

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: 03/02/17**

MARCH 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 5, 2016.**
- b. Minutes of the regular Planning Commission meeting held February 6, 2017**

6. NEW PUBLIC HEARING

- a. Carpinteria Valley Arts Council Remodel
Project 16-1841-DP/CDP**

Planner: Marysol Smith

Hearing on the request of NMA Architects, agent/architect for the Carpinteria Valley Arts Council to consider Project 16-1841-DP/CDP (application filed September 1, 2016) for a Development Plan and Coastal Development Permit to allow a change of use from a former restaurant use to the proposed Carpinteria Arts Center under the provisions of the Central Business (CB) Zone District. As part of the project, a comprehensive interior and exterior remodel of the existing building is proposed. The interior remodel includes the addition of a storage room, office space, second bathroom, and a revised kitchen layout. Exterior improvements include removal of the existing frontage features, alterations to the existing window and door arrangement, addition of a metal wrap-around awning, new signage and refinishing and repainting of the façade. The proposed remodel would not result in changes to the total building square footage or height. The application involves APN 003-262-009, addressed as 865 Linden Avenue.

STAFF IS REQUESTING A CONTINUANCE TO APRIL 3, 2017.

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

7. OTHER BUSINESS

Briefing on the status of the General/Coastal Plan update efforts and the role of available Sea Level Rise guidance in the local decision-making process.

8. MATTERS PRESENTED BY COMMISSIONERS

9. DIRECTOR'S REPORT

- a. Distributed Information

- i. Draft Action Minutes of the Architectural Review Board meeting of February 16, 2017
- ii. City calendar for the month of March 2017
- iii. Community Development Project Status Report as of February 28, 2017
- iv. Construction Permit Report as of February 28, 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., March 16, 2017. The next regular Planning Commission meeting will be held on Monday, April 3, 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 the year 2100 would subject the parcel to flooding every year. He said he would find it hard to find the project consistent with policies of the General Plan, specifically Objective S-4 that addresses the need to minimize the potential risk resulting from flooding. He understands that the General/Coastal Plan update will address sea level rise, but is concerned that we are not	NEW PUBLIC HEARING

addressing it at the present time. Commissioner Allen asked for a discussion with counsel regarding the legal exposure from denying a project based on sea level rise before policies are in place. Community Development Director Steve Goggia explained that current safety element policies are based on 100-year flood plain information and this project is outside the 100-year flood plain. 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 agreed legal counsel is needed to address the use of sea level rise projections in finding projects inconsistent with existing policies. 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.	DIRECTOR’S REPORT

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.	
ADJOURNMENT - Chair Moyer adjourned the meeting at 5:54 p.m. ATTEST: Secretary, Planning Commission Chair, Planning Commission	ADJOURNMENT

CALL TO ORDER and ROLL CALL Chair Moyer called the meeting to order at 5:30 p.m. Commissioners Present: John Moyer, Chair John Callender, Vice-Chair Jane L. Benefield Commissioners Absent: David Allen Glenn La Fevers Others Present: Steve Goggia, Community Development Director Nick Bobroff, Senior Planner Dylan Johnson, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria Approximately 5 interested persons	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair Moyer called for the flag salute.	PLEDGE OF ALLEGIANCE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Steve Goggia announced that information and guidance on sea level rise would be presented at the March 6, 2017 Planning Commission meeting.	ANNOUNCEMENTS
PUBLIC COMMENT Local resident Bob Franco said all new developments should be water neutral and use as many renewable resources as possible. He thanked Commissioner Callender for bringing up the topic of sea level rise and said the City Council has been silent about it for years. He described it as the greatest threat our community and planet will ever face and said it should be a vital element of our General Plan update.	PUBLIC COMMENT
CONSENT CALENDAR a. Minutes of the regular Planning Commission meeting held December 6, 2016. Due to lack of a quorum, approval of the minutes was continued to the meeting scheduled for March 6, 2017.	CONSENT CALENDAR
NEW PUBLIC HEARING Hernandez Residences Remodel Planner: Nick Bobroff Project 16-1835-CUP/CDP 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, addressed	NEW PUBLIC HEARING

as 520 Elm Avenue and 4934/36 Fifth Street.

Senior Planner Nick Bobroff presented the staff report, which included a project description, information on the project setting and background, and analyses regarding zoning and the General Plan/Local Coastal Plan. He said staff is recommending approval of the permit as submitted.

PUBLIC HEARING OPENED

Chair Moyer opened the public hearing at 5:53 p.m.

Laurie Neal, who lives nearby, said she is heartened to see old houses preserved. She expressed concern that the Community Garden located kitty corner to the project might create parking issues. She said the area is already kind of crowded without its impacts.

Senior Planner Nick Bobroff explained that the Community Garden is not expected to attract large groups at any one time. With respect to the current parking situation, he explained that adding a space on the Elm Ave side of the subject property would result in elimination of an on-street parking space but adding a tandem space would not impact public parking.

Reyes Gonzales, adjacent neighbor, said he is thrilled that the project is at this point and a remodel would be better than something new. Regarding the parking, he said it is a problem everywhere, and the problem occurs when people get home from work. He said he would rather see a garden or landscaping rather than another vehicle parked on the property.

PUBLIC HEARING CLOSED

Chair Moyer closed the public hearing at 6:05 p.m.

Commissioner Callender said he likes what he sees and is fine with the CUP. Regarding the parking, he said it does not sound like there is a current problem going forward due to the community garden, and he would not be in favor of adding parking on the Elm Ave side until a problem comes up. He said this is an opportunity to preserve the small beach town character that we talk about while maintaining rental housing stock.

Commissioner Benefield said she wants a condition that the units will not be short-term vacation rentals. She expressed disappointment that we do not demand solar and asked for a discussion about it at a later date. She also expressed concern that if we don't get the parking now, we never will, but said she is willing to look the other way.

In response to a request to clarify the short-term rental overlay boundaries, Community Development Director Steve Goggia explained that the project is outside the overlay that allows the short-term vacation rentals but home share is okay.

Dylan Johnson, acting as City Attorney clarified that the property is outside the zone that would allow short-term vacation rentals, and it would be confusing to have a condition that says the owner cannot do one. Regarding excluding a home share, he said the project would need to be continued, because we would need to think about how we would approach such a condition.

Chair Moyer said he can approve the project and described it as unique. He spoke about how there is no economic benefit for people to upgrade little cottages. The whole community benefits from this, he said.

Commissioner Benefield asked Rafael Hernandez if he objected to a condition not allowing short-term vacation rentals.

Rafael Hernandez explained that his family has been providing affordable housing since 1961; and he entertained the idea of short-term vacation rentals, because as a business person he wanted to recoup the substantial investment (\$1 million) he'd be making on this parcel and the two adjacent ones. He said yes, he would do vacation rentals if he were allowed.

Community Development Director Steve Goggia clarified that the new ordinance contains guidelines that need to be met in order to qualify for the amortization (5-year period) regarding the short-term rentals. One guideline states that the owner must demonstrate that the residence has been used as a vacation rental in the 24 months prior to the moratorium going into effect on October 26, 2015.

Commissioner Benefield continued to express support for a condition and asked for a guarantee that the property would not become a vacation rental.

Rafael Hernandez stated, among other things, that the buildings are very old and need some help; he does not have any intention of selling the property; and he should have the right to charge fair market rent if he makes a financial investment. He commented that if short-term rentals were off the table, he'd still be a happy camper.

Community Development Director Steve Goggia explained that he did not believe the applicant ever remitted Transient Occupancy Tax, but under the new code, there is the potential for a home stay. Chair Moyer noted that the property cannot be a short-term rental.

Commissioner Callender said he would vote in favor without additional encumbrance beyond what staff is recommending, noting short-term rentals would not be allowed and, based on the floorplans, home stays aren't likely to happen. He said including a condition would likely be a symbolic statement. He acknowledged Benefield's concerns and spoke about how the short-term rentals process addresses them.

Chair Moyer expressed support for the project as submitted by staff. He said, among other things, that two two-bedroom units are being converted to one-bedroom units, and he would rather see upgraded bungalows than mini-mansions. He spoke about the expense of remodeling and complications in meeting codes, and said he'd be okay with an owner wanting to do short-term rentals for a while.

Rafael Hernandez said he has been approached by developers offering him millions in cash who would clear it out and put in two-story townhouses, but he would never allow it. He said what he is doing is a 100% improvement and beneficial to the city.

Commissioner Benefield commented that they had been snookered too many times by people doing things that were not approved, so she would vote no.

Attorney Dylan Johnson requested a break in order to research whether a majority of the Planning Commission or quorum would be needed to approve the project.

BREAK
Chair Moyer called for 10-minute break.

Attorney Dylan Johnson confirmed that there is no law requiring a majority vote of the full Commission to adopt or issue a CUP. MOTION Upon a motion by Chair Moyer, seconded by Commissioner Callender, the Planning Commission voted 2-1 (Moyer and Callender in favor; Benefield opposed) to approve Project 16-1835-CUP/CDP.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Callender asked about the status of the General Plan Update. Community Development Director Steve Goggia explained that a big part of the Update will involve addressing sea level rise vulnerability. He said he is finalizing the work plan for a grant received from the Coastal Commission, needs to circulate requests for proposals to get a consultant on board. He hoped to have more information available soon.	MATTERS PRESENTED
DIRECTOR’S REPORT a. Distributed Information i. Action Minutes of the Architectural Review Board meeting 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 Community Development Director Steve Goggia reported that this year's Work Program will include a release of the Zone Code Update. He said the process will take a year or two and requires new staff members to receive a lot of training. Regarding the hotel project on Via Real, he said a concept plan will be presented to the ARB on February 16th. With respect to the Austin's Hardware site, he said it has new owners and there will be a lot of concern about whether their plans fit in downtown.	DIRECTOR’S REPORT
ADJOURNMENT - Chair Moyer adjourned the meeting at 7:00 p.m. ATTEST: _____ Secretary, Planning Commission _____ Chair, Planning Commission	ADJOURNMENT

ACTION MINUTES

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

ROLL CALL

Boardmembers present: Richard Johnson
Dylan Chappell
Scott Ellinwood
Rachelle Gahan

Boardmembers absent: Jim Reginato

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

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: City of Carpinteria
Project: 17-1852-CPD; Memorial Park Improvements
Planner: Marysol Smith
Project Location: 1400 Santa Ynez Avenue
Zoning: Recreation (REC)

Request of City of Carpinteria's Parks and Recreation Department to consider Project 17-1852-CPD for preliminary/final review of proposed improvements to Memorial Park. The proposed project includes new playground equipment and rubberized fall area, six park benches, three picnic tables, split rail fencing, and a new pergola. Existing curbing will be removed and replaced while existing barbeque areas would remain unchanged. New park pathways and landscaping for the affected areas of the park are included as part of the project. The property is a 1.9-acre parcel zoned Recreation (REC) and shown as APN 003-590-039, addressed as 1400 Santa Ynez Avenue.

Staff presented the proposed project and highlighted key elements of the project for the Board to consider. The applicant, Matt Roberts, Parks and Recreation Department Director, elaborated on the project's design process, theme, materials and the purpose for the proposed project elements. The process began with a community meeting and survey to garner neighborhood input on what kind of improvements to pursue at Memorial Park. The collected comments and suggestions are directly reflected in the proposed project as presented to the Board. Pedestrian access would be enhanced by the proposed pathways and trails. The addition of fencing along Santa Ynez Avenue would address safety concerns, while its noncontiguous layout would allow for continued pedestrian access to the park. To address the concern of not enough shade, the proposal would include a new pergola shade structure and new tree plantings, such as the Western Redbud, selected because it is in bloom by Memorial Day. The proposed playground would be accessibly-designed and includes ground-level play zones as well as zones for two to five-year olds and five to twelve-year olds. The improvements would also add areas that facilitate adult supervision around the playground, including benches and an adjacent adult exercise area.

The Board asked questions regarding the materials proposed for the pathways and the proposed rubberized fall area. Matt clarified that the materials proposed for the decomposed granite pathways

are of high quality and have been successfully implemented at other city parks. The rubberized fall area would consist of earth tone blue, green and brown in a simple pattern emulating a stream, grassland and mountain.

Public Comment:

Salvador Carrera, a neighboring resident living on El Carro Lane, noted that providing bathrooms is an important amenity for park users as not all users are close enough to their home and it would avoid people going in other places of the park. Matt Roberts explained that bathrooms were part of the original proposal presented at the community meeting. However, some of the most proximate neighbors expressed strong disapproval of adding a bathroom because it may attract unwanted activity. The City's Parks and Recreation Department would consider adding bathrooms in the next phase of improvements as, currently, they are under a strict grant timeline. Matt Roberts showed support for bathrooms in future improvements to the park as the amenity would enhance accessibility for more park users, such as for the elderly and for young children. He noted that similar concerns were raised when the Monte Vista Park improvement project added a bathroom facility, however the park has maintained its family friendly nature.

Boardmember Discussion:

Boardmembers unanimously agreed that the proposed project was well planned and that the various elements, like the pergola, were well designed. Boardmember Gahan commented that the landscaping proposal was beautiful and emphasized the importance of adding a bathroom for families with young children.

ACTION: Motion by Boardmember Dylan Chappell, seconded by Boardmember Ellinwood to recommend final approval of the project to the Community Development Director with the comment that the Board would support a bathroom facility in the future.

VOTE: 4-0

PROJECT REVIEW

- 2) Applicant: nKlosures, Inc. for RAM Hotels
Project: 16-1822-DP/CDP; Via Real Hotel
Planner: Steve Goggia for Nick Bobroff
Project Location: 4110 Via Real
Zoning: Commercial Planned Development with Residential Overlay (CPD/R)

Request of Nikhil Kamat, NKlosures, Inc, agent/architect for RAM Hotels, to consider Project 16-1822-DP/CDP for a conceptual review of a request to demolish an existing church and all associated improvements and construct a new two-story approximately 105-guestroom hotel. Two revised options are presented for the hotel with a total floor area of 49,891 square feet ("Option 1") or 47,631 square feet ("Option 2"), respectively. Either option would reach a maximum height of 25 feet from finished grade. The project would include a new ~112-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 a brief summary of the December 15, 2016 meeting wherein the Board directed the

applicant's team to return for a concept review based on a number of comments provided. Two concept proposals were shown by staff. The applicant and project Architect provided additional insight into the revised plans and responded to remarks and suggestions by the Board.

Public Comment:

Bill Dayka, indicated he was pleased that Option 1 included an outdoor terrace, inaccessible to the guests, in the northeast corner of the building, thus providing a single-story element closest to neighboring properties. He also thought a bungalow style is more in keeping with Carpinteria's small beach town image.

The Board agreed that the proposed terrace would provide privacy to the neighbors and suggested potted landscape plantings be added.

Boardmember Discussion:

Overall, the Board expressed that the project was heading in the right direction with the following comments:

- Both options appear too busy with colors and materials; three colors would be plenty;
- Option 1's elimination of the second stories at the building's corners works well, although Option 2 is preferred and the remaining comments focus on Option 2:
- The building could be improved by calling attention to the entrance (center);
- Keep to three modules along the Via Real frontage;
- The roofline overhang of the southeast corner could be eliminated and replaced with a lower metal (look or real) awning, held by metal struts and possibly knee braces in a galvanized steel gray color;
- Continue the animation along all sides of the building;
- Overall the building's colors could be a warm gray, beige and wood-tone;
- The pool's front garden wall could be curved;
- Windows could be a mill finish aluminum with the overhangs galvanized steel; and
- The outdoor pool works well in Carpinteria; a living plant wall along the back (south facing) side would be interesting.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Ellinwood to continue the project to the March 30th meeting as a preliminary review without the need for storypoles at this time.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held January 12, 2017.

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

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Staff provided an update on the construction repairs to City Hall.

ADJOURNMENT

Chair Johnson adjourned the meeting at 7:00 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, March 16, 2017.

All Boardmembers present indicated they would be in attendance.

Secretary, Architectural Review Board

ATTEST:

Chair, Architectural Review Board



MARCH 2017



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 9am Rec Dept Interview – Blue Conf Rm 10am Parks/Rec Staff Mtg– Side Conf Rm 10pm Open Streets Traffic Mgmt –Blue Conf Rm 5:30pm Fire District Board Mtg – CC	2 8am Downtown BAB – Side Conf Rm 8:45am Carpinteria First – Side Conf Rm 10am All-Employee Mtg – CC 2pm All CDD Staff Mtg – Blue Conf Rm	3 5pm – 8pm 1 st Friday Events – Downtown	4
5	6 9am Large Projects Coordination Mtg – Blue Conf Rm 11am Snow Day Mtg – Blue Conf Rm 5:30pm Planning Commission–CCTV	7 10am Staff Mtg – Blue Conf Rm 2pm PW Staff Mtg – Blue Conf Rm 2:30pm Planning Staff Mtg – Side Conf Rm	8 10am Parks/Rec Staff Mtg–Side Cf Rm 2pm AB Design Mtg – Blue Conf Rm	9 2:30pm Code Compliance – Side Cf Rm	10	11 9am – 11am Carpinteria Beautiful Mtg – – CC 10am 2pm ABOP – PW Yard
12 Daylight Saving Time Begins	13 11am STMP Scoping Mtg-WCA – – Side Conf Rm 3pm Council Closed Session – CC & Blue Conf Rm 5:30pm City Council Mtg – CC TV	14 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 Mtg – CCTV	15 10am Parks/Rec Staff Mtg – CC 2:30am C3H Homelessness Mtg – CC	16 10:30am IDAG – Blue Conf Rm 2:30pm Code Compliance Mtg– Blue Rm 5:30pm ARB Mtg – CC	17 9am BEACON Mtg – CC St. Patrick's Day	18
19	20 9am Large Projects Coordination Mtg – Blue Conf Rm 5:30pm Gen Plan Update Committee Mtg – CC	21 10am Staff Mtg – Blue Conf Rm 2pm PW Staff Mtg – Blue Cf Rm 2:30pm Planning Staff – Side Conf Rm	22 10am Parks/Rec Staff Mtg–Side Cf Rm 5:30pm Water District Board Mtg – CCTV	23 11am Staff Homeless Population Mtg – – Blue Conf Rm 1pm VCTC Mtg – CC (Tentative) 2:30pm Code Compliance Mtg –Blue Rm	24 11am VCTC Mtg – CC (Tentative)	25 10am 2pm ABOP – PW Yard
26	27 3pm Council Closed Session – CC & Blue Conf Rm 5:30pm City Council Mtg – CC TV	28 10am Staff Mtg – Blue Cf Rm 2pm PW Staff Mtg – Blue Conf Rm 2:30pm Planning Staff – Side Conf Rm 4:30pm School Board Closed Session – – CC & Side Conf Rm 5:30pm School District Board Mtg – CCTV	29 10am Parks/Rec Staff Mtg–Side Cf Rm	30 Happy Birthday Melissa Angeles & Jon Keiser! 2:30pm Code Compliance Mtg– Blue Rm 5:30pm ARB Mtg – CC (Tentative)	31	

City of Carpinteria
Planning Activity Summary

February 2017

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

Last Edited 02/28/2017

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
17-1858-DP/CDP	Anthony Segall & Deborah Dentler	5157	Eighth Street	SFR Demo/Rebuild	Submitted 2/13/2017, under review.	Lucy	1	
17-1856-TPM/VAR/CD	De Alba Family Trust	5031	Foothill Road	Lot Split	Submitted 2/9/17. Under review.	Nick	1	
17-1857-FENCE	Tom Kenny	4292	Carpinteria Ave	New Fence (wall)	Submitted 2/10/2017, "Incomplete" 2/23/2017.	Lucy	2	Yes
17-1853-CUP/ARB	Julie A. Castiglia	946	Concha Loma Drive	SFR Addition/Remodel	Submitted 2/1/2017. Incomplete 3/1/2017.	Lucy	2	
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. Incomplete 1/20/2017.	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. Resubmitted 2/3/2017.	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	
16-1840-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. Incomplete 2/10/17	Nick	2	
16-1838-SIGN	Procore	6307	Carpinteria Avenue	Sign Permit	Submitted 08/05/16. Requested additional information to create a Sign Program for site on 8/11/16. Resubmitted 10/25/16. Advised to submit separate application for sign program (refer to 17-1851-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. To Prelim ARB 3/16/17.	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	
15-1781-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	
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. To ARB in March.	Marysol	3	
16-1844-DP/CDP	Sunburst Wines	5080	Carpinteria Ave	New retail wine bar	Submitted 10/13/16. Incomplete 11/4/16. To Prelim ARB 3/16/16.	Nick	3	
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. In-progress ARB review 2/16/17. To Prelim ARB 3/30/17.	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 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. PC approved 2/6/17. FLAN sent to CCC 2/21/17.	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	Paredon Oil and Gas Extended Reach Drilling	Complete 9/11/14. MRS EIR contract approved 1/26/15. MOU for JRP approved 1/26/15. Venoco request to defer EIR rec'd 1/29/15. 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. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17.	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	
17-1852-CPD	City of Carpinteria	1400	Santa Ynez Ave	Phase II Park Improvements	Submitted 1/19/2017. ARB 2/16/2017. Complete 2/17/2017.	Marysol	10	
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	
16-1808-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 04/14/16. 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	
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. BP issued 2/2/17.	Nick	13	
15-1786-CUP/CDP	Verizon Wireless	6267	Carpinteria Avenue	Wireless Telecommunications Facility	Submitted 08/14/15. Incomplete 08/31/15. Complete 11/11/15. PC 12/07/15. PC Action letter 12/8/15. Appeal period ends 12/17/15. CCC appeal period ends 1/8/16. In Building Review 02/25/16. BP Issued 04/20/16.	Shanna	13	
15-1765-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	
14-1731-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 2/3/14. 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 submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	
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	
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	15	
14-1730-ARB/CDP	MTI Capital, Inc.	1289	Cramer Circle	New SFD	Submitted 8/13/14. Incomplete 9/8/14. Complete 9/29/14. ARB 10/16/14; ARB prelim 11/13/14. Director approved 2/2/15. Final ARB Approval 3/12/15. BP submitted 3/31/15. BP Routing Letter 06/17/15. BP issued 6/25/15. Certificate of Occupancy issued.	Steve	15	
16-1845-CON	Tim Finnigan	4621	Seventh Street	Concept review: Demo SFD & Construct Duplex	Conceptual review provided at 1/12/17 ARB mtg.	Lucy	N/A	



Permit Report

02/01/2017 - 02/28/2017

Permit #	Permit Date	Site Address	Owner Name	Project Description	Valuation	Status	Issued Date	Code Compliance Violation	Fire Permit Required
11970	2/27/2017	5345 Star Pine Road	POPNOE J B/BETTY TRUSTEES (for) POPNOE JB/BETTY LIV TR 10/30/98	Tear off existing tar and gravel roof and install Lifetime Composition.	11,224	Issued	2/27/2017		
11969	2/23/2017	751 Olive Avenue	SABETIAN, ARVAND	Remove all drywall in home only	15,000	Issued	3/1/2017		
11968	2/23/2017	901 Linden Avenue	SIRIBANDAN, SIVAPORN	Sign installation	2,500	Issued	2/23/2017		
11967	2/22/2017	4456 Mesa Lane	OEHRLI, DOUGLAS/TERRY LIVING TRUST 6/23/00	To demolish: (1) unpermitted rear patio cover, (2) upermitted laundry room plywood wall in garage, (3) shed and arbor from side yard setback [As per violation found during Inspection on Sale]	1,800	Issued	2/27/2017	Yes	
11966	2/21/2017	5291 Cambridge Lane	WOOD, CAROLYN	Installation of flush roof mounted solar photovoltaic. 7 kw (10) panels	4,700	Issued	2/23/2017		
11965	2/16/2017	6460 Via Real	SCHAFF, VICTOR WILLIAM & SUSAN MARIE REVOCABLE TRUST	Tenant improvements, new MEP to support installation of Whisper Booths for audio recording, updating restroom to meet ADA and CalGreen requirements, area of work is 4,863 square feet	65,000	In Review Building			Yes
11964	2/15/2017	South side El Carro Ln., 114 ft. E/o Azalea		Place new Cox Communication metered power supply pedestal	4,000	Issued	2/16/2017		
11963	2/15/2017	4573 Carpinteria Ave.	TREVILLIAN II FAM LIMITED PARTNERSHIP	Repair broken shut off at water meter	1,800	Issued	2/15/2017		
11962	2/13/2017	1141 Church Lane	RBU Invetments LLC	To permit an existing patio cover	1,500	Issued	2/21/2017	Yes	
11961	2/13/2017	1354 Vallecito Road	OLMSTEAD, RICHARD LEE/TRUDY ANDERSEN LIVING TRUST	Remodel existing bathroom with new fixtures, same location. Shower valve and replace a section of sheetrock.	8,000	Issued	2/13/2017		
11960	2/13/2017	1069 Casitas Pass Road	SHEPARD PLACE LTD	To remove and replace concrete pool deck to remediate cracks, to add 2 voluntary ADA ramps at the rear exit doors of the clubhouse and to waterproof the existing outdoor shower with the tile surround.	81,500	In Review Building			

11959	2/8/2017	5445 Hales	GUTIERREZ FAMILY TRUST 6/8/04	Installation of flush, roof mounted solar photovoltaic.	11,000	Final	2/21/2017		
11958	2/8/2017	4410 Via Real	7-ELEVEN, INC	Replacing 120 ft of 3/4 conduit pipe from the store to the 7-11 sign.	2,850	Issued	2/8/2017		
11957	2/8/2017	4270 Carpinteria Ave. Unit 4	PUERTA DEL MAR OWNERS ASSOCIATION INC	Remove 13 squares of existing tiles. Remove and replace existing underlayment and reinstall existing tiles.	12,600	Issued	2/8/2017		
11956	2/8/2017	4264 Carpinteria Ave. Unit 2	PUERTA DEL MAR OWNERS ASSOCIATION INC	Remove approx. 600 sq ft of existing tiles. Remove and replace existing underlayment and reinstall existing tiles.	5,475	Issued	2/8/2017		
11955	2/8/2017	4258 Carpinteria Ave. Unit 3	PUERTA DEL MAR OWNERS ASSOCIATION INC	Remove 19 squares of existing tiles. Remove and replace existing underlayment and reinstall existing tiles.	16,150	Issued	2/8/2017		
11954	2/8/2017	4228 Carpinteria Ave. Units 3 & 4	PUERTA DEL MAR OWNERS ASSOCIATION INC	Remove 26 squares of existing tiles. Remove and replace existing underlayment and reinstall existing tiles.	21,620	Issued	2/8/2017		
11953	2/6/2017	1305 Camino Trillado	MENDOZA, STEVEN & MARSHA FAMILY LIVING TRUST 1/20/03	Kitchen remodel install 5 LED can lights, install appliances & plumbing in same location	3,000	Issued	2/6/2017		
11952	2/3/2017	1245 Franciscan Court #2	SARAGOSA, EDWARD A	Complete kitchen remodel. Move kitchen sink location, alter soffit configuration, add lighting & upgrade electrical. New cabinets, countertops, appliances, plumbing fixtures. Change power room door to pocket door. Replace powder room cabinet, sink faucet & toilet.	20,000	In Review Planning			
11951	2/2/2017	1433 Camino Trillado	Gail & Duane Gower	Opening a wall between living room and dining room. Opening half a wall between kitchen and dining room.	3,000	Issued	2/7/2017		

Total Records: 20

3/1/2017