existing (remodeled) structures.

- b. *The site for the proposed use is served by streets and highways that are properly designed to carry the type and quantity of traffic generated by the subject use.*

The repairs, remodel and improvements to the existing dwelling units would not generate any new traffic or parking demands as no new dwelling units or bedrooms are proposed. Sufficient public on-street parking is available in the project area to continue to meet the parking demands of the project site and surrounding developments. The project would therefore be adequately served by existing streets and highways.

- c. *The granting of the permit will not materially adversely affect such necessary community services as sewage disposal, fire protection, water supply, and police protection.*

Local service providers were notified of project information regarding the proposed structural repairs, remodel and improvements. The Carpinteria Valley Water District indicated the project would trigger a requirement for each unit to be connected to municipal water service via its own service line rather than using shared lines. The Carpinteria-Summerland Fire Protection District indicated their standard conditions would apply to the project. Overall, the project would not change the intensity of the existing use, nor would it negatively impact such existing services as sewage disposal, fire protection, water supply or police protection.

- d. *The granting of the permit will not be detrimental to the health, safety and general welfare of*

the neighborhood.

The proposed project consists of the repair, remodel and improvements to an existing single family residence and duplex apartment building. The project would not increase the habitable capacity nor increase the habitable square footage of any of the units. The intent of the project is extend the useful life of the existing structures, improve their livability for future occupants, and improve the street appeal of the property. As the existing structures have been a part of the neighborhood fabric for approximately 75+ years, it is not anticipated that the proposed remodel of these structures would result in any new impacts to the area. The project would therefore not impact the health, safety or general welfare of the neighborhood.

- e. The proposed use is consistent with the Coastal Plan, General Plan, and applicable specific plan.*

The project involves a substantial repair and remodel of an existing detached single family dwelling and duplex apartment building. Both structures are legal nonconforming with respect to setbacks, and the property as a whole is also legal nonconforming as to parking and density. With the approval of a Conditional Use Permit, the structural repairs and improvements to extend the life of the nonconforming structures can be found consistent with the City's zoning requirements. As discussed in the Planning Commission staff report dated February 6, 2017 and hereby incorporated by reference, the project can also be found consistent with all of the General Plan/Coastal Plan's applicable Objectives and Policies in that the project involves repairing and remodeling a pair of small residential structures in their existing location and configuration. As the existing arrangement and cottage identity of the buildings would be maintained and enhanced, the improvements can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale. The project would not place any new demands on public infrastructure or services and has been conditioned to address potential safety hazards and environmental impacts associated with typical construction projects.

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

The subject property is improved with an existing detached single family residence and duplex apartment building located in a developed urban area of the City. No environmentally sensitive species or their habitat is present on the project site. The construction activities have been conditioned to avoid or minimize water runoff, dust, noise and other impacts to the surrounding neighborhood. The project therefore would not cause a substantial impact to the environment.

- g. The proposed development will not conflict with recorded easements acquired by the public-*

at-large for access through or use of the property within the proposed development or any easements granted to any public agency or required as a condition of approval.

There are no known recorded easements on the property for public access or utilities, nor are any required as part of the project.

1.4 Nonconforming Structure Finding

- a. Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood.*

The proposed project entails a comprehensive remodel of three existing residential units distributed between two structures on one lot. Both of the existing structures are legal nonconforming with respect to building setbacks and off-street parking. The property is also legal nonconforming with respect to unit density.

The remodeled units would maintain their existing footprint, placement, general architectural style and appearance. The reconfiguration of the floor plan for the 4934/36 Fifth Street duplex would reorient the front entries of the units toward the lot's interior rather than facing out toward Fifth Street. To create a more attractive façade, the applicant desires to add identical raised, covered entry porches for both units. The new entry porch for the 4934 Fifth Street unit would encroach into the front setback and partially extend beyond into the City's Fifth Street right-of-way. The new entry porch would however, encroach no further into the right-of-way than the existing structure already does.

The existing nonconforming setback and parking conditions are not out of character for this older established neighborhood where there are multiple examples of similar nonconforming situations. Over the approximately 70-75 years the subject structures have been present, they have become part of the existing residential setting for this property and its immediate neighbors. Therefore, allowing these structures to remain is not expected to have an adverse impact on the surrounding neighborhood. Similarly, allowing the new entry porch for 4934 Fifth Street to encroach into the setback and street right-of-way is not anticipated to result in any negative impacts to the area. The Public Works Department has not identified any immediate needs or use for the approximately 10 feet of right-of-way between the back edge of the public sidewalk and the property lines along the Fifth Street frontage. Accordingly, they have expressed a willingness to issue a (revocable) Encroachment Permit to allow both the existing duplex encroachment and the new covered porch encroachment to remain.

The repairs and remodel of the units would also address existing building and safety concerns (for the 520 Elm Ave residence, in particular), and improve the livability of all three units. Efforts to relocate or otherwise modify one or both structures to comply with current setback and/or parking requirements would require significant reconstruction and would likely result in fewer dwelling units or prove to be infeasible given the long, narrow

building envelope resulting from the existing lot size and shape, and the City's standard front and street-side setback requirements. Similarly, any proposal that contemplated replacing the existing structures with new dwelling units would likely either require larger two-story construction (to fit within the allowed building envelope and provide the required parking onsite), or would seek similar relief from the City's development standards to accommodate the project. For these reasons, the Commission finds that allowing the existing nonconforming structures to remain and be improved is preferable to other redevelopment scenarios and would not result in an adverse effect on the surrounding neighborhood.

- b. *The habitable capacity of the unit or units will not be increased beyond that previously existing.*

The term "habitable capacity" is not defined in Chapter 14.82. However, reading that chapter in context, the Planning Commission has interpreted the restriction in CMC 14.82.061 on increasing habitable capacity to refer to a restriction on adding additional dwelling units. (See CMC 14.82.010(3).) The property is presently developed with a single family dwelling (520 Elm Avenue) and a duplex apartment building (4934/36 Fifth Street). The project would not result in any change to the number of units maintained on the property, however the net number of bedrooms would be reduced from five down to three through the conversion of the existing two-bedroom duplex units down to one-bedroom units. Therefore, this finding can be made.

- c. *The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units.*

The Planning Commission finds that the continued existence of the nonconforming structures outweighs the purpose behind uniform application of the City's zoning regulations. CMC 14.82.061 authorizes structural alteration/repair/reconstruction of a nonconforming use if the improvement(s) will address the shortage of adequate housing in the City. The three units have historically been used for rental purposes and can be considered "affordable by design" in light of their small size and modest amenities. Approval of the CUP would allow the owner to repair, retain and improve the three units, which is one more unit than what the property could accommodate under its current PRD-20 zoning designation in a demolish and new construction scenario. The Commission finds that the policy of promoting adequate housing is advanced when improvements preserve existing small, "affordable by design" rental housing stock and results in safer, modernized and improved living conditions for the residents without imposing significant impacts on the community or environment.

1.5 Coastal Development Permit Finding

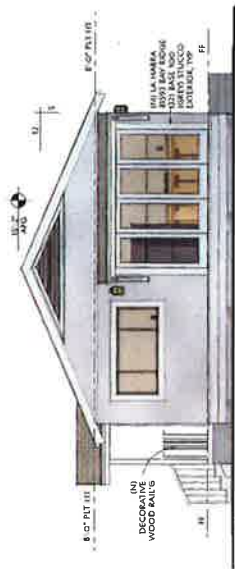
- a. *The proposed development is in conformity with the City's certified Local Coastal Program.*

The project comprehensive repairs, remodel and improvements to an existing detached single family dwelling and duplex apartment building. The property, and its structures are legal nonconforming with respect to building setbacks, parking and density. Granting of a Conditional Use Permit would allow the requested structural repairs/alterations, while maintaining the existing nonconforming conditions. As discussed in the Planning Commission staff report dated February 6, 2017 and herein incorporated by reference, the project is also consistent with all of the General Plan/Coastal Plan's applicable Objectives and Policies. The proposed project would maintain the existing size, scale, placement and general character of the existing structures and the improvements can be found to conform to the desired "small beach town" character of the neighborhood. The project would not place any new demands on public infrastructure or services and has been conditioned to address potential safety hazards and environmental impacts associated with typical construction projects.

Exhibit 1
Attachment B: Reduced Plans

Hernandez Residences Remodel
520 Elm Avenue & 4934/36 Fifth Street

PC Hearing, February 6, 2017

[illegible]

SOUTH (RIGHT) ELEVATION

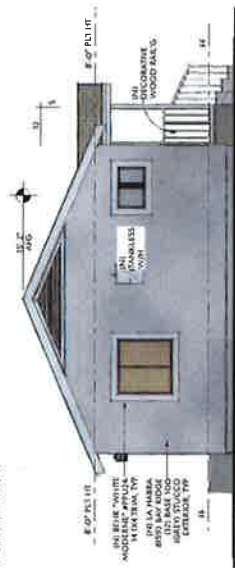


WEST (STREET) ELEVATION

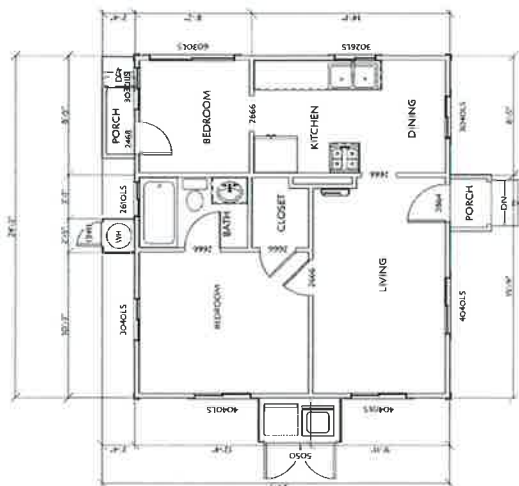
COLORS & MATERIALS
BODY: LA HABRA #1593 BAY RIDGE 021 BASE 100 (GREY) STUCCO
ROOF: OWENS CORNING "HARBOR FOG" (GREY) COMP SHNG ROOF
TRIM: BEHR "WHITE MODERNE" #PP024-14
FRONT DOOR: BEHR "DAKE COBALT BLUE" #PP015-03



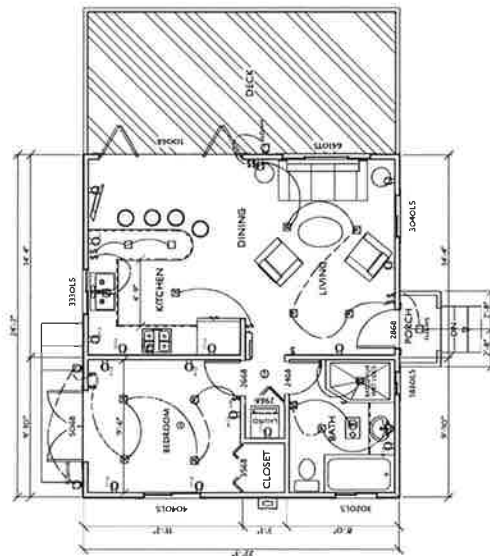
EAST (REAR) ELEVATION



NORTH (LEFT) ELEVATION

[illegible]

EXISTING
FLOOR PLAN



PROPOSED
FLOOR PLAN

Exhibit 1
Attachment C: Recommended Conditions of
Approval

Hernandez Residences Remodel
520 Elm Avenue & 4934/36 Fifth Street

PC Hearing, February 6, 2017

**PLANNING COMMISSION HEARING
PROJECT 16-1835-CUP/CDP
520 ELM AVENUE & 4934/36 FIFTH STREET
(APN 003-312-017)
FEBRUARY 6, 2017**



**ATTACHMENT C: CONDITIONS OF APPROVAL
HERNANDEZ RESIDENCES RECONSTRUCTION**

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 Conditional Use Permit 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 February 6, 2017) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The proposed project entails a comprehensive remodel of the detached single family residence addressed as 520 Elm Avenue and the duplex apartment addressed as 4934/36 Fifth Street, located on the subject lot. The proposed improvements would not change the existing size or height of the residences.

The interior floor plan for the 520 Elm Avenue residence would be reconfigured to provide a one-bedroom unit. Exterior alterations to the residence include new and/or relocated windows and doors, a new covered entry porch, new exterior stucco finish, trim and paint, and new asphalt shingle roofing. A new 430 square foot, 18-inch high raised deck is proposed for the street-side elevation (facing Fifth Street). Structural alterations are required to accommodate the new floor plan and fenestration, upgrade the existing foundation, and replace approximately 25% of the perimeter structural framing.

The interior floor plans for the duplex units at 4934/36 Fifth Street would be converted from two-bedroom units to one-bedroom units. Similar to 520 Elm Avenue, the exterior treatment of the duplex would be updated with new/relocated windows and doors, updated exterior stucco, trim and paint, and new asphalt shingle roofing. New 72-square foot covered entry porches are proposed for both units. Unit "A" (4934 Fifth Street) would continue to encroach approximately three feet into the City's Fifth Street right-of-way. Structural alterations include the reconfigured floor plan and building fenestration, and the new entry porches.

The applicant intends to replace the existing perimeter fencing with new fencing of a similar style and appearance. A minor expansion of the existing uncovered parking area (accessed from Fifth Street) is proposed in order to fit the two uncovered parking spaces entirely on the subject property rather than encroaching into the City's Fifth Street right-of-way. No revisions to the site's landscaping are proposed at this time.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Final design review by the Architectural Review Board is required. Final review shall include, but is not limited to, final architectural plans, lighting, colors and materials, and landscaping, as applicable. The final architectural and landscape plans shall depict the replacement front picket fence set back one to two feet from the edge of the public sidewalk to allow for a planting area. **Plan Requirements:** Final working drawings shall be submitted to the Community Development Department for ARB review. **Monitoring:** CDD staff shall review Building plans for consistency with approved Final ARB plans.
3. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures shall be depicted on a Lighting Plan to be reviewed and approved by CDD. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.

4. 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 CDD staff.
5. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or 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 this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.
6. 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.
7. 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 and reduce on site vehicle speeds to 15 miles per hour or less.
 - 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 grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans.

Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

8. 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 plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.
9. 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.
10. 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. **Plan Requirements:** This requirement shall be printed on demolition plans. 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. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.
11. 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 Grading or 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.

12. Adequate space shall be maintained to allow a minimum of two vehicles to be parked within the approved parking area, without encroaching into the City right-of-way, for the life of the project.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

13. This Conditional Use Permit is not valid until a Building Permit for the development has been obtained. Failure to obtain said Building Permit shall render this Conditional Use Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Conditional Use Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Conditional Use Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.
14. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
15. Within one year after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit null and void.
16. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.
17. 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.

18. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/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.
19. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.
20. 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.
21. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
22. 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.
23. 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.
24. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Conditional Use Permit and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and

the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

25. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
26. Compliance with the attached Departmental and District letters is required as follows:
 - a. Carpinteria Public Works Department dated February 1, 2017
 - b. Carpinteria Valley Water District dated July 27, 2016
 - c. Carpinteria-Summerland Fire Protection District dated August 22, 2016

Approved by the Planning Commission on February 6, 2017

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, Senior Planner
Community Development Department

From: Matt Maechler
Department of Public Works

Date: February 1, 2017

Subject: Hernandez Residences Remodel, Project No. 16-1835-CUP/CDP

We have reviewed the project submittal and have prepared the following conditions of approval.

CONDITIONS OF APPROVAL

1. An Engineering Encroachment Permit for the project will be required for the existing 34 square foot portion of the building located within the public right-of-way. The deposit for the Permit will be determined based on the estimated construction cost of the work being performed. A standard indemnification form and insurance (listing The City as additionally insured) will also be required.
2. An Engineering Encroachment Permit for the project will be required for the proposed front entry porch located within the public right-of-way. The deposit for the Permit will be determined based on the estimated construction cost of the work being performed. A standard indemnification form and insurance (listing The City as additionally insured) will also be required.
3. An Engineering Encroachment Permit for the project will be required for the proposed fencing located within the public right-of-way. The deposit for the Permit will be determined based on the estimated construction cost of the work being performed. A standard indemnification form and insurance (listing The City as additionally insured) will also be required.
4. All overhead utilities and utility poles on-site for the project shall be placed underground and shown on the project plans.
5. This project is subject to the requirements of the County of Santa Barbara Technical Guide for Low Impact Development.
6. 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 Comments



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

July 27, 2016

City of Carpinteria
Community Development Dept.
Shanna R Farley-Judkins, Associate Planner
5775 Carpinteria Ave.
Carpinteria, CA. 93013

**SUBJECT: 520 ELM AVE & 4934, 4936 FIFTH STREET: APN (003-312-017),
CONDITION LETTER**

Hello Shanna

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.

Currently the subject parcel has three 3/4 inch meters (Acct #03-030654-05, 03-030653-03 & 03-0352-01). The two accounts severing the 5th Street addresses are supplied by a service line. For the proposed remodel to be compliant with current District Rules and Regulations each meter will be required to be individually served. The owner will be responsible to pay the required installation deposit to the District for the upgrade of the service (see attached fee estimate). The deposit will be required to be paid prior to the District signing off on the project building permit.

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
Rafael Hernandez (agent) P.O. Box 138 Sonoma Ca, 95476
Antonio Xiques (applicant) P.O. Box 3861 Santa Barbara, CA. 93130

CARPINTERIA VALLEY WATER DISTRICT

FEE ESTIMATE FOR

Project Name: 4934 & 4936 Fifth Street

Description:

Upgrade existing service line so each meter has individual service line.

Owner

Rafael Hernandez

Date of Fee estimate

07/28/2016

Installation Deposits* per CVWD Rules and Regs (9a) and Appendix C

Description	Qty	Unit Fee	Fee
3/4 meter new service line	1	\$9,000.00	\$9,000.00

DEPOSITS SUBTOTAL = \$9,000.00

TOTAL DEPOSIT = \$9,000.00

The Deposit will be required to be paid prior to the District signing off on Building permit.

*The Deposit is an estimate of the time and material cost to the District. If the actual cost of work exceeds the Deposit the owner will be billed for the remaining balance of the total cost for the work done. If the total cost of the work is less than the Deposit then the balance of the Deposit will be refunded to the owner.

initial

Brian King , District Engineer
Carpinteria Valley Water District

Signature
Owner



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

August 22, 2016

Shanna Farley
Associate Planner
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

RE: Project 16-1835-CUP/CDP/ Renovate and remodel
APN 003-312-017/ 520 Elm Ave and 4934 / 4936 Fifth St.

Dear Shanna Farley:

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. NOTE: During plans reviews an evaluation of the project scope may determine that this project be considered new construction.
2. Smoke detectors must be installed in all residences in accordance with the National Electric Code Per the provisions of the 2013 California Building and Fire Codes.
3. If changes to addresses for these buildings are desired, application for such changes shall be submitted to the Fire District, Fire Prevention Bureau.
4. Address numbers must be posted at the driveway and on the buildings such that they are visible from the street. Numbers shall be a minimum 4 inches high on a contrasting background.
5. Roof access must meet the requirements stated in the Carpinteria Municipal Code.

“Pride in Service”

6. Access, when access ways are gated, a Fire District approved key box shall be installed in an accessible location. Prior to installation, the Fire District shall approve the location and type.
7. Public fire hydrants supplying the required fire flow within the required driving distance from the structures shall be provided. Existing plan must indicate the location of the fire hydrant nearest to the project address.
8. 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.
9. 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.
10. 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,



Ed Foster
Fire Marshal
Fire Prevention Bureau

cc: Applicant

Exhibit 2
ARB Meeting Minutes
November 16, 2016

Hernandez Residences Remodel
520 Elm Avenue & 4934/36 Fifth Street

PC Hearing, February 6, 2017

All Boardmembers were in agreement that a fine grade sand finish would look best, and a product such as Eisenwall® plaster or a fiberglass plaster mesh product under the final coat would help to prevent cracking.

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Reginato to recommend final approval with staff to bring back colors and details as matters presented by staff.

VOTE: 5-0

PROJECT REVIEW

- 3) Applicant: Tony Xiques for Rafael Hernandez
Project: 16-1835-CUP/CDP
Planner: Nick Bobroff
Project Location: 520 Elm Avenue & 4934/36 Fifth Street
Zoning: Planned Residential Development (PRD-20)

Hearing on the request of Tony Xiques, agent/designer for Rafael Hernandez to consider Case 16-1835-CUP/CDP for preliminary review of a proposed comprehensive remodel to the existing single family residence located at 520 Elm Avenue and the duplex apartment located at 4934/36 Fifth Street. Proposed improvements include interior reconfigurations of the three units and exterior upgrades to building fenestration and exterior materials. The property is legal nonconforming with respect to building setbacks, parking and density; the proposed improvements to the residential units require a Conditional Use Permit. The property is a 5,227 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-312-017, located at 520 Elm Avenue and 4934/36 Fifth Street.

Staff presented the project to the Board and explained the nonconforming conditions of the property and right-of-way encroachments requiring approvals from the Planning Commission. Tony Xiques, the project described some of the design details of the project. He noted he added the deck to the 520 Elm Ave residence to help the residence better address Fifth St. Similarly, he added the new covered porches for the duplex units to help create additional interest and create an interior courtyard or neighborhood environment between the three units. He explained exterior colors and materials for both buildings would be the same.

Public Comment: None.

Boardmember Discussion:

Boardmember Chappell asked whether the new deck was considered a structure for setback purposes. Staff explained that as long as it was no higher than 18" it would not be considered a structure. He suggested the applicant explore the idea of pushing the existing stalls back into the lot and out of the City right-of-way by expanding the existing paving deeper into the lot. Use of a decorative material for this was suggested.

Boardmember Reginato was glad to see the existing small cottages being retained and improved. He suggested widening the entry porch on 520 Elm Ave by 6" on each side to give it a more prominent appearance. He also suggested the adjacent bathroom window be made smaller (i.e., raise up the sill height). He noted he liked the new porches for the duplex building, but thought the remaining doors

on both buildings facing Fifth Street could use a 1' deep, overhanging shed roof element (supported with brackets) or similar both to add some interest to these elevations and provide a little weather protection. He indicated for the exterior finishes, he would prefer to see a fine grit sand finish used. He also thought the proposed 1x6 trim around the windows was a little heavy and could be scaled back to something more like a 1x4. It was also suggested the head casing could be made a little wider or taller to help give it a more prominent appearance.

Boardmember Ellinwood felt the proposed project would result in improved livability of all three units. He indicated he liked the idea of introducing shed roofs over the doors on the south-facing sides of both buildings. He suggested use of a hardie siding in place of a stucco finish for one or both units, noting it would give the buildings more of a cottage appearance. He also thought the idea of adding an additional parking space off Elm Avenue, next to the 520 Elm Ave. residence was worthy of consideration.

Boardmember Gahan suggested an updated landscape plan for the property would be nice. She noted she liked the picket fence and was glad to see it was going to be retained/replaced.

Boardmember Johnson was in support of the proposed colors. He agreed with Boardmember Gahan that even adding a few decorative plantings, such as some small trees in the front yard(s) would be a nice addition to the property. He also agreed with Boardmember Reginato's suggestion for increasing the width of the entry porch on the 520 Elm Ave building.

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

VOTE: 5-0

PROJECT REVIEW

- 4) Applicant: Scott Dinovitz, Cravens Lane, LLC
Project: 16-1840-DP/CDP
Planner: Nick Bobroff
Project Location: 1300 Cravens Lane
Zoning: Planned Unit Development (PUD)

Hearing on the request of Scott Dinovitz, Cravens Lane, LLC to consider Case 16-1840-DP/CDP for conceptual review of a proposal to redesign the Green Heron Spring condominium project previously approved by the City Council in November 2007. The proposed project would dismantle an existing residence, barn and storage shed, remodel one residence and construct 30 new residential units. The contemplated redesign would make adjustments to the previously approved site plan/building locations, building floor plans, bedroom counts for selected units and building architecture/elevations. The property is a 3.87-acre site zoned Planned Unit Development (PUD) and shown as APN 004-013-026, located at 1300 Cravens Lane.

Staff described the history of the past project and the considered changes to the previously approved plans. He noted the applicants sought to get feedback from the community and ARB members before continuing with further refinement and development of the plans for a formal project submittal.

Exhibit 3
Notice of Exemption

Hernandez Residences Remodel
520 Elm Avenue & 4934/36 Fifth Street

PC Hearing, February 6, 2017

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: Hernandez Residences Remodel

Project Applicant: Rafael Hernandez, PO Box 138, Sonoma, CA 95476

Project Location - Specific:

520 Elm Avenue & 4934/36 Fifth Street. Located on the northeast corner of the Elm Avenue and Fifth Street intersection (APN: 003-312-017)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Remodel & repair (E) detached SFD & duplex apartment structure. Improvements include new interior floor plan, relocated/new windows & doors, new entry porches and deck, and new exterior finishes and materials. No changes to building footprints, square footages or heights.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Rafael Hernandez

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 15302
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This project involves the repair and remodel of three existing residential units. The project is located within an urbanized part of the City on a developed property that has no habitat value for endangered, rare or threatened species. The repairs/reconstruction 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, Senior 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: 02/06/2017 Title: Senior 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 5:33 p.m. by Richard Johnson, Chair.

ROLL CALL

Boardmembers present: Richard Johnson
Scott Ellinwood
Rachelle Gahan
Jim Reginato

Boardmembers absent: Boardmember Chappell

OTHERS PRESENT: 20 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: Shawn Godkin for Sarah Dandona, Omni Catering
Planner: Nick Bobroff
Project: 16-1837-DP/CDP
Project Location: 4835 Carpinteria Avenue
Zoning: Central Business (CB) with Visitor-serving Commercial (V) Overlay

Request of Shawn Godkin, agent for Sarah Dandona, Omni Catering, to consider Project 16-1837-DP/CDP for preliminary review of a request to permanently locate three storage containers totaling 560 square feet in the rear interior corner of the subject property and construct a fenced and landscaped enclosure around said containers. The project would also permit as-built fences and pedestrian gates on the project's Carpinteria Avenue and Holly Avenue frontages. The property is a 16,434 square foot parcel zoned Central Business (CB) with a Visitor-serving Commercial (V) Overlay and shown as APN 003-253-001 addressed as 4835 Carpinteria Avenue.

Staff presented the proposed project and explained the request was in front of the Board as a result of a zoning compliance matter. Staff indicated they were not in support of the proposal as proposed. The project applicants, Sarah Dandona and Juan Rodriguez, and their project representative Shawn Godkin explained they were amendable to removing the unpermitted fence along the Carpinteria Avenue frontage. They felt the proposed storage enclosure was a suitable solution to their storage needs and was adequately screened from view. They did not feel it would be particularly noticeable from Carpinteria Avenue.

Public Comment: None

Boardmember Discussion:

Boardmember Reginato felt the proposed enclosure could be an attractive nuisance, creating a hiding place for a homeless encampment. He would prefer to see a permanent structure built that would be more pleasing in appearance and better relate to the existing property improvements. He noticed the storage containers are accessed extensively throughout the day and felt that any permanent solution should take that into consideration and provide convenient access. We noted he was not in favor of a fence along the Carpinteria Avenue frontage.

Boardmember Ellinwood agreed, noting that the proposed location for the storage structures makes sense, but that a permanent structure would be preferred. He felt the proposed screening solution was too simple and should be made more attractive. He expressed concerns over impacts to the adjacent residence and suggested the proximity of this residence be taken into consideration when considering the design and layout of the storage structure(s).

Boardmember Gahan also would prefer to see a more permanent solution. She noted the existing Carpinteria Avenue fence is unacceptable.

Boardmember Johnson suggested a compromise involving moving the containers away from the side property line to provide a buffer/landscape screening space for the adjacent residence. He also thought the enclosure and/or the containers themselves could be made more decorative using features such as a trellis and/or a framed lattice with dense plantings. The containers could be painted and/or have aesthetic treatments applied to them to make them more attractive. He was glad to see the existing palms being re-used.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Johnson to continue the project to a future meeting with their comments attached.

VOTE: 4-0

PROJECT REVIEW

- 2) Applicant: Nikhil Kamat, NKlosures, Inc. for RAM Hotels
Project: 16-1822-DP/CDP
Planner: Nick Bobroff
Project Location: 4110 Via Real
Zoning: Commercial Planned Development with a Residential Overlay (CPD/R)

Request of Nikhil Kamat, NKlosures, Inc, agent/architect for RAM Hotels, to consider Project 16-1822-DP/CDP for preliminary review of a request to demolish the existing church and all associated improvements and construct a new two-story 110-guestroom hotel. The new hotel would have a total floor area of 55,465 square feet and reach a maximum height of 30 feet from finished grade. The project would include a new 117-space parking lot, site landscaping, and stormwater/drainage and frontage improvements. The property is a 2.62-acre parcel zoned Commercial Planned Development with a Residential Overlay (CPD/R) and shown as APN 004-017-022 addressed as 4110 Via Real.

Staff presented the project and identified key issues areas for the Board to consider including size/bulk/scale/massing, view impacts, frontage design, architectural style/materials, privacy impacts, lighting and landscaping.

Nikhil Kamat described the project. He explained the site plan and building layout was largely driven by the present site constraints including easements, utilities, fire access, separation from adjacent uses and a desire to achieve mountain/ocean views for many of the guestrooms. He explained that perimeter and building landscaping and parking areas were intended to help screen/buffer the hotel from adjacent properties. He noted the project is intended to be operated as a higher end hotel and would have an active security presence being open 24 hours per day (as compared to the nearby

motels).

Public Comment:

Art Willner expressed concerns over the viability of such a hotel project. He noted the nearby motels are often the source of criminal activity and regular police call-outs, and wanted assurances that the proposed hotel would not further contribute to these problems. He also expressed a concern that the project would result in further traffic congestion on Via Real.

Bob Franco felt the community would benefit more from additional (affordable) housing on this property. He shared concerns over the criminal activity associated with the nearby motels and sought assurance that as the proposed hotel ages, it wouldn't become part of the problem. He also thought it irresponsible that the project did not call for or propose to include photovoltaic/solar. Finally, he was concerned that there is not sufficient water to accommodate the proposed project at this time.

Steve Bunting commended the applicants on their willingness to work with him to address concerns surrounding the shared access easement through the property, although he noted his concerns have not yet been fully resolved. He shared concerns with additional traffic impacts, but noted generally, that he thought the City would benefit from a new, higher end hotel.

Sue Willner was also worried about traffic impacts and wanted confirmation that the hotel would provide adequate parking for all guests and employees as on-street parking in the area is very limited. She reiterated safety concerns related to the nearby motels and hoped this project wouldn't worsen that situation. She asked the ARB to consider not only parking lighting but also lighting on Via Real from a safety perspective.

Kush Natal, representing the hotel owners, clarified the proposed hotel operator would be a higher end brand catering primarily to business clientele. He reiterated the project would be of a much higher caliber and price point than Motel 6 or similar operations.

Bill Dayka shared photos of the story poles as viewed from the residences to the rear of the project site off of Trieste Lane. He expressed concerns with the proximity and visibility of the hotel from these nearby properties, the lack of sufficient screening/buffering and the potential for resultant privacy impacts to these nearby residences. He felt the hotel should be pulled back further from the rear corner and/or reduced in height to mitigate these concerns.

Boardmember Discussion:

Boardmember Ellinwood found the architectural treatment to be unacceptable; he said it did not imply "upscale" or "quality," particularly concerning the selected materials, finishes and colors. He felt the arrangement was logical but that the design and treatment needed further work to better reflect the City's beach town identity. He explained he wasn't opposed to a contemporary architectural style, but felt strongly the hotel needed to utilize higher quality materials and finishes, and suggested more serene, beach-themed colors may be appropriate. He did not feel the project was ready for a preliminary review.

Boardmember Reginato expressed appreciation for all the work and effort the applicants have put into the project to date. He also felt that a higher end hotel would be a nice amenity for the City. However, he felt the proposed design was too massive and seemed too hard as experienced from Via Real. He felt it was out of scale and character with its surroundings, noting that the overall project

was of similar height and square footage to the adjacent “Casas de las Flores” project, but it felt much more massive. He also felt the project design/treatment failed to incorporate any elements suggestive of a transition to the adjacent agricultural lands as encouraged by the City’s General Plan/Coastal Plan. To better break up the massing, address privacy concerns and maintain mountain views, he thought various elements of the project should be reduced to a single story height. Specifically, he thought the areas around the indoor pool, the west end of the building and the north end of the building could all be brought down to one story. To maintain the same room count, some of the surface parking could instead be placed underground.

Boardmember Gahan agreed with the idea of dropping the hotel to one story in height at the north (rear) end of the building. She pointed out the proposed trees to be planted along the rear property line could grow to be 40-50’ high and would permanently shade out the neighbors. She pointed out that if the rear portion of the hotel were reduced in height, shorter screening trees could be used. She would like to see the species identified for the potted plants along the (east) driveway replaced with a low water species. She also thought the planting plan for the treatment and detention basin should be more organic in design and plant palette. Concerning the building architecture, she agreed with the other Boardmembers that it was too hard and instead needed to be softer, more “beach town,” and should be unique to Carpinteria.

Boardmember Johnson felt the proposed architecture was too commercial looking. He pointed out other Marriott hotels located near residences are often designed with a more residential character, and perhaps that approach would be appropriate here. He was troubled with the impacts to the mountain views and suggested the applicants explore alternative layouts/massing to further break up or reduce the massing and frontage. He also felt it was important to adequately mitigate or address the privacy and view impacts for the adjacent single family residences.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato to continue the project to a future meeting with their comments attached.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held November 17, 2016.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Gahan, to approve the minutes with a minor correction on page 2 to refer to stainless steel flashing.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Staff mentioned the recent hire of Associate Planner Lucy Graham and the recent retirement of Silvia Echeverria.

ADJOURNMENT

Chair Johnson adjourned the meeting at 7:33 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, January 12, 2017.

All Boardmembers present indicated they would be in attendance.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board

DRAFT

ACTION MINUTES

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

ROLL CALL

Boardmembers present: Richard Johnson
Dylan Chappell
Scott Ellinwood
Rachelle Gahan
Jim Reginato

Boardmembers absent: None

OTHERS PRESENT: 2 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: Dylan Chappell
Planner: Lucy Graham
Project: 16-1849-CON
Project Location: 4621 Seventh Street
Zoning: PRD-15

Request of Dylan Chappell, agent/architect for Tim Finnigan, to consider Project 16-1849 CON for conceptual review of a proposal to demolish an existing 600 square foot single family residence and construct a new 3,833 square foot duplex. The property is a 5,847 square foot parcel zoned PRD-15 and shown as APN 003-230-019, addressed as 4621 Seventh Street.

Staff presented the project which offered two architectural options: "Craftsman" and "Contemporary." Staff identified key issue areas for the Board to consider including size/bulk/scale/massing, frontage design, architectural style, privacy impacts, and site layout. The project representative, Dylan Chappell, thanked staff for the presentation.

Mr. Chappell indicated that as designed, the project meets all PRD zoning requirements. He explained that give the irregular lot shape, the proposed layout makes sense but results in the garages being prominently visible from the street. He tried to de-emphasize the garages through architectural features and landscape screening. He pointed out that in addition to providing the required common open space areas, he hoped to create private yard areas for both units. He acknowledged the site is a focal point, or gateway, into the downtown, and thus the design of the project will be important.

Tim Finnigan, applicant, stated that the "Craftsman" style option could be more appropriate for this neighborhood.

Payton Olver, applicant, stated that he liked both architectural options but preferred the "Contemporary" style.

Public Comment: None

Boardmember Discussion:

Boardmember Ellinwood felt that either architectural style would work for the project, although he found the “Contemporary” style more interesting; he commended the design of the project but stated that the porch could be further emphasized.

Boardmember Reginato agreed that both architectural styles would work and that the porch element should be bigger; he also recommended that windows should be placed/sized to maximize privacy in relation to neighbors. He suggested the garages could be slightly offset from one another to help further break up the first and second floor street elevation.

Boardmember Gahan agreed with previous comments and added that existing street trees should be preserved.

Boardmember Johnson stated that either style would work, that windows for the “Craftsman” option should be multi-paned, and that porch posts should not extend into the front setback. He noted he liked the way the garages aren’t accessed directly from the street, so long as the back-up/maneuvering space works.

Boardmember Ellinwood added that the overhangs in the project could be deeper.

ACTION: Conceptual comments provided to applicant.

VOTE: N/A

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held December 15, 2016.

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

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- Staff provided a brief update the Board on several projects including Via Real Hotel and Green Heron Spring.
- Staff reminded the Board they must let the City Clerk know if they wish to be re-appointed to the ARB. Staff also thanked Boardmember Gahan for her service on the ARB as she will not be seeking re-appointment.

ADJOURNMENT

Chair Johnson adjourned the meeting at 5:58 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, January 26, 2017.

All Boardmembers present indicated they would be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

DRAFT



February 2017



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 8am Parks/Rec Staff Mtg – Side Cf Rm 5:30pm Fire District Board Mtg – CC TV	2 8:45 am Carp First Mtg – Side Cf Rm 12:30pm CCA Working Group – CC 1pm Steve & Ron – Side Conf Rm 2pm All CDD Staff Mtg – Side Cf Rm 2:30pm Code Compliance Mtg– Blue Rm 3pm Quarterly CIP Mtg – Side Conf Rm	3 2pm Short-Term Rental Mtg – BI Rm 5pm- 8pm 1 st Friday Events – Downtown	4
5	6 9am Large Projects Coordination Mtg – Blue Conf Rm 1:30pm Commercial Food Scraps Program Update – Blue Cf Rm 5:30pm Planning Commission–CC TV	7 10am Staff Mtg – Blue Conf Rm 2pm PW Staff Mtg – Blue Conf Rm 2:30pm Planning Staff Mtg – Side Conf Rm	8 8am Parks/Rec Staff Mtg – Side Cf Rm 5:30pm Water District Board Mtg – CC TV	9 2:30pm Code Compliance Mtg– Blue Rm 3pm Quarterly CIP Mtg – Side Conf Rm	10	11 9am Carp Beautiful – CC 10am – 2pm ABOP–PW Yard
12	13 3pm Council Closed Session – CC & Blue Conf Rm 5:30pm City Council Mtg – CC TV	14 10am Staff Mtg – Blue Cf Rm <i>Valentine's Day</i> Happy Birthday David Huff! 2pm PW Staff Mtg – Blue Conf Rm 2:30pm Planning Staff Mtg – Side Conf Rm 4:30pm School Board Closed Session – CC & Side Conf Rm 5:30pm School District Board – CC TV	15 8am Parks/Rec Staff Mtg– Side Cf Rm 2:30pm C3H Homelessness Mtg – CC 5:30pm Water District Board Mtg – CC TV	16 10:30am IDAG Mtg – Blue Conf Rm 2:30pm Code Compliance Mtg– Blue Rm 5:30pm ARB Mtg – CC	17	18
19	20 Presidents' Day (City Hall Closed)	21 10am Staff Mtg – Blue Conf Rm 2pm PW Staff Mtg – Blue Conf Rm 2:30pm Planning Staff Mtg – Side Conf Rm	22 8am Parks/Rec Staff Mtg–Side Cf Rm Happy Birthday Brian! 5:30pm Water District Board Mtg – CC TV	23 11am Staff Homeless Population Mtg – Blue Conf Rm 2:30pm Code Compliance Mtg– Blue Rm 5:30pm Tree Advisory Board – CC	24	25 10am – 2pm ABOP–PW Yard
26	27 3pm Council Closed Session – CC & Blue Conf Rm 5:30pm City Council Mtg–CCTV	28 8am-4:30pm CAB Utility Mtg – CC 10am Staff Mtg – Blue Conf Rm 2pm PW Staff Mtg – Blue Conf Rm 2:30pm Planning Staff Mtg – Side Conf Rm 4:30pm School Board Closed Session – CC & Side Conf Rm 5:30pm School District Board – CC TV				

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
17-1852-CPD	City of Carpinteria	1400	Santa Ynez Ave	Phase II Park Improvements	Submitted 1/19/2017, under review.	Marysol	1	
17-1851-SIGN	Montana Avenue Capital Partners	6303, 6305, 6307 & 6309	Carpinteria Avenue	Sign Permit - Sign Program for Carpinteria Corporate Center	Submitted 1/18/2017, under review.	Marysol	1	
17-1850-CDP	CA Dept. of Parks and Recreation	205	Palm Avenue	State Beach Phase II ADA Improvements	Submitted 1/3/2017. Incomplete 1/31/2017.	Marysol	2	
16-1849-CUPR/TTM	Faith Lutheran Church	1335	Vallecito Place	8-lot subdivision & 6 (N) SFDs	Submitted 12-22-16.	Lucy	2	
16-1847-CUP/CDP	Zerlin	5305	Eighth Street	Abate Zoning/Building Violations & construct (N) 2nd floor addition.	Submitted 11/15/16. Incomplete 12/15/2016.	Marysol	2	Yes
16-1846-SIGN	Guicho's Eatery	901	Linden Ave	Sign permit	Submitted 11/03/2016. Pending resubmittal of plans 11/30/16. Resubmitted 1/26/2017, under review.	Marysol	2	
16-1844-DP/CDP	Sunburst Wines	5080	Carpinteria Ave	New retail wine bar	Submitted 10/13/16. Incomplete 11/4/16.	Nick	2	
16-1840-DP/CDP	Cravens Lane, LLC	1300	Cravens Lane	Green Heron Springs Project- Demo (E) SFD; construct 30 new condominium units	Submitted 8/24/16. Incomplete 9-14-16. To Concept ARB 11/17/16. Resubmitted 1/12/17, under review.	Nick	2	
16-1838-SIGN	Procore	6307	Carpinteria Avenue	Sign Permit	information to create a Sign Program for site on 8/11/16. Resubmitted 10/25/16. Advised to submit separate application for sign	Marysol	2	
16-1837-DP/CDP	Omni Catering	4835	Carpinteria Ave	New storage buildings & fencing	Submitted 8/4/16. Incomplete 8/31/16. Resubmitted 10/25/16. Incomplete 11/16/16. Prelim ARB Cont'd 12-15-16. Revised plans submitted 1-19-17.	Nick	2	Yes
16-1836-CUP/CDP	Rafael Hernandez	4954	Fifth Street	remodel (e) apartments	Submitted 7/13/16. Incomplete 7/25/16.	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	
16-1811-DP/CDP	Jose Martinez	1061	Cramer Road	Demo (E) SFD; construct 3 (N) Units	Submitted 2/26/16. Incomplete 3/24/16.	Nick	2	
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	
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	

15-1783-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. See Matt M for PW status.	Shanna	2	
15-1782-DP	Freeman	789	Linden	Construct two-car garage with studio above	Submitted 7/23/15. Incomplete 8/18/15.	Steve	2	
15-1781-DP/CDP	Cruz Mixed Use	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	
15-1777-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	
16-1843-CON	Montana Avenue Capital Partners	6380	Via Real	Lagunitas office park and retail redesign.	The redesign would replace the approved 84,550 sf. office building with six buildings totalling 72,500 sf. A 5,000 sf. retail component (market/deli) is also proposed, bringing the project total to 77,500 sf. Concept ARB review 10/27/16. Will submit actual application in February 2017.	Steve	3	
16-1832-SIGN	Gran Vida	5464	Carpinteria Ave	Sign Permit	Submitted 06/21/16. ARB 07/14/16. Director approved Carpinteria Avenue ground sign. Freeway sign to be considered at future meeting. Cont Prelim Freeway Sign on 11/17/16	Steve	3	
16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Submitted 4-19-16. Incomplete 5-18-16. Resubmittal 7/14/16. Incomplete 8/11/16. Resubmittal 9-12-16. Incomplete 10/11/16. Resubmitted 10/31/16. Complete 11/30/16. Prelim ARB 12/15/16, cont'd to future meeting.	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. ARB concept review 10/15/15. Draft MND public review period 7/15- 8/15/16. To ERC 8/4/16. Prelim ARB 8/11/16, continued with revisions.	Nick	3	
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. 1-year time extension approved 10/11/16.	Nick	4	

16-1841-DPR/CDP	Carpinteria Valley Arts Council	865	Linden Avenue	Interior remodel; exterior: wrap-around awning, sign, façade	Submitted 9/1/16. IDAG routing 9/13/16. IDAG meeting 9/15/16. Incomplete 9/27/16. To Prelim ARB 10/13/16. Preliminary ARB approval 10/13/16. Complete 11-02-2016. To PC in March or April.	Marysol	5	
16-1835-CUP/CDP	Rafael Hernandez	520	Elm Avenue	remodel 3 (E) apartments	Submitted 7/13/16. Incomplete 7/25/16. Resubmitted 10/10/16. Complete 11/4/16. Prelim ARB approval 11/17/16. To PC 2/6/17.	Nick	5	
16-1816-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. Complete 9/2/16. Possible PC in March or April 2017	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 summer 2017.	Steve	5	
04-1175-DP/CDP/LC	Venoco, Inc.	5675	Carpinteria Avenue	Pardon Oil and Gas Extended Reach Drilling	Complete 9/11/14. MRS EIR contract approved 1/26/15. MOU for JRP approved 1/26/15. Venoco request to defer EIR rec'd 1/29/15. On hold at Applicant's request.	Steve	5	
16-1826-CUP/CDP	Swinford	710	Palm Avenue	Demolish (E) SFD & garage, construct (N) SFD & attached garage	Submitted 5/5/16. Incomplete 6-3-16. Prelim ARB approval 6-16-16. Complete 8/26/16. To PC 9/6/16, continued to 11/7/16. PC Approved 11/7/16.	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	

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 closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16.	Nick	6	
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	
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	
15-1751-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	
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. Final ARB. DP/CDP Time Extension approved 12/5/16. Final Map under review.	Steve	9	
16-1829-ARB	Cluderay, Suzan and Ian	5643	Fiesta Drive	Addition of ~450 feet and remodel of exiting residence	Submitted 06/13/16. ARB 07/14/16. Incomplete 07/08/16. ARB recommended preliminary approval. Director Approval 10/5/16. Final ARB approved 10/13/16.	Nick	10	
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	10	

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 05/16/16. Replied to CCC on 8/1/16. Met with CCC on 8/29/16, pending extension from CCC. Moratorium extension approved Ord. 711 09/26/16. CCC approved 12/8/16. Needs CC to approve Admin Regs and Ordinance Second Read.	Lucy Steve	11	
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	
16-1839-CDP	Thom Vernon	500	Maple Avenue	Install new windows & replacement roll-up doors	Submitted 8/12/16. Incomplete 9/8/16. Complete 9/14/16. To ARB 9/15/16, continued to 10/13/16. ARB approved 10/13/16. Director Approved 10/21/16. FLAN sent to CCC 11/1/16. BP application submitted 10/20/16.	Nick	12	
16-1808-DP/CDP	City of Carpinteria Parks & Recreation Dept	4855	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. PC approved 5-2-16. FLAN sent 5-18-16. Final ARB approval 10/13/16. BP application submitted 10/20/16.	Nick	12	
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. Final ARB 08/25/16. BP submitted 8/10/16. Awaiting recordation of Final Map.	Nick	12	

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 and 05/31/16, in review for completeness. Director Approval 07/6/16. Final ARB 08/25/16. BP submitted 12/21/16, in plan check.	Nick	12	
13-1650-DP/CDP	M3 Multifamily, LLC	4819	Carpinteria Avenue	6,000 square foot commercial building and two 600 square foot apartments	Submitted 1/9/13. Incomplete 2/7/13. Prelim ARB 10/17/13. PC approved 12/2/13. ARB "in-progress" 3/27/14. PC approved 36-month TEX 12/1/14. Minor height revision considered by ARB 4-14-16. Final ARB approval 11/17/16. BP submitted 12/6/16, in plan check.	Nick	12	
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	
16-1845-SIGN	7 Eleven	4410	Via Real	Re-facing of sign and updated fuel price monument sign	Submitted 10/20/2016. Director Approved 11/08/2016. Building Permit issued 11/16/2016.	Marysol	13	
15-1786-CUP/CDP	Verizon Wireless	6267	Carpinteria Avenue	Wireless Telecommunications Facility	Submitted 08/14/15. Incomplete 08/31/15. Complete 11/112/15. 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	
15-1765-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	
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	
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. Complete 5-25-16. PC approved 6-6-16. NTPO recorded 6/28/16. BP submitted 7/27/16. BP issued 10/6/16. Under construction.	Nick	14	

15-1800-DP/CDP	Sinclair	607	Walnut Avenue	47 sq ft bathroom addition & new 2nd floor dormers	Submitted 11/30/15. Incomplete 12/10/15. Resubmitted 12/28/15. Prelim ARB Approval 1/14/16. Complete 1/21/16. PC approved 2/1/16. Final ARB approval 3/31/16. BP approved & issued. Under construction.	Nick	14	
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. BP issued 5-16. Under construction.	Nick	14	
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. BP issued, 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. Signs under review.	Steve	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	
14-1740-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	
14-1738-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	
14-1731-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.	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 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	
13-1695-CUPR/CDP	Island Brewing Company	5049	Sixth Street	Expansion of brewery and tasting room	Submitted 12/17/13. Complete 1/29/14. PC approved 2/3/24. BP for interior improvements issued 5/6/15. Under construction.	Nick	14	
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. Last inspection 8/19/15. Awaiting final inspection.	Nick	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	
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. Construction underway 9/12/16.	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	

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. Concept for rearranged office buildings presented to ARB 5/12/16. To ARB for concept 10/27/16. See 16-1843-CON	Steve	14	
04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submtited 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	
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	14	
16-1848-CON	Finnigan	4621	Seventh Street	Demolish (E) SFD & construct (N) duplex	Submitted . To Con ARB review 1/12/17.	Lucy	15	
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. BP issued. Under construction.	Shanna	15	
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. Final ARB. BP Issued 4/21/16. Completed improvements.	Steve	15	
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 Recorded 12/23/2016.	Steve	15	

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Permit Report

01/01/2017 - 01/31/2017

Permit #	Permit Date	Site Address	Owner Name	Project Description	Valuation	Status	Issued Date	Code Compliance Violation	Fire Permit Required
11950	1/31/2017	4870 Malibu Drive	Bryce Armstrong	Electrical service panel upgrade from 100 amp overhead to 200 amp overhead in same location on house	2,800	Issued	1/31/2017		
11949	1/31/2017	4812 Sawyer Ave.	SINGER VIRGINIA LYNN	Repair dry rot damage of pedestrian bridge connecting second floor units	25,000	In Review Building			
11948	1/27/2017	1339 El Portal Ave.	MUNOZ FAMILY TRUST 4/6/00	Change out furnace in existing location in closet.	3,882	Issued	1/27/2017		
11947	1/26/2017	1339 Post Avenue	MURRAY, JOHN D	Installation of flush roof mounted solar pv system. 3.975 kw. 1/31/17 - Revision increase kw to 4.2 kw.	6,000	Issued	1/26/2017		
11946	1/26/2017	1565 Meadow Circle	WILLENS, BABETTE TRUST	Remove and replace existing heating and cooling system.	6,300	Issued	1/26/2017		
11945	1/26/2017	6420 Via Real	SCHAFF, VICTOR WILLIAM & SUSAN MARIE REVOCABLE TRUST	Tenant improvements for 2,903 square feet in an existing building, constructing four audio editing rooms, 1 storage room	170,000	In Review Building			
11944	1/24/2017	1433 Camino Trillado	Gail & Duane Gower	Remove existing roof and install Asphalt Shingles. 27 squares	8,624	Issued	1/24/2017		
11943	1/23/2017	5412 Carpinteria Avenue	Volentine Nebraska	A 2,287 sf tenant improvement with related electrical, mechanical and plumbing work. New rooftop mechanical unit.	50,000	In Review Building			Yes
11942	1/23/2017	1312 Vallecito Road	ALLEN, HEATHER	Replace the riser for the existing electrical panel damaged by fallen tree.	1,200	Final	1/23/2017		
11941	1/20/2017	4166 Via Marcina	RYAN, ROBERT THOMAS REVOCABLE TRUST 04/30/2015	As-built permit for trellis. Result of findings from inspection on sale.	2,000	Issued	1/20/2017	Yes	

11940	1/17/2017	5455 Eighth Street #67	ELLIS GEORGE LOWELL TRUST 9-21-83	Remove washer & dryer from utility closet & cap lines to source.	1,000	In Review Planning		Yes	
11939	1/13/2017	1324 June Street	SUAREZ, ALFREDO	Install flush roof mounted solar pv. 11 panels 3.080 kw	6,776	Issued	1/19/2017		
11938	1/12/2017	1433 Camino Trillado	Gail & Duane Gower	change out FAU - Install new in attic (relocate). Change out 8 ducts for 1552 SF. Gas line extension, new electrical for FAU	9,087	Issued	1/19/2017		
11937	1/12/2017	784 Maple Street	SHAW, JEFFREY	Remove and replace 490 SF of concrete driveway	3,000	Void			
11936	1/12/2017	4790 Eighth Street	VAN WINGERDEN, YOZE	Install new kitchen window and change out one sliding door [CODE COMPLIANCE CASE - Permit 2 of 2]	900	Issued	1/12/2017	Yes	
11935	1/12/2017	4826 Sawyer Ave	RAUFI, ASHKAN ANDREW	Convert loft area into a bedroom. Add lighting to the dining room and kitchen. Change fixed windows into opening windows. Add ceiling fans.	12,300	In Review Building			
11934	1/11/2017	1126 Vallecito Rd	SHORT, BURTON & CRISTEEN FAMILY TRUST 10/18/11	Remove existing roof and install a new GTA-20 year roof torch down application. Flintlastic brand white granulate surface. Nail down a layer of glass base sheet. Install two drain scuppers. New roof vents around plumbing and exhaust vents sealed with roof cement. Re-use clay taps copping on parapet walls.	8,500	Final	1/11/2017		
11933	1/9/2017	5455 Eighth Street #3	PRUMMEL, RUDOLF M	Permit for an as-built bathroom window [NOTE: Inspection of window and exterior closet with electrical panel (check for washer/dryer) required prior to final approval]	300	Final	1/9/2017	Yes	
11932	1/6/2017	4615 Carpinteria Ave	EXEMPTION EQUIVALENT TRUST 12/5/2011	Replace 50-gallon natural gas water heater	850	Issued	1/6/2017		

Total Records: 19

2/1/2017