

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: 03/30/17**

APRIL 3, 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 March 6, 2017.

6. NEW PUBLIC HEARING

**a. Carpinteria Arts Center Remodel & Expansion Planner: Marysol Smith
Project 16-1841-DP/CDP**

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 approval of a Development Plan and a Coastal Development Permit to expand the Carpinteria Arts Center into the adjoining property and remodel the existing building (formerly the Cajun Kitchen restaurant) under the provisions of the Central Business (CB) Zone District; and to approve the Addendum to the Mitigated Negative Declaration previously prepared for the Carpinteria Arts Center project pursuant to the California Environmental Quality Act (CEQA) Guidelines. There are no new significant environmental impacts as a result of this project. The Addendum to the MND and all documents referenced therein may be reviewed at the Community Development Department, 5775 Carpinteria Avenue, Carpinteria. The Addendum to the MND is also available for review at the Carpinteria Branch of the Santa Barbara Public Library, 5141 Carpinteria Avenue, Carpinteria. The application involves APNs 003-262-010 and 003-262-009, addressed as 855 and 865 Linden Avenue

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

b. Conditional Use Permits Compliance Report Planner: Marysol Smith

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

Project Number	Applicant	Address	Date Approved
C-5-80	Vasquez Storage	4209 Carpinteria Avenue	1/1/1980
C-2-734	Gonzalez Welding	4621 Carpinteria Avenue	8/1/1983
C-11-83	Boys and Girls Club	4849 Foothill Road	10/3/1983

C-2-84	Church of Latter Day Saints	1501 Linden Avenue	3/5/1984
C-8-85	The Ark Pet Store	1090 Casitas Pass Road	5/6/1985
C-4-85	7-Eleven	4410 Via Real	11/4/1985
359-CUP	Rainbow Ice Cream	751 Linden Avenue	7/6/1987
88-445-CUP	Unocal 76	5085 Carpinteria Avenue	11/21/1988
89-505-CUP	Permacolor Powder Coating	1020 Cindy Lane	8/7/1989
90-539-CUP	Alley Pets	890 Cactus Lane	12/4/1989
91-644-CUP	Pacific Coast Café (Deli)	6440 Via Real	11/4/1991
92-658 CUP	Carter Automobile Repair	5665 Carpinteria Avenue	8/3/1992
330-CUP	McCann Storage	1222 Cravens Lane	6/6/1994
95-749-CUP	Chevron Mini Mart	4290 Via Real	10/6/1997
97-825-CUP	Ohm Apartments (Prev. Cypress Tree)	5615 Carpinteria Avenue	10/6/1997
98-852-CUP	Carpinteria Veterinary Clinic	585 Walnut Avenue	8/3/1998
90-566-CUP	Lou Grant Workshop	5400 Sixth Street	7/13/1999
00-929-CUP	AT&T Wireless	5666 Carpinteria Avenue	8/6/2001
01-972 CUP	Sprint PCS	5666 Carpinteria Avenue	2/4/2002
01-995-CUP	Tee Time	5885 Carpinteria Avenue	2/3/2003
03-1129 CUP	Reality Church	5201 Sixth Street	5/3/2004
06-1284-CUP	Howard School	5315 Foothill Road	9/5/2006
06-1332 CUP	Sprint Wireless	6410 Cindy Lane	12/4/2006
08-1450-CUPM	Channel Islands Surfboards	1160 Mark Avenue	3/5/2007

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

7. OTHER BUSINESS

8. MATTERS PRESENTED BY COMMISSIONERS

9. DIRECTOR'S REPORT

- a. Distributed Information
 - i. Action Minutes of the Architectural Review Board meeting of March 16, 2017.
 - ii. City calendar for the month of April 2017
 - iii. Community Development Project Status Report as of March 30, 2017
 - iv. Construction Permit Report as of March 30, 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., April 13, 2017. The next regular Planning Commission meeting will be held on Monday, May 1, 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.

MINUTES, PLANNING COMMISSION
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

March 6, 2017
Regular Meeting
Council Chamber
5:30 P.M.

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 Nick Bobroff, Senior Planner Dylan Johnson, Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria Jena Acos, Brownstein Hyatt Farber Schreck, LLP 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 - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR a. Minutes of the regular Planning Commission meeting held December 5, 2016 MOTION Upon a motion by Commissioner Allen, seconded by Commissioner Callender, the Planning Commission voted 4-0 to approve the minutes of the regular Planning Commission meeting held December 5, 2016 as presented. b. Minutes of the regular Planning Commission meeting held February 6, 2017 MOTION Upon a motion by Commissioner Callender, seconded by Chair Moyer, the Planning Commission voted 2-0 (Commissioners Allen and La Fevers	CONSENT CALENDAR

abstained) to approve the minutes of the regular Planning Commission meeting held February 6, 2017 as presented.	
NEW PUBLIC HEARING a. Carpinteria Valley Arts Council Remodel Planner: Marysol Smith Project 16-1841-DP/CDP 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 facade. 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 MOTION Upon a motion by Commissioner Allen, seconded by Chair Moyer, the Planning Commission voted 4-0 to continue the hearing to the regular Planning Commission meeting of April 3, 2017.	NEW PUBLIC HEARING
OTHER BUSINESS Community Development Director Steve Goggia, Deputy City Attorney Dylan Johnson and Jena Acos of Brownstein Hyatt Farber Schreck, LLP conducted a presentation on consideration of sea level rise in the decision-making process. The Planning Commission was briefed on the status of the General/Coastal Plan update efforts with respect to sea level rise, and information was provided on the role of available sea level rise guidance. Deputy City Attorney Dylan Johnson explained that presently there is no legal mandate for cities to consider sea level rise in rendering decisions about development; however, there are policies and regulations concerning flood hazards and stormwater management that can be tied to sea level rise analysis.	OTHER BUSINESS

Community Development Director Steve Goggia reviewed applicable objectives and policies related to development in the 100-year flood plain and flood control channels. He gave an example of what is currently being done to address sea encroachment in Carpinteria, such as yearly construction of a sand berm during the winter storm period. He said although wave action has not been a factor when looking at projects, it can be considered.

Mr. Johnson provided information on the legal considerations when making Planning Commission decisions. He said quasi-judicial decisions (approval or denial of land use permits) are what we are most concerned about and standards of review must be used. He noted that evidence must be specific, because when it is generalized it opens you up to vulnerability. He spoke about the importance of fairness, explaining that sea level rise studies will need to be consistently applied and there must be a solid document to rely on.

Community Development Director Steve Goggia updated the Planning Commission on the City's efforts. He explained that sea level rise will be a key element that is looked at in the General Plan Update, and a grant of \$150,000 was received for it. He said requests for a consulting firm to help on the General Plan Update will go out tomorrow and once that firm is on board, numerous meetings will take place with the public, the railroad, utility districts and a lot of other interested agencies. He said the Coastal Commission wants us to complete a sea level rise vulnerability study and adaption plan.

Jena Acos explained how there is a distinction between broad statewide sea level rise projections and specific ones that take place at the local level. She displayed a chart issued by the Coastal Commission with sea level rise projections.

Commissioner Callender asked if it will be City policy not to include information on sea level rise when decisions are made on flood/safety for low-lying projects.

Deputy City Attorney Dylan Johnson said we would be in a better standpoint if we had local studies and information, but it does not mean other evidence cannot be considered. He stated the following: The Planning Commission can make a recommendation on what to do going forward until there are localized studies. It might be something to take to the City Council, or something the Planning Commission can vote on and decide how to handle individual projects. Interim measures can be taken, or we can decide not to address the issue until studies are done.

Commissioner Callender expressed concern that a policy was agreed upon to not include information on sea level rise, and that a decision was made that short-term legal risk is more important than long-term safety risk. He said if there is a policy the City arrived at, he would feel better if it was arrived at in an open process with public input.

Mr. Johnson stated that he is not aware of any specific policy on the issue. He noted that we are in the process of trying to get the information on sea level rise so we can start implementing decisions.

Commissioner Allen commented that commissioners are free to present evidence. He noted that staff presents evidence in staff reports and presentations based on standards and findings that can be implemented, but we don't yet have the standards.

Chair Moyer commented that the situation has different features, including an economic one, and Commission Callender might only be looking at one element.

Jena Acos stated that the vulnerability study will influence what kind of mitigation measures to use, and the City will study what kind of tools to implement. She said from a legal side, we want to ensure all mitigation measures are applied fairly.

She proceeded to review a Coastal Commission guidance document that includes options and steps for the City to take. Options include building natural, green buffers; elevating structures on stilts, or building structures that can be relocated or set back; and acquiring or buying out vulnerable structures. She noted that sea walls are not allowed in Carpinteria.

Among other things, Ms. Acos said the Coastal Commission advises cities to include sea level rise in their Local Coastal Plans, but no one has completed it yet. She also suggested we might want to consider developing an overlay area. She provided information on local actions taken by Santa Barbara County and the City of Goleta. She explained that both have done sea level rise vulnerability studies, and Goleta has areas that will rise, as well as decrease (geological uplifts and erosion are looked at in these studies). She proceeded to address the Commissioners' questions and remarks.

Chair Moyer thanked the team for their presentation. He said Commissioner Callender had started a conversation that needed to be started and he hopes it continues.

MATTERS PRESENTED BY COMMISSIONERS - None	MATTERS PRESENTED
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 Community Development Director Steve Goggia reviewed the distributed information.	DIRECTOR'S REPORT
ADJOURNMENT - Chair Moyer adjourned the meeting at 6:55 p.m. ATTEST: _____ Chair, Planning Commission	ADJOURNMENT

MINUTES, PLANNING COMMISSION
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

March 6, 2017
Regular Meeting
Council Chamber
5:30 P.M.

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: April 3, 2017

ITEM FOR CONSIDERATION

Carpinteria Arts Center Expansion and Remodel
16-1841-DP/CDP

Review of a request for a Development Plan and Coastal Development Permit to expand the Carpinteria Arts Center into the adjoining property at 865 Linden Avenue. The existing building (formerly occupied by the Cajun Kitchen restaurant) would undergo an interior and exterior remodel to accommodate the new Arts Center use. There would be no change to the building's square footage or height.

Report prepared by: Marysol Smith, Assistant Planner
Community Development Department


SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department


SIGNATURE

Applicant: Carpinteria Valley Arts Council

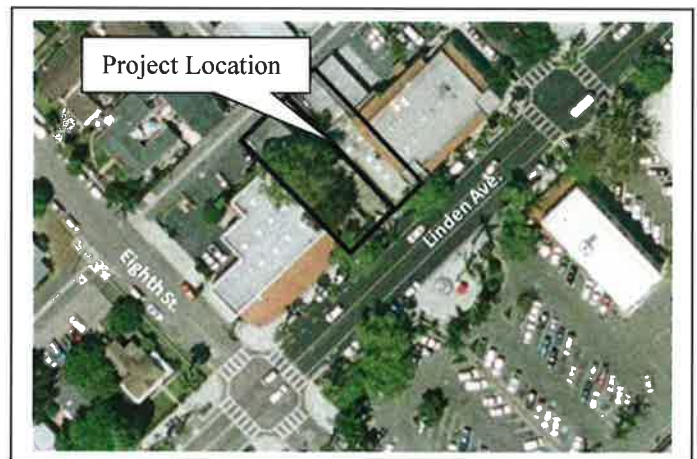
Agent: NMA Architects

Project Location: 855 and 865 Linden Avenue

APN: 003-262-010 and 003-262-009

Zoning: Central Business (CB) with Visitor-serving Commercial (V) Overlay

General Plan Designation: Visitor-serving Commercial (VC)



I. RECOMMENDATION

Adopt the attached Resolution, thereby approving Project 16-1841-DP/CDP to allow for the expansion of the Carpinteria Arts Center and the remodel of the Arts Council's building at 865 Linden Avenue, including interior and exterior improvements to the site.

II. PROPOSED PROJECT DESCRIPTION

Development Plan: The Carpinteria Valley Arts Council (CVAC) is requesting a Development Plan to expand the Carpinteria Arts Center by allowing a change of use at 865 Linden Avenue from a former restaurant use to the proposed Carpinteria Arts Center under the provisions of the Central Business (CB) Zone District. To accommodate the new use, the project includes a comprehensive interior and exterior remodel of the existing building.

Proposed interior improvements include demolition of some interior walls and facilities as well as the addition of a storage room, office space, second bathroom, and a revised kitchen layout.

Proposed exterior improvements include:

- Removal of the existing tile roof eyebrow and replacement with a metal wrap-around awning on the front and (west) side building elevations;
- On the (west) side elevation of the building, two windows would be removed and filled-in, a third window would be removed and replaced with a new nine-foot door and louvered panel;
- Addition of a new sign and plaster relief on the front elevation; and
- The building's stucco façade would be resurfaced and painted.

The proposed remodel would not result in changes to the total existing square footage of the building and the height would remain the same at 12 feet 6 inches. No physical changes to the Arts Council's adjoining property at 855 Linden Avenue are proposed as part of the project.

The Art Center's educational programs would continue and be further augmented as a result of this expansion and remodel. Daily general operation will be staffed by one volunteer from 10:00 a.m. to 5:00 p.m., four days a week during the winter and five days a week during the summer. The Art Center's program events include: four arts-related classes and workshops per week, five week-long summer camps, nine market days per year for local artists, and twelve art film screenings per year. In addition to these program events, the Arts Council proposes the following special events during the year: seven art gallery receptions, four fundraising events, four family music events and twelve private events. Private events may include functions by other organizations, companies, or wedding ceremonies. Estimated attendance for art gallery receptions and fundraisers would be approximately 150 persons each. These special events would be held primarily during the weekends, however, occasionally they may be held on weekday evenings.

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

Plans are attached as Exhibit 1, Attachment B.

III. BACKGROUND

Site Characteristics and Background

The project site is located on Linden Avenue between Eighth and Ninth Streets and consists of two parcels. The 6,098 square foot parcel at 855 Linden Avenue is currently used by the Arts Center for their educational programs. The parcel includes a 735 square foot gallery space in the southwest corner of the property and an outdoor area improved with shade sail structures.

The parcel at 865 Linden, recently acquired by the Arts Council, was formerly the Cajun Kitchen restaurant. The 3,125 square foot lot is presently improved with a single story 1,893 square foot building with a 622 square foot accessory structure in the back. The front, original portion of the building appears to date back to at least the 1920s. The accessory structure in the back was built in 1957, then in 1960, an addition was added to connect the two structures, effectively creating the existing site plan as it stands today. There have been numerous revisions to the building over the years including the existing storefront windows and roof eave. Based on the extent of the alterations to the building, staff does not believe the building retains any significant historical integrity. Previous uses of the site include the Carpinteria Herald's print shop, the Delilah Café and most recently, the Cajun Kitchen.

The project site is located in the City's downtown core and is bordered by retail and restaurant uses on all sides. Immediately adjacent to the property are Lola, STP Screen printing and Carpenter's Chapel to the west (across Yucca Lane), Island Outfitters to the north, Smart & Final to the east (across Linden Ave), and Rite Aid to the south.

The site is zoned Central Business District (CB) with a Visitor-serving Commercial (V) Overlay. The site has a Visitor-Serving Commercial (VC) land use designation.

Project History

A Development Plan (DP) and Coastal Development Permit (CDP) (for Project 09-1534-DP/CDP) were granted by the Planning Commission in June 2011 for a new two-story 7,911 square foot arts center building to be constructed on the 855 Linden Avenue property. The approved design included a mix of gallery, classroom and office/support space contained within a contemporary-style building with a central courtyard open to the sky. In recognition of the community outreach and fundraising efforts required to bring such a project to fruition, the Commission granted a four-year entitlement rather than the typical one year approval timeframe for the initial DP/CDP.

Subsequent to the Planning Commission's approval, the City Council considered and approved a series of adjustments to the Development Impact Fees (DIFs) calculated for the Arts Center project. Specifically, 83% reductions were granted to the three transportation-related DIFs to more accurately reflect the expected additional public road infrastructure demands resulting from the Arts Center project compared to the demands generated for more "traditional" commercial land use types used for determining the applicable fees. The granted adjustments run with the project approval and would apply if/when the Arts Center building moved toward construction.

In July of 2013, the Arts Council received approval from the Planning Commission (Project 13-1654-DPR/CDP) to complete a series of, what were at the time described as interim site improvements, to the 855 Linden Avenue property aimed at increasing the Art Center's street appeal and visibility to aid in the fundraising efforts for the future arts center building. The improvements included new shade sail structures to replace the former patio trellis, new fencing and signage on the Linden Avenue frontage and updated landscaping/hardscape. The improvements were installed and completed during the fall of 2013.

In June 2015, the Arts Center project returned to the Commission to request a four-year time extension to the previously-approved DP/CDP for the new arts center building. The Commission found that good cause was shown for the granting of the time extension given the extensive capital building campaign that was underway at the time (including the installation of the interim improvements described above) and efforts completed by the Arts Council to expand their prominence within the community. The Commission also determined that the previously certified MND for the arts center project was still valid pursuant to CEQA Guidelines §15162 and that no further environmental review was necessary as part of their consideration of the time extension request.

In early 2016, the Arts Council approached the City concerning an opportunity to purchase the adjacent property at 865 Linden Avenue (the former Cajun Kitchen restaurant). The Arts Council found that the "interim" improvements to their property at 855 Linden Avenue had been well received by the community and there was support among their membership for retaining the existing outdoor atmosphere of the site. With the opportunity to purchase the adjacent building, the Arts Council found they could achieve their long-term goal of having additional gallery/indoor classroom space in a more cost effective manner, while also preserving the popular outdoor arts center space on the 855 Linden Avenue property. Based on a favorable response from City staff, the Arts Council completed the purchase and began preparations for the proposed remodel and expansion.

Architectural Review Board (ARB)

The proposed building remodel and integration into the Arts Center property was preliminarily reviewed by the ARB at their October 13, 2016 meeting. Overall, the Board was supportive of the proposed remodel and the new look of the building facade. Boardmembers made suggestions regarding the color choices of window frames, the awning structure, and the proposed sign. Although, the sign does not conform to the City's size regulations (discussed further below under the Zoning Analysis section), the Board showed interest in accommodating it, noting the sign was not advertising a business. Boardmembers also agreed that the proposed elements of the improvements should strive to be cohesive with the Arts Council's adjacent property. Along those same lines, some Boardmembers expressed interest in seeing a stronger physical connection between the building and the adjoining lot by creating more of an indoor-outdoor space by means of a larger side door or folding doors. This feature had been thoroughly considered by the Applicant as the constraining priority was to maximize interior wall space for the art gallery. Ultimately, the Board unanimously recommended preliminary approval of the project to Planning Commission.

A copy of the Minutes from the October 13, 2016 ARB Meeting is attached as Exhibit 2.

The principal revision made to the plans in response to the ARB's comments is the addition of a louvered door to make a more cohesive connection with the Arts Council's adjacent open space parcel. The proposed door would allow for a larger opening when appropriate but still maintain interior wall space and control of lighting for the interior gallery space. The plans also modify the color of window trims and other features slightly. The applicants intend to bring a sample to better illustrate the slight change in color. The plans attached to this report reflect these changes.

IV. ENVIRONMENTAL

The Planning Commission previously accepted and approved a Mitigated Negative Declaration (MND) prepared for the Arts Council's new Community Arts Center building for 855 Linden Avenue in June of 2011. The same MND was relied upon to allow the 2013 approval of the interim site improvements to the 855 Linden Avenue property, and the 2015 time extension request for the new arts center building. Pursuant to §15162 of the California Environmental Quality Act (CEQA), the Commission found in both cases that no additional environmental review was necessary for the subsequent projects when there is a previously adopted ND and there have been no changes to the scope of the project, the project's potential impacts, or any project mitigation measures/project alternatives.

Specifically, §15162 states that when a negative declaration has been adopted for a project, no subsequent ND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous ND was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous ND;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous ND;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous ND would substantially reduce one or more significant effects

on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The MND previously adopted for the Arts Center project found the potential for significant impacts in the issues areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Land Use/Planning and Noise. With the incorporation of mitigation measures included in the project Conditions of Approval, all of these impacts were able to be reduced to less than significant levels.

The proposed project, which would expand the Arts Center into the adjacent building at 865 Linden Avenue rather than construct a new building on the 855 Linden Avenue lot, would not create any new significant impacts not previously identified in the MND, nor would it result in an increase in the severity of any previously-identified significant impacts. Instead, the new project would result in fewer impacts and/or a reduction in the severity of some of the impacts previously identified. Specifically, the new project scope would:

- Result in fewer aesthetic impacts given the proposal to retain and remodel the existing building at 865 Linden Avenue rather than constructing a new two-story building with an all glass façade;
- Air quality impacts related to dust and vehicle/equipment emissions would be substantially reduced in light of the smaller scope of physical construction;
- Biological Resources impacts to the native specimen trees to be preserved on the 855 Linden Avenue property would be avoided;
- Minimal ground disturbance is required for the new project scope, further reducing the likelihood of encountering onsite cultural resources;
- Potential water quality impacts related to both erosion/sedimentation impacts during construction and post-construction stormwater impacts would be further reduced through the limited construction scope of the new project;
- Temporary impacts related to construction noise would occur for a shorter period of time given the reduced scope of the project; and
- Impacts on public parking resources would be further reduced by replacing the former restaurant use with the new arts center use, rather than adding the new arts center use to the downtown's mix of uses, including the (former) restaurant.

In light of the above analysis, continuing to rely upon the previous MND for the Arts Center project is consistent with the provisions under which this is allowed pursuant CEQA Section §15162. Consistent with CEQA Section §15164, an addendum to the previously adopted MND has been prepared to describe the revised project scope and to identify which of the previously identified mitigation measures are no longer necessary. All other mitigation measures from the original MND remain in effect and have been incorporated into the current project's recommended Conditions of Approval.

A copy of the CEQA addendum and the previously approved MND are attached as Exhibit 3. As part of their action on this project, the Commission must accept and approve the Addendum and previous MND as being legally adequate to satisfy the requirements of CEQA.

V. ANALYSIS

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

Carpinteria Municipal Code, Chapter 14. Zoning

The project site is located in the Central Business (CB) zone district and has a Visitor-serving Commercial (V) Overlay. The CB zone district designates the commercial core of the City. The V Overlay district, which applies to the Downtown “T” further restricts the types of commercial uses permitted in the district to those that are found to be visitor-serving in nature.

The proposed use of the 865 Linden Avenue property as an expansion of the Carpinteria Arts Center can be found consistent with the allowable uses in the CB zone district and V Overlay district based upon the previous determinations made by the Planning Commission for the original Arts Center approval for 855 Linden Avenue. The expanded Arts Center use would provide arts-related events and classes open to the public, including visitors. The Arts Centers gallery space would provide a showcase for local Carpinteria artists to share their work with locals and visitors alike.

While the use can be found permissible, a Development Plan and Coastal Development Permit are still required to allow the proposed improvements to the property within this zone district. The following table lists the proposed improvements to the 865 Linden Avenue building’s conformance with the applicable Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front*	35 feet from centerline of street or 5 feet from property line, whichever is greater.	Existing: 0-4 feet, Overhang extends 3 feet over property line Proposed: 0- 4 feet, Awning would extend over property line by 2 feet 10 inches
Side (North)	0 feet	Existing: 0 feet Proposed: No Change
Side* (South)	0 feet	Existing: 0-8 feet Proposed: Awning would extend over the property line by 3 feet 10 inches
Rear	10 feet (when abutting property residentially zoned)	Existing: 5- 44 feet (varies) Proposed: No Change

Height	30 feet	Existing: 12 feet 6 inches Proposed: No Change
Landscaping	5% min. (156 square feet)	Existing: None Proposed: No Change
Parking*	3.8 spaces (1 parking space per 500 square feet of gross building area)	Existing: 15.32 space credit in Parking Lot #1 Assessment District Proposed: No Change
Sign Regulations*	< 24 square feet (1 square foot of sign area per each linear foot of frontage, not to exceed 80 square feet)	Existing: None Proposed: 32 square foot sign

**See zoning discussions below*

Setback Requirements

The proposed remodel to the 865 Linden Avenue building includes a new cantilevered awning that would extend over the front property line into the City right-of-way and over the (south) side property line onto the adjacent Arts Council-owned property (e.g., 855 Linden Avenue).

Pursuant to Carpinteria Municipal Code (CMC) §12.08.030, the proposed awning protrusion over the front property line and into the City right-of-way is permissible subject to approval of an Architectural Encroachment Permit by the Planning Commission. Approval of such a Permit must be subject to the following conditions:

- a. Encroaching structures shall be attached to a main building. Such structures may extend over a public right-of-way utilized and intended for use by pedestrians;
- b. In order to ensure pedestrian clearance and safety, the minimum distance between any portion of such structure, or any object attached to it, and the finished grade of the pedestrian walkway shall be eight feet;
- c. The Planning Commission shall approve, disapprove or modify the proposed architectural design of the structure intended to encroach into the public right-of-way. The Planning Commission shall approve, disapprove or modify any sign arrangement made possible by the encroaching structure. The Planning Commission shall approve, disapprove or modify any lighting arrangement;
- d. The Planning Commission may require such other conditions as it deems appropriate which may be more restrictive than provided elsewhere within this ordinance;
- e. The permittee shall agree to hold the City harmless from any and all actions and causes of action arising out of or caused by the encroachment, and the permittee agrees that the license shall create no rights in conflict with the public interest;
- f. The Planning Commission shall require provision for insurance with the City as a named beneficiary for the granting and continuance of all encroachment permits. Such insurance shall be in accordance with the form and amount specified by the City Attorney; and

- g. The encroachment permit and its conditions shall be in accordance with an overall plan or design adopted for the commercial area or district by the Planning Commission.

The proposed awning appears to be consistent with the applicable design criteria for such encroachments in that it would be permanently attached to the building, constructed of a metal frame, and provide at least eight feet of vertical clearance over the public sidewalk. No lighting or signs are proposed to be included on the new awning. Appropriate conditions have been included in the recommended Conditions of Approval to require satisfactory indemnification and proof of liability insurance prior to construction of the awning. The final encroachment permit would be issued by the Public Works Department once these conditions have been fulfilled. A standard condition included on all City-issued encroachment permits allows for the City to revoke or cancel the permit, at which time, the permittee would be required to promptly restore the City right of way and/or site conditions to their pre-existing state.

As described in the above zoning conformance table, the proposed awning would also encroach over the (south) side property line where the existing building's southern wall is built directly on the property line. Fire separation requirements in the California Building Code (CBC) generally prohibit the placement of windows and doors on, or close to the property line unless they are one-hour protected. Similarly, eaves, overhangs and other protrusions onto an adjacent property are generally not permitted by zoning or building codes.

In light of the unique circumstance where one common owner has title to both properties, and one of the lots is largely undeveloped with no intentions to further develop or intensify the largely open property (e.g., 855 Linden Avenue), City staff was asked to consider alternative solutions that could accommodate the proposed property line penetrations/protrusions. The applicant was averse to considering a voluntary lot merger due to possible tax/re-appraisal implications (i.e., 855 Linden Avenue is owned outright; 865 Linden Avenue is secured through a mortgage) and other strategies such as a redesign of the awning did not achieve the Arts Council's design objectives or created additional setback encroachment challenges (i.e., due to a lot line adjustment).

Working with the applicant, their legal counsel, the City Attorney's office and the City's Building and Safety code consultant, Roy Harthorn, it was determined that a Lot Tie Agreement entered into between the City and the Arts Council could, for the purposes of accommodating the project, treat the two lots under common ownership as a single property. The Agreement requires that the entirety of the property (i.e., both lots) be retained under a single ownership and no portion thereof may be sold or conveyed separately. The terms of the Agreement run with the land and shall bind all future owners. The Agreement only covers the encroachments described therein and clarifies that appropriate City approvals (i.e., building permits) must be obtained prior to construction. Finally, the Agreement states that it may be terminated by the City, only upon either a merger of the two parcels, or upon determination by the City that the encroaching improvements authorized by the Agreement have been removed.

A copy of the proposed Lot Tie Agreement is attached as Exhibit 4. In the event the project is approved by the Planning Commission in its current configuration, the final Lot Tie Agreement must be reviewed and accepted by the City Council prior to entering into, and recordation of, the Agreement.

Parking Requirements

Currently, no onsite parking is provided on either parcel. The former Cajun Kitchen restaurant historically paid into the Parking Lot #1 Assessment District for 15.32 parking spaces; the 855 Linden Avenue property was historically assessed for 0.3 spaces. It has been the City's administrative policy to allow new or expanded uses to count any historic parking credits toward meeting current parking requirements. Parked at the standard Central Business rate of one space per 500 square feet of gross building area, the historic parking credit assigned to the former restaurant building would be more than sufficient to meet the calculated parking demands for the proposed arts center use. Therefore, no additional parking would be required.

Occasional special events (i.e., gallery openings, fundraisers, private events), outside of the scope of the Arts Center's routine activities may generate additional parking demands in excess of what can be accommodated through the properties' existing parking credits. Appropriate mitigation measures, resulting from the previous environmental review completed for the former Arts Center building, are intended to address these types of events by requiring them to occur later in the day when parking demands in the downtown are typically less, and requiring the Arts Council to develop and implement a Parking Management Plan to address special event parking demands. These measures are included in the recommended Conditions of Approval.

Signage

A new, approximately 30 square foot wall sign is proposed for the building's frontage. The sign would have exterior dimensions of approximately nine feet long by three feet high, featuring a solid red plaster relief background with approximately two-foot high contrasting letters spelling out the word "ART." Additional details about the construction details or exact dimensions of the sign have not been provided at this time.

Pursuant to CMC 14.58.080, in the Central Business District, the allowed sign area for a building must not exceed the linear feet of the street frontage. The proposed sign would be approximately 32 square feet, however the property frontage measures only 24 feet. To comply, the sign would have to be reduced in size to 24 square feet or less.

Alternatively, the Architectural Review Board may consider a modification to the maximum allowed signage area if at least one of the following justifications can be made with respect to the proposal:

1. Modification is required to render the sign more compatible with the color, material, shape, scale and style of its surroundings;
2. Modification is required because the architectural features of a building or structure restrict signage placement and identification;
3. Modification is required because the unique location of a business or use restricts signage placement and identification;
4. Modification is required to preserve a significant environmental, architectural, neighborhood thematic or historical element;

5. Negative aesthetic impacts as determined by the architectural review board or community development department are insignificant or outweighed by the public interest.

The Architectural Review Standards, put forth in CMC §2.36.080, stipulate that the design of signs should harmonize with, and be subordinate to, the building it serves. The Architectural Review Board members, at the October 13, 2016 meeting, viewed the proposed sign favorably and expressed support for granting a modification. The Board found that the sign was appropriately scaled to the building and was not typical of a commercial sign in that it was not advertising a specific business or entity. The Board felt the proposed sign could be considered an art installation itself. In light of the above, staff and the ARB believe one or more the above modification criteria can be met to allow the proposed oversized sign.

Project Conformance to Previous Approvals

The project description for the previously approved Arts Center building at 855 Linden Avenue (09-1534-DP/CDP) accounted for daily business hours from 10:00 a.m. to 4:00 p.m., seven days a week. Program events would have included three art classes per day and occasional evening workshops and events. Special events would have included nine gallery openings, two fundraising events and four additional events for a total of approximately 15 special events per year.

The subsequent Conditions of Approval for the interim “outdoor” improvements to the 855 Linden Avenue property (13-1654-DP/CDP) accounted for various workshops, trainings, meetings and seminars throughout the year and also allowed approximately 15 arts-related special events.

Under the current proposal, the Arts Center would be staffed by one volunteer from 10:00 a.m. to 5:00 p.m. four days a week during the winter and five days a week during the summer. The Art Center’s program events include: four arts-related classes and workshops per week, five week-long summer camps, nine market days per year for local artists, and twelve art film screenings per year. In addition to these program events, the Arts Council proposes the following special events during the year: seven art gallery receptions, four fundraising events, four family music events and twelve private events, for a total of about 27 special events.

The proposed project generally conforms to the previous approvals granted to the arts center projects. Although their current proposal does include approximately 12 additional special events, it also decreases the daily operation schedule and frequency of daily educational programs when compared to the previously approved new arts center building.

Additionally, the proposed expansion and remodel would be in place of pursuing the development of a new arts center. The Arts Council envisions that the incorporation of the building at 865 Linden, along with their adjacent Arts Center open space parcel, would not only sufficiently meet their current demand for growth but also provide flexibility and opportunity with event programming as a result of having both planned indoor and outdoor spaces. By replacing the former restaurant with the (expanded) arts center rather than constructing the previously-approved arts center building, the expected parking demands compared to the existing

baseline setting are significantly reduced. Further, the mitigation measures related to noise and parking that were already put in place as part of the MND prepared for the original arts center project continue to be adequate to address the potential impacts of the expanded number of special events.

General Plan/Coastal Plan

The project site has a General Plan/Coastal Land Use Plan designation of Visitor-serving Commercial (VC) and is zoned Central Business (CB) with a Visitor-serving (V) Overlay. Applicable Objectives and Policies from the different elements of the General Plan are listed below and the project's consistency with those Objectives/Policies is analyzed.

Land Use Element

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

The proposed remodel and expansion to the Arts Center would improve the site's appearance and create a more inviting and interesting environment to draw downtown visitors into the property. The general use and operation of the site, as a community arts center hosting various arts-related events, has previously been found to be consistent with the applicable zoning and land use designations for the City's downtown. The expansion of the Arts Center into the adjacent building provides additional indoor space for the Arts Council to carry out their arts-related programming, including community gallery space and classroom areas.

Policy LU-3d: *Establish a commercial sector that balances the retail and service needs of citizens and tourists.*

Policy LU-3e: *Direct commercial development toward the center of town and in established commercial nodes. Exceptions include visitor-serving commercial uses in the Bluffs II sub-area, and commercial uses of a character, size and location that are intended solely to serve a specific neighborhood and thereby reduce vehicle trips.*

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

Policy LU-3g: *Provide for a range of business activities that bring vitality, revenue, and employment to Carpinteria and are compatible with its small town character.*

The use of the property as a community arts center is consistent with these policies. The arts center hosts arts related events for the community and maintains a gallery space for local artists to display and sell their works. These types of uses draw visitors into the downtown and are consistent with the Visitor-serving Commercial land use designation for the downtown.

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

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

The arts center is located on Linden Avenue in the downtown core which is a pedestrian-friendly part of the City. The downtown features wide sidewalks separated from the street by planters and parallel street parking. Bicycle parking spaces are provided at various points along the street and bus/shuttle service is available to the downtown core.

The property currently does not provide any onsite parking facilities for visitors or employees, nor is the Arts Council proposing any new onsite parking as part of their proposed remodel/expansion. The properties currently enjoy an approximately 15-space credit for historic assessments into City Parking Lot #1, which would be more than sufficient to accommodate the Arts Center's typical parking demands. The renovated/expanded Arts Center proposes to host additional special events such as gallery receptions, fundraisers, and private events, which may generate additional parking demands. Thus, staff has included as a condition of approval, the requirement that Arts Council develop and implement a parking management plan for special events.

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

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

Policy LU-5c: *The City shall prohibit the removal or conversion of visitor-serving development unless it will be replaced by development offering comparable visitor-serving opportunities.*

Implementation Policy 1: *A visitor serving zone district shall be maintained as a part of the city zoning regulations with the purpose of providing adequate opportunity for commercial development that will serve visitors to the city. The visitor serving zone district shall apply to all visitor-serving commercial designated parcels.*

The subject property is located in the downtown core, has a Visitor-serving Commercial land use designation and is subject to the Visitor-serving/Highway Commercial overlay. The 865 Linden Avenue site, which the Arts Council seeks to expand into, has historically been used as a print shop, café and restaurant. Its proposed use as community arts center and art gallery would be in keeping with the types of uses appropriate for the downtown commercial core. The proposed remodeled/expanded arts center would continue to be open to the public for gallery viewing during regular business hours and host occasional special evening and weekend events that are also generally open to the public.

Community Design Element

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 2a (the Downtown Core District).

Citywide Community Design Element Objectives and Policies

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

The project includes plans to remodel and expand into the former restaurant building at 865 Linden Avenue. Proposed improvements would alter the Linden Avenue façade and would give the building a more contemporary appearance that better relates to the character of the adjacent open space portion of the Arts Center complex. The proposed changes would not alter the existing building's scale, height, or size. The Architectural Review Board found the new façade to be complimentary with the other architectural styles in the downtown core.

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

The existing building is the product of several remodels starting in the 1960s and exhibits a traditional style. The proposed remodel would create a more contemporary appearance for the building by removing the existing features and replacing them with a metal wrap-around awning, a refinished and repainted façade and new signage. The Architectural Review Board found these new elements are complimentary with the existing setting and would enhance the downtown's unique character.

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

Policy CD-7a: *Retail and commercial uses should generally have large transparent "storefront" windows for display of merchandise to pedestrians. Blank sections of walls on street frontages are strongly discouraged.*

Policy CD-7b: *Buildings should be designed to incorporate signs that conform to the city's sign ordinance. Signs should be integrated with building architecture and adequately identify businesses. Freestanding monument signs are discouraged.*

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

The proposed project represents a reinvestment in a commercial property in the City's downtown core. Preparing the building for a future as a community cultural amenity can be found to support

the intent of this objective. The proposed remodel and façade improvements would create an updated, and possibly more inviting street presence appropriate to a venue promoting the arts.

With respect to the above-noted policies, the façade would retain the existing storefront windows and entrance, minimizing blank sections of wall along Linden Avenue. The anticipated location and appearance of the new signage is shown on the elevation drawings. As shown, the proposed sign exceeds the allowed signage area, however the Architectural Review Board expressed interest in seeing it allowed as proposed or with slight modification. Trash and loading facilities are located at the rear of the property, accessed from Yucca Lane. The existing loading/trash area is located behind a chain link fence with no additional screening proposed at this time.

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-10c: *Commercial and mixed-use frontages should generally have wide sidewalks adequate to encourage customers and residents to walk, shop and linger in the public right-of-way. Commercial buildings should have large windows and entries on the street at the ground level. Residential ground floor uses should be set up or back from the street enough to afford privacy within the dwelling.*

Consistent with this policy, the proposed remodel would keep the large window and entry along Linden Avenue. The Architectural Review Board found that the proposed signage and new metal awning would be appropriate and would contribute to the building's street appeal and the overall downtown Linden Avenue environment.

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.*

Implementation Policy 6: *Exterior lighting on commercial development shall be designed to complement the building and shall be at the minimum height and intensity required to ensure public safety.*

Lighting for the new improvements is not shown on the plans at this time. If lighting is proposed as part of this project, staff and the ARB will review the selected fixtures for consistency with these policies as part of final design review.

Subarea 2a (Downtown Core) Objectives and Policies

Objective CDS2A-2: *Preserve and enhance the downtown's historic status as the center of commercial activity of the city by encouraging a range of uses that serve both residents and visitors.*

The proposed remodel would expand and improve an establishment that provides both residents and visitors to the City with arts-related events. Additionally, the remodel would be a reinvestment into an existing building.

Objective CDS2A-3: *Preserve and enhance the downtown's historic status as the center of civic life of the city by encouraging the construction and expansion of cultural and governmental facilities in the downtown.*

The proposed project involves remodeling the former Cajun Kitchen restaurant into an expansion of the Carpinteria Valley Arts Council's arts center. The proposed remodel and conversion supports the above objective as it would be expanding available cultural amenities in the downtown core, serving both residents and visitors to the City.

Policy CDS2A-b: *Ensure that intensified land uses within the subarea support a lively place to visit, live, work and shop, and that the scale and character of the District remain consistent with the City's "small beach town" image.*

The proposed project would maintain the character of the District and contribute to the vitality of the downtown by providing a place for the enjoyment and education of art. Improving the aesthetics and visibility of the site enhances the downtown's appearance and will create a more lively downtown setting.

Policy CDS2A-d: *Enhance the pedestrian character of the District's streets, plazas, paseos, parks and lanes.*

Implementation Policy 26: *The provision of small spaces with benches, fountains, public art and other special elements that encourage people to gather and linger in public should be encouraged, particularly where they support businesses, such as sidewalk cafes.*

As an art-centered establishment, it has the potential to become a space that encourages passersby to gather and linger, contributing to the pedestrian character of the downtown. The new gallery space, if approved as currently shown, would open onto the adjacent arts center property, which functions as a semi-public open space.

Implementation Policy 28: *Curbside parking is encouraged to provide convenient parking for businesses and coastal access and to provide an additional buffer between pedestrians and traffic.*

As part of this project, the applicant would be required to begin to implement a parking management plan for the expanded arts center use. The aim of the management plan is to promote alternative transportation amongst employees and visitors so as to reduce parking demands associated with the use of the arts center, particularly for special events. One component of the parking management plan is to explore the feasibility of creating a time-restricted loading zone on Linden Avenue for drop-off and pick-up of arts center patrons as well as other members of the public.

CDS2A Implementation Policy 30: *Brick and smooth stucco are the recommended wall materials for the ground floors of commercial and mixed-use buildings in this District. Painted wood siding may also be appropriate in some cases. Window and door openings should be recessed to emphasize the massive characteristics of these walls, providing a sense of permanence and stability. Upper floors may be the same material or wood siding.*

Consistent with this policy, the existing smooth plaster facades would be refinished and repainted.

Circulation Element

Policy C-3c: *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the city's master plan.*

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.*

Objective C-4: *Improve the Carpinteria Avenue corridor to ensure adequate traffic flow, safe bicycle use and improved aesthetic qualities.*

The Carpinteria Avenue/Linden Avenue intersection currently operates at a Level of Service (LOS) B or better. The existing arts center property and former restaurant use, when considered as part of the existing baseline conditions, results in a new use that would negligible additional impact on existing traffic conditions. Further, as the Arts Center would not be open until 10:00 a.m., and most routine classroom/studio activities would occur in the afternoon, the expanded use is not anticipated to noticeably contribute to the number of a.m. or p.m. peak hour trips on the surrounding street network, nor significantly increase the number of Average Daily Trips (ADTs). Therefore, the project can be found consistent with the above policies.

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

Policy C-8l: *As a requirement of new development, significant attention must be paid to bicycle-friendly infrastructure and the maintenance of nearby old infrastructure.*

Objective C-9: *Promote the use of public transit systems that provide mobility to all city residents, and reduce automobile congestion within the capabilities of the community.*

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

According to the Traffic and Parking Study prepared by ATE for the previous iteration of the Arts Center project, 141 average daily trips were anticipated to be generated, including four trips during the p.m. peak hour. Neither of these figures were high enough to generate a significant traffic impact. The current alternative proposal for expanding the Carpinteria Arts Center would further reduce anticipated traffic impacts due to the removal of previous traffic demands attributed to the former Cajun Kitchen

restaurant use, which the new arts center would instead replace. Thus the net difference in trip generation is the net difference between the former and proposed use of 865 Linden Avenue rather than in addition to the restaurant use.

Nonetheless, encouraging alternative transportation would not only benefit traffic circulation, but also provide environmental benefits and provide some relief to the parking resources in the downtown. To that end, bicycle racks are provided along Linden Avenue in the public right-of-way. Additionally, the Arts Center will implement a parking management plan to help offset special event parking demands. The management plan would include measures to encourage the use of alternative transportation methods, including encouraging visitors, staff and workshop participants to carpool, bike, walk or use public transit to get to the Arts Center. The project site would continue to also be served by the existing Seaside Shuttle bus route through the City's downtown.

Open Space, Recreation and Conservation Element

Objective OSC-1: *Protect, preserve and enhance local natural resources and habitats.*

The revised arts center expansion project avoids creating new impacts for the existing onsite sycamore trees. The trees would continue to be part of the Arts Council's outdoor space.

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

The proposed project is small enough in scope to be exempt from the City's post-construction stormwater requirements for new construction projects.

Objective OSC-7: *Conserve native plant communities.*

Policy OSC-7a: *Oak trees and oak woodlands, because they are particularly sensitive to environmental conditions, as well as walnut, sycamore, and other native trees, shall be protected through appropriate development standards.*

There are two large specimen Western Sycamores (*Platanus racemosa*) present on the outdoor portion of the arts center complex. Both trees are proposed to be maintained. The new proposal to expand the arts center into the adjacent restaurant building rather than construct a new arts center on the 855 Linden Avenue property would avoid triggering any new impacts for these trees.

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

The City's standard conditions for water quality best management practices on a construction site would be applied to this project to ensure consistency with this Policy.

Policy OSC-11c: *Promote use of solar heating and energy efficient building design to reduce stationary source emissions.*

The proposed building remodel would retain some of the existing windows on the front and side elevation and add a new folding door providing access onto the adjacent outdoor space. These openings would allow for natural lighting and ventilation for most of the building. The update to the building will incorporate other energy efficiency requirements to lighting, plumbing and mechanical systems as required by the current California Building Code (CBC).

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 be consistent with the city's theme of a small beach-oriented community.*

The proposed project would remodel the former Cajun Kitchen restaurant to give it a more contemporary appearance that better relates to the Arts Council's adjoining outdoor space and that is more appropriate of a community arts center use. The project would not change the square footage, scale or height of the existing building. The project was reviewed by the ARB and found to be an appropriate project for the downtown core.

Noise Element

Implementation Policy 1: *The City will use the land use/noise compatibility matrix to determine the appropriateness of land uses relative to roadway noise.*

The City's existing noise contour map shows that the project site is located within the 60 dB(A) noise contour, which is within the acceptable noise level range for office and commercial uses as indicated by the land use/noise compatibility matrix. Therefore, the project can be found to be consistent with this policy.

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

Policy N-5a: *The City will address nuisance noise on a case-by-case basis and develop appropriate mitigation measures such as scheduling of events or activities during hours when effects would be minimal.*

According to the submitted materials, the CVAC plans to host occasional special events such as gallery openings fundraising events or private events, which would take place outside of the normal business hours of the arts center. While the arts center is located in the downtown core of the City, there are residences located nearby along Eighth and Ninth Streets, immediately behind the arts center. Therefore, in order to ensure that nuisance noise impacts resulting from after hour special events do not affect adjacent residential uses, mitigation measures were developed as part of the environmental review process that limit the allowed hours of operation of special evening events and outdoor events, and the

use of amplified sound equipment at outdoor events. These mitigation measures have been incorporated into the Conditions of Approval.

Policy N-5b: *The City will require that construction activities adjacent to sensitive 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.*

There is the potential for the project to result in temporary construction-related noise impacts to adjacent sensitive receptors such as the residences that back up to the Arts Center property. To avoid or minimize impacts to these adjacent uses, mitigation measures were identified in the project MND that limit construction hours and require construction equipment be maintained in good working order, outfitted with sound muffling devices when appropriate and/or housed in sound dampening enclosures. These measures, which have been incorporated into the project Conditions of Approval would allow the project to be found consistent with these Policies.

VI. DEVELOPMENT IMPACT FEES

Development Impact Fees (DIFs) are collected for new development projects within the City that would result in a net increase in building square footage or residential units. As the subject project would not increase building square footage or add any residential units, the City's DIFs would not apply to this project.

VII. ACTION OPTIONS

1. Approve Project 16-1841-DP/CDP to allow for a change of use from a former restaurant use to the proposed Carpinteria Arts Center and allow for interior and exterior improvements and adopt the Findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Exhibit 1 Resolution PC-17-002
 Attachment A – Findings
 Attachment B – Preliminary Plans
 Attachment C – Recommended Conditions of Approval

Exhibit 2 October 13, 2016 ARB Meeting Minutes

Exhibit 3 Addendum / Previously approved Mitigated Negative Declaration

Exhibit 4 Lot Tie Agreement for 855 and 865 Linden Avenue

Exhibit 1

Resolution PC-17-002

**Carpinteria Arts Center Expansion & Remodel
855 & 865 Linden Avenue**

**Planning Commission Hearing
April 3, 2017**

RESOLUTION NO. PC-17-002

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING THE DEVELOPMENT PLAN AND COASTAL DEVELOPMENT
PERMIT 16-1841-DP/CDP TO REMODEL AN EXISTING BUILDING AT 865
LINDEN AVENUE AS PART OF THE EXPANDED CARPINTERIA ARTS
CENTER LOCATED AT 855 & 865 LINDEN AVENUE
(APNs 003-262-009 & -010)**

REQUESTED BY THE CARPINTERIA VALLEY ARTS COUNCIL

WHEREAS, the Carpinteria Planning Commission previously approved a Development Plan and Coastal Development Permit for Project 09-1534-DP/CDP on June 6, 2011 for a new Carpinteria Arts Center to be constructed at 855 Linden Avenue; and

WHEREAS, the Carpinteria Planning Commission approved a Development Plan and Coastal Development Permit for Project 13-1654-DP/CDP on February 12, 2013 for site improvements including new fencing, signage, shade sails and landscape/hardscape to the Arts Center property at 855 Linden Avenue; and

WHEREAS, the Carpinteria Planning Commission approved a four-year Time Extension for the previously approved Carpinteria Arts Center (Project 09-1534-DP/CDP) on June 1, 2015; and

WHEREAS, the Carpinteria Valley Arts Council purchased the property at 865 Linden Avenue, formerly the Cajun Kitchen Restaurant, for inclusion in an expanded Carpinteria Arts Center; and

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan and Coastal Development Permit filed by Neumann Mendro Andrulaitis Architects, LLP, on behalf of the Carpinteria Valley Arts Council on September 2, 2016 to remodel the existing building at 865 Linden Avenue and incorporate it into the Carpinteria Arts Center in place of completing the previously approved arts center project; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on November 2, 2016; and

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

WHEREAS, the Planning Commission previously accepted and adopted a Mitigated Negative Declaration (MND) for the Carpinteria Arts Center project on June 6,

2011 as satisfying the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, an Addendum to the previously adopted MND has been prepared and accepted by the Planning Commission pursuant to Section §15164 of the CEQA Guidelines; and

WHEREAS, the requested Development Plan and Coastal Development Permit for the new Carpinteria Arts Center does not have the potential to result in any new environmental effects and therefore, no new environmental review is required pursuant to Section §15162 of the CEQA Guidelines; and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Addendum to the previously adopted MND for the Carpinteria Arts Center is approved and certified that it has been prepared in compliance with CEQA Guidelines, consistent with the Findings outlined in Attachment A.
2. The Development Plan and Coastal Development Permit are approved, making the Findings outlined in Attachment A.
3. The Development Plan and Coastal Development Permit for the project shown in Attachment B are approved subject to the conditions set forth in Attachment C.

PASSED, APPROVED AND ADOPTED this 3rd day of April 2017, by the following called vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER:

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 3rd day of April 2017.

Exhibit 1

Attachment A: Findings

**Carpinteria Arts Center Expansion & Remodel
855 & 865 Linden Avenue**

**Planning Commission Hearing
April 3, 2017**

ATTACHMENT A FINDINGS

PLANNING COMMISSION HEARING PROJECT NO. 16-1841-DP/CDP April 3, 2017

**Carpinteria Valley Arts Council
Carpinteria Arts Center Remodel & Expansion
855 & 865 Linden Avenue**

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

1.0 Administrative Findings

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

1.1 Procedures

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

- a. An application for a Development Plan and Coastal Development Permit was submitted on September 1, 2016, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on November 2, 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 Coastal Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Architectural Review Board at a duly noticed public meeting which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property.
- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300

feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act (CEQA) Findings

Pursuant to CEQA (California Public Resources Code Sections 21080, 21081.6) and State CEQA Guidelines (California Code of Regulations Sections (15074, 15162, 15164):

- a. A Mitigated Negative Declaration was previously prepared for the Carpinteria Arts Center project and adopted by the Planning Commission on June 6, 2011 as satisfying the requirements of CEQA.
- b. The Planning Commission finds that pursuant to §15162 of the California Environmental Quality Act, the previously prepared and adopted Mitigated Negative Declaration for the Carpinteria Valley Arts Council's Arts Center project adequately addresses all potential impacts associated with this project.
- c. The Planning Commission finds that pursuant to §15164 of the CEQA Guidelines, the Addendum prepared for the project accurately describes the changed project description and that none of the changes described therein would result in new significant impacts or increased severity to already identified significant impacts that would trigger the requirement for a subsequent ND as stipulated under CEQA Guidelines §15162.
- d. The Commission finds on the basis of the initial study and any comments received that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the MND reflects the independent judgment of the City. The Planning Commission approves and accepts the addendum to the previously adopted MND and the Mitigation Monitoring and Reporting Program contained therein.
- e. The documents and other materials which constitute the record of proceeding upon which this decision is based are in the custody of the Planning Commission Secretary located at 5775 Carpinteria Avenue, Carpinteria, CA.

1.3 Development Plan Findings

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

As presented in the staff report prepared for the Planning Commission hearing of April 3, 2017, and herein incorporated by reference, the project involves interior and exterior improvements to accommodate a change of use from a former restaurant to an art center

pursuant to Chapter 14.22, Central Business (CB) and Chapter 14.44, Visitor-serving/Highway Commercial (V) Overlay of the City's Zoning Code. The proposed interior improvements include demolition of interior walls and the construction of new storage rooms, office space, second bathroom, and a revised kitchen layout. Exterior improvements include the removal of the existing tile roof eyebrow and replacement with a metal wrap-around awning on the front and (south) side building elevations, removal of two windows, installation of a new nine-foot door and louvered panel, and refinishing the front façade. All proposed improvements are consistent with the applicable development standards for the Central Business (CB) zone district as proposed. The Art Center's expanded property, as a result of acquiring the adjacent parcel at 865 Linden Avenue, would continue to function and operate as a community arts center (including but not limited to offering art classes and workshops, hosting special arts-related events and operating a retail gallery space), which has previously been found to be consistent with the limited range of visitor-serving uses allowed in the City's Downtown "T".

The project is consistent with the General Plan/Coastal Plan's Land Use, Community Design, Circulation, Open Space/Conservation/Recreation and Noise Element Objectives and Policies as discussed in the Planning Commission staff report dated April 3, 2017 and incorporated herein by reference. The General Plan/Coastal Plan encourages expanded cultural or civic facilities in the downtown to increase the vitality and level of activity there.

A community arts center is consistent with these desired types of uses and is consistent with the Visitor-serving Commercial (VC) land use designation of the site in that the arts center would serve as a destination, drawing visitors to the downtown. The improvements enhance the aesthetics and visibility of the site and have been found to be consistent with the applicable policies of the Community Design Element by being compatible in size, bulk, scale and character with surrounding development. The improvements were unanimously supported by the Architectural Review Board and found to be consistent with the City's "small beach town" image and the eclectic mixture of architectural styles found in the downtown. The revised arts center project would not result in any new significant impacts to traffic circulation, parking, noise, air quality, or water quality beyond those previously accounted for and adequately mitigated.

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

The subject parcel is not located within a known geologic, flood or fire hazard zone and no new habitable structures are proposed as part of the project. The new site improvements will be built in a manner compliant with applicable Building and Safety regulations.

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

The proposed project includes interior and exterior improvements to an existing adjoining building to the current outdoors Arts Center property. A Mitigated Negative Declaration was previously prepared for a new community arts center building and identified potentially significant impacts in the following environmental categories unless properly mitigated: aesthetics, air quality, biological resources, cultural resources, geology/soils, hydrology/water quality, land use/planning and noise. The proposed new arts center project would not generate new impacts beyond any of those already identified and analyzed as part of the previous environmental review, and in most cases would result in fewer and/or less significant impacts as discussed in the Planning Commission staff report dated April 3, 2017 and incorporated herein by reference.

Applicable mitigation measures, such as the development and implementation of a parking management plan to help reduce parking demands associated with the arts center use and noise restrictions on evening outdoor events, would ensure that any significant impacts are avoided. These measures have been incorporated into the conditions of approval.

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

There are no known recorded easements on the property for public access or public utilities. All affected agencies including the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District have reviewed the project plans and indicated that the project can be approved and served as shown.

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

The project does not have the potential to adversely affect these services in that these services are currently available to the existing site as well as the surrounding land uses located throughout the downtown. The proposed improvements would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to continue to serve the project.

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

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

The arts center property would continue to provide a setting for arts-related events open to the public. The general nature and intensity of the use would not change significantly as a result of this project, which seeks to improve the aesthetics, visibility and functionality of the site through exterior and interior improvements. As replacing these features would not significantly change the ongoing use, intensity or character of the existing arts center operations, the project would not have a detrimental effect on the peace, health, safety, comfort, convenience, property values or general welfare of the neighborhood. Appropriate mitigation measures have been incorporated into the project conditions of approval to ensure special evening events do not pose a public nuisance for nearby residences and businesses.

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

With the approval of an Architectural Encroachment Permit and acceptance/recordation of the Lot Tie Agreement to accommodate the new wrap-around awning, all of the new improvements would be consistent with applicable development standards of the CB zone district. The overall nature of the use as a community arts center that hosts a public gallery and periodic arts-related events would continue unchanged.

Currently, no onsite parking is provided for arts center employees or patrons; the proposed improvements would not change this situation. However, as a condition of approval, the Arts Council will be required to develop and implement parking management strategies to reduce public parking demands associated with visitors to the arts center, particularly for larger special events and similar functions.

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

The proposed project is located on the 800 block of Linden Avenue and is presently served by existing improved streets. The project involves interior and exterior improvements to an existing building to incorporate it into an expanded Carpinteria Arts Center and to improve the site's aesthetics and visibility. The previously approved iteration of the Carpinteria Arts Center was found to not result in any significant impacts to traffic or street conditions in the project area. As the current proposal would result in a smaller arts center use that would backfill a former restaurant use, it is not anticipated that updating the existing amenities would result in any significant changes to the intensity of the previously existing uses. Therefore, existing roadway and intersection capacities are sufficient to continue to support the proposed use, thus the project would not impact traffic or street conditions in the area.

1.4 Coastal Development Permit Finding

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

The project is consistent with the Local Coastal Program as discussed in the Planning Commission staff report dated April 3, 2017 and incorporated herein by reference. The project involves interior and exterior improvements to accommodate a change of use from former restaurant to part of an expanded community art center pursuant to Chapter 14.22, Central Business (CB) and Chapter 14.44, Visitor-serving/Highway Commercial (V) Overlay of the City's Zoning Code. The proposed improvements are consistent with the applicable development standards with the approval of an Architectural Encroachment Permit and acceptance of the Lot Tie Agreement to accommodate the new wrap-around building awning.

The two properties together will continue to operate as a community arts center which has previously been found by the City to be an allowed use in the Downtown "T" and where there are specific policies in the General Plan/Coastal Land Use Plan that encourage expanded cultural or civic facilities in the downtown to increase the vitality and level of activity there.

The expansion of the Arts Center would be consistent with the Land Use Element's guidelines for the Visitor-serving Commercial land use designation, including, enhancing the pedestrian experience of the downtown, supporting community service-oriented amenities, and preserving the small beach town character. Together the two parcels comprise a cultural facility that is consistent with the intent of the Land Use Element by maintaining the quasi-public open space at 855 Linden Avenue and by contributing to the status of the downtown core.

The improvements to the existing building at 865 Linden Avenue have been found consistent with the applicable policies of the Community Design Element, not changing the existing building's size, bulk, scale, or massing and updating the exterior finishes in a manner that remains compatible with surrounding development. The improvements were unanimously supported by the Architectural Review Board and found to be consistent with the City's "small beach town" image and the eclectic mixture of architectural styles found in the downtown.

The project would be consistent with the policies in the Circulation Element as a result of a required parking management plan that would help to mitigate traffic and parking burdens by encouraging use of alternative modes of transportation for Arts Center staff and visitors. Similarly, the expanded Arts Center would abide by restrictions on events to mitigate potential noise impacts as required by the Noise Element.

Exhibit 1

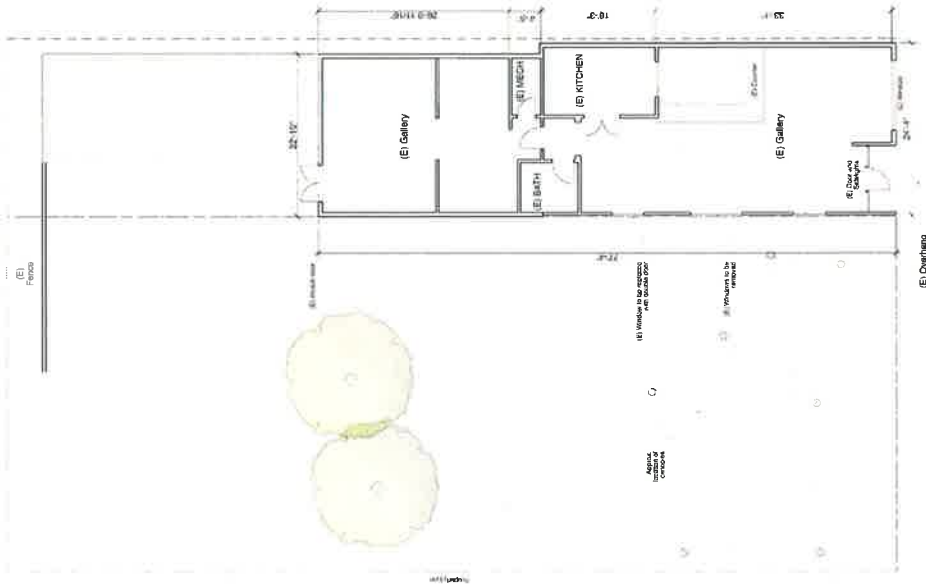
Attachment B: Preliminary Plans

**Carpinteria Arts Center Expansion & Remodel
855 & 865 Linden Avenue**

**Planning Commission Hearing
April 3, 2017**



PROPOSED PROJECT RENDERING



(E) SITE PLAN/FLOOR PLAN
Scale: 1/8" = 1'-0"



(P) PROPOSED SITE PLAN/FLOOR PLAN
Scale: 1/8" = 1'-0"

WALL LEGEND	
	Existing Wall
	Proposed Wall



PROPOSED PROJECT RENDERING



EXISTING VIEW



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION
Scale: 1/8" = 1'-0"



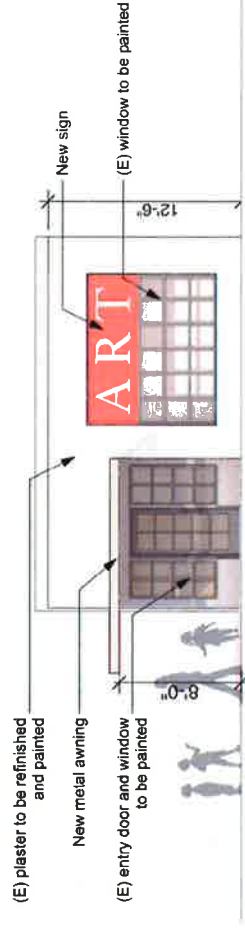
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION

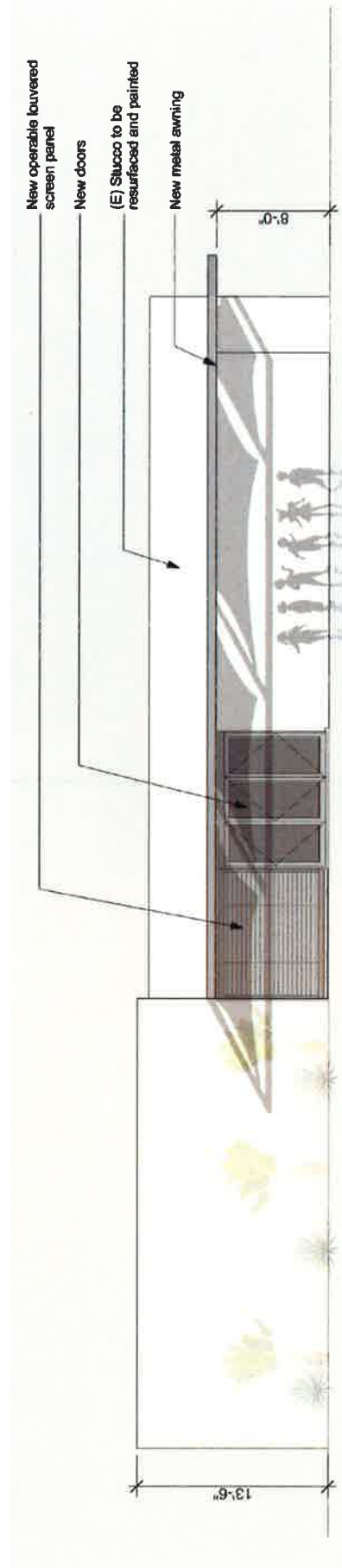


PROPOSED SOUTH ELEVATION

Scale: 1/8" = 1'-0"



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

Scale: 1/8" = 1'-0"

Exhibit 1

Attachment C: Recommended Conditions of Approval

**Carpinteria Arts Center Expansion & Remodel
855 & 865 Linden Avenue**

**Planning Commission Hearing
April 3, 2017**

**PLANNING COMMISSION HEARING
PROJECT 16-1841-DP/CDP
855 and 865 LINDEN AVENUE
(APN 003-262-009 and 003-262-010))
APRIL 3, 2017**



**ATTACHMENT C: CONDITIONS OF APPROVAL
(CARPINTERIA ARTS CENTER EXPANSION & REMODEL)**

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

PROJECT DESCRIPTION

1. This Development Plan and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Exhibit 1 of the staff report dated April 3, 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:

Request for a Development Plan and Coastal Development Permit to expand the Carpinteria Arts Center by allowing a change of use at 865 Linden Avenue from a former restaurant use to the proposed Carpinteria Arts Center under the provisions of the Central Business (CB) Zone District. To accommodate the new use, the project includes a comprehensive interior and exterior remodel of the existing building.

Proposed interior improvements include demolition of some interior walls and facilities as well as the addition of a storage room, office space, second bathroom, and a revised kitchen layout.

Proposed exterior improvements include:

- *Removal of the existing tile roof eyebrow and replacement with a metal wrap-around awning on the front and (west) side building elevations;*
- *On the (west) side elevation of the building, two windows would be removed and filled-in, a third window would be removed and replaced with a new nine-foot door and louvered panel;*

- *Addition of a new sign and plaster relief on the front elevation; and*
- *The building's stucco façade would be resurfaced and painted.*

The proposed remodel would not result in changes to the total existing square footage of the building and the height would remain the same at 12 feet 6 inches. No physical changes to the Arts Council's adjoining property at 855 Linden Avenue are proposed as part of the project.

The Art Center's educational programs would continue and be further augmented as a result of this expansion and remodel. Daily general operation will be staffed by one volunteer from 10:00 a.m. to 5:00 p.m., four days a week during the winter and five days a week during the summer. The Art Center's program events include: four arts-related classes and workshops per week, five week-long summer camps, nine market days per year for local artists, and twelve art film screenings per year.

In addition to these program events, the Arts Council proposes the following special events during the year: seven art gallery receptions, four fundraising events, four family music events and twelve private events for a total of approximately 27 special events per year. Private events may include functions by other organizations, companies, or wedding ceremonies. Estimated attendance for Art gallery receptions and fundraisers would be approximately 150 persons each. These special events would be held primarily during the weekends, however, occasionally they may be held on weekday evenings.

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 must be submitted for review and approval and shall be implemented as approved by the City.

2. The previously approved conditions for Project 13-1654-DP/CDP are incorporated into this project with modifications (16-1841-DP/CDP). Conditions that are no longer applicable are shown in strikethrough.

CEQA MITIGATION AND MONITORING

3. **Aest-1:** The design, scale and character of the project architecture and signage (as applicable) shall be compatible with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review

submitted plans, provide direction to the ARB regarding this mitigation measure and site inspect during the construction phase.

4. **Aest-2:** 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 with input from the ARB. **Monitoring:** CDD and ARB shall review a Lighting Plan for compliance with this measure prior to approval of a building permit for structures. CDD shall site inspect prior to occupancy clearance.
5. **Aest-3:** Interior building lighting shall be limited outside of business hours to that necessary for emergency or security purposes. Interior building lighting shall be outfitted with timers, motion sensors or similar technologies to ensure that the lighting is turned off when not in use. **Plan Requirements and Timing:** Specifications for automatic lighting controls and any interior security/emergency shall be depicted on the plans submitted for Building Permit review, to be reviewed and approved by CDD prior to Building Permit Issuance. **Monitoring:** CDD shall review the construction plans for compliance with this measure prior to Building Permit issuance and shall inspect the project site prior to occupancy clearance.
6. ~~**AQ-1:** If the construction site is graded and left undeveloped for over three weeks, the applicant shall employ the following methods immediately to inhibit dust generation:~~
 - a. ~~Seeding and watering to revegetate graded areas; and/or~~
 - b. ~~Spreading of soil binders; and/or~~
 - c. ~~Any other methods deemed appropriate by Community Development~~~~**Plan Requirements:** These requirements shall be noted on all plans. **Timing:** Plans are required prior to issuance of a Grading or Building Permit. **Monitoring:** Grading Inspector shall perform periodic site inspections.~~
7. **AQ-2:** 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. ~~AQ-3:—The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. Plan Requirements: The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. Timing: The dust monitor shall be designated prior to issuance of a Grading or Building Permit. Monitoring: CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.~~
- 9. ~~AQ-4:—The following Diesel Exhaust Control Measures should be implemented during construction activities:

 - a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
 - b. The engine size of construction equipment shall be the minimum practical size.
 - c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
 - d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
 - e. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.
 - f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.~~

- h. ~~Diesel-powered equipment should be replaced by electric equipment whenever feasible.~~
- i. ~~State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.~~

Plan Requirements: ~~All requirements shall be shown on 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.~~

10. **Bio-1:** ~~The applicants shall implement the recommended tree protection measures outlined in the arborist report and listed below, during demolition/construction activities within the project site. Such measures shall include, but not be limited to, the following:~~

- ~~Fence off all trees from construction at the critical root zone or where practical with six-foot high chain-link or orange construction fence with metal stakes;~~
- ~~No activities or storage of construction materials shall be allowed within the fenced areas unless approved by CDD;~~
- ~~Any root disturbance to any of the protected trees shall be done by hand and the project arborist alerted;~~
- ~~All roots encountered shall be cut cleanly with a sharp saw to allow for new root regeneration, backfilled immediately or kept moist to prevent drying out and dying;~~
- ~~Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor;~~
- ~~Compaction of the root zone shall be avoided by spreading three to four inches of mulch. If necessary, plywood or equivalent shall be placed on top;~~
- ~~During hot, dry periods, the foliage may need to be washed with high pressure water to remove construction dust;~~
- ~~Project arborist shall be notified prior to any activities within the critical root zone;~~
- ~~Leave existing hardscape (i.e., asphalt) in place as long as practicable to aid with the protection of the root system;~~
- ~~Utilize caissons and grade beams for any foundation work close to the trees (stay at least 15 feet from the trunks of the trees); and~~
- ~~Final landscaping around trees shall be compatible in water demand to these specific trees' needs with minimal trenching for lighting and irrigation.~~

Plan Requirements/Timing: ~~This condition shall be printed on all final building and grading plans. Tree protection measures shall be implemented prior and during construction as applicable. **Monitoring:** CDD shall coordinate with the~~

~~project arborist prior to initiation of construction to ensure tree protection measures are in place. CDD shall spot check in the field to ensure ongoing compliance with this measure.~~

11. **CulRes-1:** In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 2 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all final building and grading plans. **Monitoring:** CDD shall check in the field.
12. **Geo-1:** The recommendations outlined in the project specific preliminary foundation investigation shall be followed in the construction of the subject building and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.
13. **Geo-2:** Structures shall be designed to the earthquake standards of the California Building Code Seismic Zone 4. **Plan Requirements/Timing:** Prior to plan check, the applicant shall submit building plans indicating standards to the satisfaction of the Building Department. **Monitoring:** Building Inspector shall site inspect during construction, prior to occupancy clearance.
14. ~~**Wat-1**—A combination of structural and non-structural Best Management Practices (BMPs) (e.g., bioswales, storm drain filters, permeable pavement, parking lot cleaning, etc.) shall be installed/used to effectively prevent the entry of pollutants from the project site into the storm drain system during and after development.~~ **Plan Requirements:** The applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP). The SWQMP shall include the following elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; the proposed design and placement of structural and non-structural BMPs to address identified pollutants; a proposed inspection and maintenance program; and a method for ensuring maintenance of all BMPs over the life of the project. The approved measures shall also be shown on building and grading plans. Records of maintenance shall be maintained by the

landowner/manager. **Timing:** Prior to issuance of a Building/Grading Permit, the SWQMP shall be submitted to CDD and Public Works. All measures specified in the plan shall be constructed and operational prior to occupancy clearance. Filters/inserts shall be installed prior to issuance of occupancy clearance and shall be cleaned using approved methods at least twice a year, once immediately prior to November 1 (before the start of the rainy season) and once in January. Maintenance records shall be submitted to Public Works on an annual basis prior to the start of the rainy season and for five years thereafter. After the fifth year, the records shall be maintained by the landowner/manager and be made available to Public Works on request. **Monitoring:** Public Works shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

15. **Wat-2**— 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.
16. **Wat-3** Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the grading plans submitted to Public Works for review prior to issuance of a Building Permit. **Monitoring:** Public Works shall site inspect prior to the commencement and as needed during all grading and construction activities.
17. **Wat-4** 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.

18. **Noise-1** The use of amplified sound equipment in the outdoor ~~courtyard~~ space shall be limited to a maximum of 20 events per calendar year and shall occur no later than 9:00 p.m. **Plan Requirements:** The Arts Council shall be responsible for alerting staff and users of the arts center about the restriction on outdoor amplified sound. **Timing:** This restriction shall apply to all events taking place at the arts center. **Monitoring:** CDD shall periodically inspect to ensure compliance and respond to any filed noise complaints.
19. **Noise-2** All outdoor events held at the arts center, including events taking place in the ~~central courtyard~~ outdoor space, shall conclude by 10:00 p.m. on weekdays and 11:00 p.m. on weekends. Any events running later than these times must take place, or be moved, entirely indoors. The Arts Council shall be responsible for enforcing and alerting visitors of the time restrictions. **Plan Requirements:** The Arts Council shall be responsible for notifying all staff, volunteers and groups using the arts center of these restrictions. All invitations, advertisements and similar promotional materials shall note the starting and ending times for evening events. During evening events that will extend beyond the noted time restrictions, the Arts Council shall be responsible for restricting access to the ~~courtyard arts center's outdoor space~~. The Arts Council shall be required to provide advanced written notice to the City and neighboring residences within a 300-foot radius of the project site of upcoming outdoor special events. Said notice shall be made at least two weeks in advance of said event(s). **Timing:** Applicants shall return a copy of the signed conditions of approval to CDD prior to issuance of any building permits for the project acknowledging their understanding of and compliance with this measure. **Monitoring:** CDD shall periodically inspect to ensure compliance. CDD and/or Sheriff's deputies shall respond to any filed noise complaints.
20. **Noise-3** Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** ~~Two~~ A signs stating these restrictions shall be provided to the applicant and posted onsite. **Timing:** Signs shall be in place prior to the beginning of and throughout all grading and

construction activities. Violations may result in suspension of permits.

Monitoring: Building Inspector shall spot check and respond to complaints.

21. **Noise-4** 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.
22. **Noise-5** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to CDD's satisfaction and shall be located a minimum of 75 feet from occupied residences. **Plan Requirements:** The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. **Timing:** Equipment and shielding shall remain in the designated location throughout construction activities. **Monitoring:** CDD shall perform site inspections to ensure compliance.
23. **Parking-1** All gallery openings and other large special events where it is expected that more than 100 attendees would be present at one time shall be restricted to the following times:
- Monday- Saturday: Special events shall occur at 4:00 p.m. or later;
 - Sunday: Special events shall occur at 2:00 p.m. or later.
- Plan Requirements and Timing:** This measure shall be included in the Conditions of Approval which shall be signed by the Carpinteria Valley Arts Council and returned to the Community Development Department prior to issuance of any building permits. The Arts Council shall also be required to provide advanced notice to the Community Development Department of all gallery openings and other special events. **Monitoring:** The Community Development Department will respond to complaints as filed.
24. **Parking-2** The Carpinteria Valley Arts Council shall develop and implement a Parking Management Plan for their ~~day-to-day operations and~~ special events. The plan shall include, at a minimum, the following measures:
- Issue event and gallery invitations encouraging visitors and studio participants to utilize alternative means of transportation (i.e., walk, bike ride, carpool, public transit);
 - Attempt to hire staff and recruit volunteers that live within walking or cycling distance of the Arts Center;
 - Emphasize the use of alternative means of transportation in volunteer and staff meetings and training sessions;
 - Participate in events promoting alternative transportation for Arts Center staff, such as those organized by Traffic Solutions;
 - Provide shuttle and/or valet parking services during large special events; and

- Explore opportunities with the Public Works Department for creating a new public loading zone on Linden Avenue to serve the Carpinteria Arts Center and surrounding commercial properties.

Plan Requirements: The Applicant shall develop and submit for review and approval, the comprehensive Parking Management Plan. The Arts Council shall maintain annual records of their efforts to reduce the parking demands associated with the Arts Center. **Timing:** Said plan shall be submitted for review and approval prior to building permit issuance. The plan shall remain in effect for all Arts Center operations. **Monitoring:** The Community Development Department shall review the annual records of parking reduction efforts as needed to ensure compliance with this measure.

25. ~~Trans-1.~~ Public Works shall review all street improvement plans for consistency with City requirements and to ensure these improvements do not impair the use of the sidewalk and/or street for traffic and pedestrian circulation. ~~Plan Requirements:~~ Street improvement plans shall be submitted to the Public Works Department as part of the grading/building permit submittal. ~~Timing:~~ Plans shall be reviewed and approved by Public Works prior to issuance of any permits for construction. ~~Monitoring:~~ Public Works shall inspect during construction to ensure compliance with the approved plans.
26. ~~SolidW-1~~ W-2: Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition ~~grading and construction~~ plans. ~~The Applicant shall submit provide a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including CDD with receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates or for separate bins.~~ **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities construction. All materials shall be recycled prior to occupancy clearance. **Monitoring:** Public Works CDD shall review and approve a completed WMP prior to issuance of a Building Permit receipts prior to occupancy clearance.
27. ~~SolidW-2~~ W-1: The applicant shall develop and implement a Solid Waste Management Program. The Program shall include, but is not limited to, the following measures:
 - General
 - a. Provision of adequate space and/or bins for storage of recyclable materials within the project site;

- b. Development of a Source Reduction Plan (SRP) describing the recommended program(s) and the estimated reduction of solid waste disposed by the project;
- c. Implementation of a program to purchase materials that have recycled content for project construction and/or operation. To ensure compliance, the applicant shall develop an integrated waste management program, including recommended source reduction, recycling composting programs and/or a combination of such programs, subject to CDD review and approval prior to the issuance of building permits.

Plan Requirement: The applicant shall submit a Solid Waste Management Program to CDD for review and approval prior to issuance of a Building Permit.

Timing: Program components shall be implemented prior to occupancy clearance throughout the life of the project. **Monitoring:** CDD shall site inspect during construction, prior to occupancy and after occupancy to ensure solid waste management components are established and implemented.

PROJECT SPECIFIC CONDITIONS

- 28. All materials/structures used in the project, including but not limited to the awning, and signage, shall be maintained in good condition for the life of the project. In the event that any of the materials begin to show wear, as determined by CDD staff, the applicant shall replace said materials in a timely fashion. If the awning is damaged to the extent that the City believes the structure could pose a public safety hazard, the City shall have the authority, under Condition #32 (below), to require its immediate removal from the City right-of-way. **Monitoring:** CDD staff shall periodically monitor the site to ensure all materials are in good condition.
- 29. The applicant must obtain City Council approval of a Lot Tie Agreement required to accommodate the property line building penetrations and awning encroachment over the side property and record said agreement with the Santa Barbara County Clerk Recorder's office. Applicant shall comply with all requirements of the Lot Tie Agreement. **Plan Requirements/Timing:** The applicant must obtain approval of the Lot Tie Agreement and record said agreement prior to issuance of any building permits for construction. **Monitoring:** CDD staff shall be provided with a conformed copy of the recorded document.
- 30. The applicant shall satisfactorily submit a completed Encroachment Permit application along with all required attachments to the Public Works Department and receive approval of said Encroachment Permit. **Plan Requirements/Timing:** Approval and issuance of an Encroachment Permit shall be granted prior to issuance of any building permits. The submittal of the Encroachment Permit application shall be accompanied by a submittal fee. **Monitoring:** Public Works shall confirm approval and issuance of the Encroachment Permit prior to building permit issuance.

31. The applicant shall agree to hold the City harmless from any and all actions and causes of action arising out of or caused by the encroachment and the applicant agrees that the license shall create no rights in conflict with the public interest. In addition, the permittee shall obtain and maintain for the life of the permit comprehensive general liability insurance to cover liability of the applicant, its agents and lessees in connection with the activities authorized under the Permit in such amount as may be established by the City, with the City and its officers, employees and agents being named as additional insureds under such insurance.

The City's Encroachment Permit application and Standard Indemnification and Insurance Provisions for Encroachment Permits form outline the specific City requirements for the general liability insurance to accompany the Encroachment Permit. The proof of insurance and completed indemnification form shall be submitted to and approved by the Public Works Department prior to Building Permit issuance.

32. The Encroachment Permit shall be revocable on thirty (30) days prior written notice to applicant from the City Manager or designee, in which event, applicant, at its own expense, shall remove all facilities authorized by the encroachment permit and shall restore the public right-of-way to its condition prior to installation. If, after sufficient notice has been given, the encroachments are not promptly removed, the City may refer the matter to Code Compliance staff for enforcement action which may include, but not be limited to administrative penalties or legal action.
33. The Encroachment Permit shall be a grant of permission only and shall not obligate the applicant to maintain such facilities at the location approved. The Applicant may at any time remove such facilities from the City right-of-way. Upon such removal, the applicant shall restore the public right-of-way to its condition prior to installation. In the case of emergency or urgency, the City may require the immediate removal of all materials located in the City rights-of-way.
34. Issuance of the Encroachment Permit does not, in any way, constitute approval for work not related to this permit as shown on the referenced plan and/or work which requires issuance of a separate permit by other departments or agencies prior to the commencement of such work.
35. The Contractor shall be responsible for protecting all existing improvements and shall replace or repair, at his own expense, any improvements damaged during the course of construction.
36. The City of Carpinteria shall be notified a minimum of 24 hours prior to the start of construction. Any construction performed without approved permits or without prior notification to the City Engineer, may be rejected and is performed at the Contractor's and/or Owner's risk.

37. The Santa Barbara County Sheriffs and the Carpinteria-Summerland Fire Protection District shall be notified 24 hours prior to any construction activities within the public right-of-way, at 805-684-4561 and 805-684-4591, respectively.
38. Contractor shall be responsible for maintaining vehicular and pedestrian traffic in accordance with Section 7-10.1, 7-10.3 and 7-10.4 of the "Standard Specifications for Public Works Construction". All traffic control shall adhere to the provisions of "Caltrans' Traffic Manual," section 5, unless otherwise directed by the City Engineer.
39. City streets and public right-of-way shall be kept clean and clear of dirt, construction material and debris 24 hours per day, seven days per week. Dust control measures shall be in accordance with the Santa Barbara County Air Pollution Control District rules and regulations.
40. Private events, included in the Carpinteria Valley Arts Council's list of special event offerings, shall not exceed an attendance of 150 persons at one time.

DEVELOPMENT PLAN CONDITIONS

41. Approval of the Development Plan shall expire two years after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.
42. 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.
43. No permits for development, shall be issued except in conformance with the approved Development Plan. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Exhibit 1, Attachment B, dated April 3, 2017. Substantial conformity shall be determined by the Community Development Department Director.
44. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
45. All materials and colors used in construction and all landscape materials shall be as represented to the Architectural Review Board and any deviation will require the express review of the Board.
46. Landscaping shall be maintained for the life of the project.

47. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.
48. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

49. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the application must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
50. 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.
51. 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.
52. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
53. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.
54. The conditions of this approval supercede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
55. 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.
56. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

57. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.
58. 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.
59. 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.
60. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
61. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Developer/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
62. The owner/applicant/developer ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan 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.

DISTRICT CONDITION LETTERS

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

- a. Carpinteria Valley Water District letter dated September 16, 2016
- b. Carpinteria-Summerland Fire Protection District letter dated September 20, 2016
- c. Carpinteria Sanitary District letter dated September 22, 2016
- d. City of Carpinteria, Department of Public Works, letter dated September 22, 2016
- e. Air Pollution Control District letter dated September 23, 2016

Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

Approved by the Planning Commission on April 3, 2017

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

Applicant/Property Owner

Date



Carpinteria Valley Water District

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

BOARD OF DIRECTORS

Alonso Orozco
President
Polly Holcombe
Vice President
Shirley L. Johnson
Matthew Roberts
June Van Wingerden

September 16, 2016

City of Carpinteria
Community Development Dept.
Marysol Smith, Assistant Planner
5775 Carpinteria Ave.
Carpinteria, CA. 93013

GENERAL MANAGER

Robert McDonald, P.E. MPA

SUBJECT: 865 LINDEN: APN (003-262-009), COMMENT LETTER

Hello Marysol

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 is served by a 3/4-inch commercial water meter (Acct #08-082124-10).

Please note if the project is conditioned by the Fire District to install a fire sprinkler system. The owner will be required to supply to the Carpinteria Valley Water District a site plan showing the location of fire service line with DCDA and fire flow calculations for determining fire meter size. Additionally, the site plan would require approval by the City of Carpinteria, Public Works Department. The owner will be responsible to pay the required fees and deposits for a fire service line connection, if conditioned by the Fire District.

If you have any questions, please feel free to contact me at Brian@cvwd.net or 805-684-2816x107.

Thank you,
Carpinteria Valley Water District

Brian King, P.E.
District Engineer

C: File Copy
Norman Arnold (Owner) 865 Linden Ave. Carpinteria Ca, 93013
NMA Architects (applicant/Agent) 888 Linden Ave Carpinteria Ca.93013



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

September 20, 2016

Marysol Smith
Assistant Planner
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

RE: Project: Carpinteria Valley Arts Council/ Remodel
APN 003-262-009/ 865 Linden Avenue

Dear Marysol Smith:

The following items are listed as preliminary requirements necessary for fire protection:

1. A review of the initial submittal has generated a question in regard to a definitive occupancy classification, as well as, a determination of the status of the structure in reference to Municipal Code section 8.24.040.
2. [NOTE: A determination of the City Building Official is required in order to verify these requirements

Approved automatic fire sprinkler system.

- a. Approved automatic fire sprinkler systems shall be installed and maintained in all new buildings hereafter constructed or placed upon real property including buildings or structures as defined in the current California Building Code that require a permit from the building division.
- b. When the use of a building changes to a more hazardous Occupancy, previously installed automatic fire sprinkler systems must be redesigned and changed to meet the standards of the new occupancy as determined by the building official.
- c. 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.

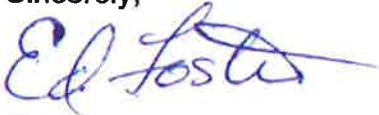
Exit doors shall swing in the direction of exit travel.

"Pride in Service"

3. Address numbers must be posted on the buildings such that they are visible from the street. Numbers shall be a minimum 4 inches high on a contrasting background.
4. Roof access must meet the requirements stated in the Carpinteria Municipal Code.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

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

September 22, 2016

Ms. Marysol Smith
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, California 93013

Subject: Carpinteria Valley Arts Center
865 Linden Avenue (APN: 003-262-009)
Applicant: NMA Architects

Dear Ms. Smith:

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has reviewed the application received on September 15, 2016. The project is to convert an existing restaurant building to an art gallery with a small catering kitchen for events. The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. Any sewer improvements shall conform to approved District construction standards for materials and methods.
2. The condition of the existing sewer service lateral currently serving the building and kitchen should be evaluated. The lateral may be re-used if it meets all the requirements of the District.
3. An under the sink, kitchen grease trap is required. Details regarding the size and type of grease trap shall also be provided on the utility plan. Applicant will be required to complete a Fats, Oil and Grease (FOG) Discharge Permit Application. Please contact the District to obtain the no-charge FOG permit.

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

Sincerely,

Lance Lawhon
Engineering Technician



Carpinteria Sanitary District's

Fats, Oil, Grease (FOG) Control Program

The District is responsible for providing efficient, reliable and safe service to the users of the Wastewater Collection System and the Wastewater Treatment Plant. The District owns, operates and maintains over 42 miles of sewer line and eight sewer lift stations.

Sewer line blockages which result in sewer backups and sewer system overflows (SSOs) affect all of us and the quality of life in the Carpinteria Valley. The majority of the sewer system blockages are directly attributed to the excessive disposal of cooking fat, oil and grease (FOG) into the sewer collection system. FOG is generated from both commercial kitchens and residential homes.

Commercial kitchens within the boundaries of the Carpinteria Sanitary District are required to be fitted with a properly sized grease interceptor. The FOG program provides guidance and information on the proper operation and maintenance of the grease interceptor.

Food Service Establishments (FSEs) are currently regulated under District Ordinance 7. This ordinance regulates the quality of wastewater, including FOG, discharged to the District's collection system. This ordinance also requires FSEs that generate FOG to obtain a Waste Discharge Permit (WDP) and maintain logs of their FOG management.

To prevent sewer overflows and protect District facilities, the District inspects and evaluates seventy-four (74) food service establishments (FSEs) within the Carpinteria Valley. Fifty-eight (58) of these facilities have been determined to generate FOG in their wastewater and require an appropriately sized grease management device. Six of the facilities are currently equipped with grease interceptors and fifty-two of the facilities are equipped with grease traps.

New construction or remodeling of a facility that may generate FOG requires plan check and permitting by the District. This applies to all food service establishments.

Most new and remodeled food service facilities must install a grease interceptor, with a sampling well. The device must be sized using the current edition of the uniform plumbing code. Any proposal by the establishment to utilize good housekeeping practices in lieu of a grease management device must be submitted to the District Manager. The housekeeping practices that will control the discharge of FOG to the sewer system must be outlined along with the methods the facility will use to ensure that all employees are familiar with these practices. If facilities are found to not meet FOG discharge requirements through good housekeeping, the installation of a grease management device will be required.

CITY of CARPINTERIA, CALIFORNIA



Department of Public Works Memorandum

To: Nick Bobroff, Senior Planner

From: Matt Maechler
Department of Public Works

Date: September 22, 2016

Subject: 865 Linden Ave, 16-1841

The Department of Public Works (DPW) has reviewed the project submittal and has prepared the following conditions of approval. Other City departments and agencies may have additional requirements.

PROJECT SPECIFIC CONDITIONS

1. An Engineering Encroachment Permit is required for the proposed metal awning encroaching onto city right of way on Linden Ave.
2. An Engineering Encroachment Permit application shall be submitted to Public Works for the proposed metal awning. A standard indemnification form will also be required.

End of Conditions



**Santa Barbara County
Air Pollution Control District**

Our Vision  Clean Air

September 23, 2016

Marysol Smith
City of Carpinteria
Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

RECEIVED
SEP 27 2016
CITY OF CARPINTERIA

Re: APCD Suggested Conditions on Carpinteria Valley Arts Council, 16-1841-DPR/CDP

Dear Ms. Smith:

The Air Pollution Control District (APCD) has reviewed the referenced project, which consists of a proposed interior remodel and the addition of an exterior metal wrap-around awning, new door, new sign and plaster relief, and a resurfacing of stucco facade to an existing building. There is no grading proposed. The subject property, a parcel zoned Central Business (CB) and identified in the Assessor Parcel Map Book as APN 003-262-009, is located at 865 Linden Ave in the City of Carpinteria.

Air Pollution Control District staff offers the following suggested conditions:

1. The applicant is required to complete and submit an **Asbestos Demolition/Renovation Notification or an EXEMPTION** from Notification for Renovation and Demolition (APCD Form ENF-28 or APCD Form ENF-28e), which can be downloaded at www.ourair.org/compliance-forms/ for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed exemption or notification should be presented, mailed, or emailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. The applicant should visit www.ourair.org/asbestos/ to determine whether the project triggers asbestos notification requirements or whether the project qualifies for an exemption.
2. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of APCD Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.
3. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to building permit issuance. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the SBCAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).

Aeron Arlin Genet • Air Pollution Control Officer
260 North San Antonio Road, Suite A • Santa Barbara, CA • 93110 • 805.961.8800
OurAir.org • twitter.com/OurAirSBC

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at NightingaleK@sbcapcd.org.

Sincerely,

A handwritten signature in blue ink that reads "Krista Nightingale". The signature is written in a cursive, flowing style.

Krista Nightingale,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: TEA Chron File

Exhibit 2

Architectural Review Board Meeting Minutes October 13, 2016

**Carpinteria Arts Center Expansion & Remodel
855 & 865 Linden Avenue**

**Planning Commission Hearing
April 3, 2017**

Public Comment: None.

Boardmember Discussion:

Boardmember Johnson asked for clarification on the details for the knee braces; he also asked about window and door colors. Dylan Chappell, project architect explained they were planning to use a simple design with 6x6 members for the knee braces. Window and door colors were to be dark bronze. Boardmember Johnson asked about the proposed details/dimensions for window and door trim. Mr. Vernon responded that he would prefer to have no trim around the doors and windows.

Boardmember Reginato felt the building's architecture and style did not suit some of the more modern design details, such as the metal roll-up doors and not using a decorative trim around windows and doors. He noted he still preferred wood garage doors. He asked about the treatment for the exterior trellis (clear seal) and noted he would prefer it to be painted to complement the building.

Boardmember Ellinwood noted the existing building is old. He explained it would be okay to give the building a more modern look, but right now the building as designed has a mixed identity. He reasoned he was okay with the metal roll-up doors but suggested the applicant consider an natural aluminum finish for the doors and windows to match the roof material. He felt the trellis could be painted or left to weather/darken to gray.

The applicant, Mr. Vernon, clarified that the bronze window and door color was selected to coordinate with the warm gray tone used on the building.

Boardmember Johnson noted he would be okay with no trim around the windows and doors. He also noted the proposed colors were fine and that he was okay with letting the trellis weather to a natural, darker shade. He asked about exterior lighting; the project architect clarified the existing hooded gooseneck lights were proposed to remain.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Johnson to recommend approval as submitted to the Community Development Director.

VOTE: 2-1 (Reginato dissent)

PROJECT REVIEW

- 4) Applicant: Carpinteria Valley Arts Council
Project: 16-1841-DPR/CDP
Planner: Marysol Smith
Project Location: 865 Linden Avenue
Zoning: Central Business (CB) with Visitor-serving Commercial (V) Overlay

Hearing on the request of NMA Architects, agent/architect for the Carpinteria Valley Arts Council, to consider Project 16-1841-DPR/CDP for preliminary review of a proposal for an interior and exterior remodel to an existing building. The proposed interior remodel includes the addition of a storage room, office space, revised kitchen layout, and a second bathroom. Proposed 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. There would be no change to the building's square footage or height. The property is a 3,125 square foot parcel zoned Central Business (CB) with a Visitor-serving Commercial Overlay (V) and shown as APN 003-262-009, addressed as 865 Linden Avenue.

Staff presented the project and provided a brief overview of the proposed remodel. Staff noted the project is built to the property line on the western side and that the sign is too large given the specifications in the City's sign regulations. Staff also explained that a solution to the proposed property line protrusions is still being researched but could be resolved through a lot merger or possibly using a formal recorded Agreement. As for the sign, staff explained that it would have to be reduced to conform to our sign regulations or that the applicant would need to request a modification from the sign standards.

Arts Council representatives Norm Arnold, Ted Rhodes, David Powdrell and others, explained that they prefer not to merge their two adjacent properties because one still has a mortgage. Their organization is firmly behind the cost-effective design, saving them money that can be used for programs. Ted Rhodes, who has been involved in a variety of projects in Carpinteria, felt that a strong argument could be made for a modification to allow the sign as proposed. First, the sign is not advertising a company or product. Second, although there are technically two parcels, the community will view it as one, therefore, the sign would not stand out as too large. Third, the sign is generic and not specific to the organization. Another applicant stated that the project has strong community support and that the sign, although bold, aligns with what "art" is and they stand behind their proposal.

Boardmember Johnson asked staff if the applicant were to not paint the backdrop of the sign, then would only the letters count towards total sign square footage. Staff responded by saying it is possible. The applicant clarified that the reason for the sign's size is to help scale the short display window to make it more proportional to the building.

The Board asked for additional clarification on specific details illustrated in the renderings and site plans. The applicant answered their questions and presented a new rendering with some of the inconsistencies corrected. They also clarified that the beam structure holding the canvas panels would be a metal frame and would be, together with the windows, a dark bronze or dark green color. The Arts Council noted they liked the dark green color as it relates to the adjacent open space. They settled on a metal frame with a canvas canopy to tie-in the existing canvas sails on their adjacent property. The applicant clarified that the sign background would be bright red, the wall color would be an off-white color that compliments the adjacent buildings, and there would be a dark beige accent color used under the canopy along the building's side elevation. They also clarified that no sign is proposed for the building's side elevation. The plants depicted in the renderings are existing foliage, no new landscaping is proposed at this time. The new canopy would overhang the sidewalk approximately the same amount as the existing tile eyebrow. The applicant also explained that they are still considering the financial feasibility of the canopy and they would still need an encroachment permit from the Planning Commission, therefore they have developed an alternate rendering showing the building without a canopy.

Public Comment: None.

Boardmember Discussion:

Boardmember Chappell stated that he supports the project but expected a larger opening out onto the adjacent parcel, creating a more flexible indoor-outdoor space. The applicant explained it was a hard decision for them, however, because the primary use of the indoor space was as a gallery, wall space and controlled lighting was a priority.

Boardmember Reginato asked the applicant to provide a rendering with alternate colors for the sign's backdrop, perhaps with a color that relates to Carpinteria's beach community identity.

Boardmember Ellinwood expressed that he likes the simplicity of the proposed remodel. He believes the architectural contrast is important and that the downtown is strong enough to handle it. He also supports the metal canopy idea, but would like to see the same metal as was used for the existing canopy sails instead of bronze to both, tie the two parcels together, and to make it look more contemporary. He noted he is open to seeing the windows painted a silver/metallic color to give a more industrial look to the building and open to the main entrance incorporating the same red as proposed for the sign's backdrop as a building accent. Boardmember Ellinwood suggested using folding doors for the side entrance to give the illusion of a larger opening. He expressed that reusing the existing windows was a good decision.

Boardmember Johnson expressed approval of the sign as proposed and noted that the whole building is a statement, and therefore the sign is the only place where it speaks to its actual use. He asked the applicants to do additional investigation into the existing building's relation to adjacent buildings to address minor discrepancies between renderings, site plans, and site photos. He expressed that he is okay with the proposed colors and that the applicant should keep exterior lighting to a minimum.

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

VOTE: 4-0

PROJECT REVIEW

- 5) Applicant: Vogue Sign Company for GranVida Senior Living Community
Project: 16-1832-SIGN
Planner: Nick Bobroff
Project Location: 5464 Carpinteria Avenue
Zoning: Commercial Planned Development (CPD)

Hearing on the request of Vogue Sign Company, agent for GranVida, to consider Project 16-1832-SIGN for continued preliminary/final review of a request to install signage for a new senior living community. The proposed project would install one new freeway-facing monument sign along the property's U.S. 101 frontage and a previously permitted ground monument sign along the Carpinteria Avenue frontage. The property is zoned Commercial Planned Development (CPD) and shown as APN 001-070-066, addressed as 5464 Carpinteria Avenue.

APPLICANT HAS REQUESTED A CONTINUANCE TO NOVEMBER 17, 2016

Exhibit 3

Addendum & Previously Adopted Mitigated Negative Declaration for Carpinteria Arts Center Project (09-1534- DP/CDP)

**Carpinteria Arts Center Expansion & Remodel
855 & 865 Linden Avenue**

**Planning Commission Hearing
April 3, 2017**

EXHIBIT 3

MND Addendum Carpinteria Arts Center

TO: City of Carpinteria Planning Commission

FROM: Marysol Smith, Assistant Planner

REVIEWED BY: Steve Goggia, Community Development Director

APPLICANT: NMA Architects for Carpinteria Valley Arts Council

DATE: April 3, 2017

RE: CEQA Determination: Finding that §15164 (Addendum) applies to the Carpinteria Arts Center Remodel and Expansion, Project 16-1841-DP/CDP

CEQA section §15164 allows an addendum to be prepared when only minor technical changes or changes which do not create new significant impacts would result. The Mitigated Negative Declaration prepared for a new Community Arts Center building at 855 Carpinteria Avenue (09-1534-DP/CDP) is hereby amended by this §15164 letter for project 16-1841-DP/CDP.

Location

The project site is addressed as 855 and 865 Carpinteria Avenue in the City of Carpinteria (APN 003-262-010 and 003-262-009).

Background

The revised project site is located on Linden Avenue between Eighth and Ninth Streets and consists of two parcels: Parcel A at 855 Linden Avenue (APN 003-262-010) is a 6,098 square foot lot that is currently used as an open space area and gallery building for the Carpinteria Valley Arts Council. Parcel B at 865 Linden Avenue (APN 003-262-009) is a 3,125 square foot lot currently improved with a single story 1,893 square foot building and a 622 square foot accessory structure in the back. The 865 Linden Avenue building was formerly occupied by the Cajun Kitchen restaurant and was recently purchased by the Carpinteria Valley Arts Council. The site is bounded by Linden Avenue to the east and Yucca Lane to the west, and bordered by retail and restaurant uses on all sides.

The previously permitted project was for a new two-story 7,911 square foot Community Arts Center on the Parcel A- 855 Linden Avenue property (Project 09-1534-DP/CDP). In addition to the new arts center building, the proposal included new landscaping, hardscape and public right-of-way improvements. To date, this permitted project has not been constructed.

The Mitigated Negative Declaration accepted and approved for the previous Arts Center project in 2009, identified Class II (potentially significant but mitigable impacts) in the following issue areas: aesthetics, air quality, biological resources, cultural resources, geology/soils, hydrology/water quality, land use planning and noise.

In 2013, a proposal was submitted for interim outdoor site improvements to the 855 Linden Avenue property which included new fencing, signage, shade sail structures, landscaping and hardscape. The purpose of the interim project, completed in early 2014, was to implement minor improvements to the site while the previously permitted Arts Center project was still pending construction. Pursuant to §15162 of the California Environmental Quality Act, no additional environmental review was necessary for the interim project when there was a previously adopted ND and there were no changes to the scope of the project, the project's potential impacts, or any project mitigation measures/project alternatives. The interim improvements were found to not result in any new significant environmental effects, nor did the interim improvements change the nature or scope of any of the previously identified potentially significant impacts, or their mitigation measures. Therefore, it was found appropriate that no additional environmental analysis was needed for that project.

The current revised arts center proposal would not have any new or worsened impacts compared to those previously identified and accounted for in the original 2009 arts center project (which was never constructed). The proposal does not include any new additional construction and the use of the site, although expanded, would not significantly exceed or diverge from the types and intensities of uses described in the approved 2009 MND for the original arts center project. Therefore, it is appropriate to rely on the analysis provided in the previously- approved MND and prepare an addendum to account for the changes to the project description.

Revised Project Description

The current request for a Development Plan and Coastal Development Permit includes the following:

Expand the Carpinteria Arts Center by allowing a change of use at 865 Linden Avenue (Parcel B) from a former restaurant use to the proposed Carpinteria Arts Center under the provisions of the Central Business (CB) Zone District. To accommodate the new use, the project includes a comprehensive interior and exterior remodel of the existing building.

Proposed interior improvements include demolition of some interior walls and facilities as well as the addition of a storage room, office space, second bathroom, and a revised kitchen layout.

Proposed exterior improvements include:

- Removal of the existing tile roof eyebrow and replacement with a metal wrap-around awning on the front and (west) side building elevations;
- On the (west) side elevation of the building, two windows would be removed and filled-in, a third window would be removed and replaced with a new nine-foot door and louvered panel;
- Addition of a new sign and plaster relief on the front elevation; and
- The building's stucco façade would be resurfaced and painted.

The proposed remodel would not result in changes to the total existing square footage of the building and the height would remain at 12 feet 6 inches. No physical changes to the Arts Council's adjoining property at 855 Linden Avenue are proposed as part of the project.

The Art Center's existing educational programs would continue and be further augmented as a result of this expansion and remodel. Daily general operation will be staffed by one volunteer from 10:00 a.m. to 5:00 p.m., four days a week during the winter and five days a week during the summer. The Art Center's program events include: four arts-related classes and workshops per week, five week-long summer camps, nine market days per year for local artists, and twelve art film screenings per year. In addition to these program events, the Arts Council proposes the following special events during the year: seven art gallery receptions, four fundraising events, four family music events and twelve private events.

Changes in Project Impacts

The proposed project, which would expand the Arts Center into the adjacent building at 865 Linden Avenue rather than construct a new building on the 855 Linden Avenue lot (as was proposed in 2009), would not create any new significant impacts not previously identified in the MND, nor would it result in an increase in the severity of any previously-identified significant impacts. Instead, the new project would result in fewer impacts and/or a reduction in the severity of some of the impacts previously identified.

The proposed conditions of approval for the project list all of the required mitigation measures and note, in strikeout and underline, which measure remain applicable, measures that require minor modifications (to reflect updated City standard requirements or project details), and which measures are no longer applicable for the revised project description.

The following is a summary of project impacts that are applicable, applicable with modifications or are no longer applicable to the revised project scope:

Aesthetics

There would be less aesthetic impacts as a result of the project's proposal to retain and remodel the existing building at 865 Linden Avenue as opposed to constructing a new two-story building. Nonetheless, measures Aest-1 through Aest-3, which require ARB review of the final design and that both interior and exterior lighting be low intensity and limited to the minimum necessary, have been retained and would apply to the current project.

Air Quality

The impacts to air quality related to dust and vehicle/equipment emissions would be substantially reduced as a result of the smaller scope of physical construction. Therefore, mitigation measure AQ-2, which addresses dust mitigation, would continue to apply to the current project, however **AQ-1, AQ-3 and AQ-4, which addressed emissions from grading activities and heavy equipment operation are no longer applicable.**

Biological Resources

Impacts to the native specimen trees to be preserved on the 855 Linden Avenue property would be avoided. No new construction activities would occur within the sensitive root zones of these trees. Therefore, mitigation **measure Bio-1, which required compliance with identified tree protection measures during construction is not applicable.**

Cultural Resources

The new project scope would only require minimal ground disturbance, reducing the likelihood of encountering onsite cultural resources. Nevertheless, the potential for discovery of cultural resources remains, therefore measure CulRes-1 continues to apply to the revised project.

Geology and Soils

The impact to geology and soils consideration would be reduced as a result of the limited project scope. Applicable measures requiring compliance with Building Code requirements and recommendations from a project soils engineer (if required), remain in effect.

Water Quality Impacts

The potential water quality impacts related to both erosion/sedimentation impacts during construction and post-construction stormwater impacts would be reduced as a result of the new project scope. **The mitigations measures addressing post-construction Best Management Practices and erosion and sediment control (measures Wat-1 and Wat-2) are no longer applicable because the project scope no longer includes significant new construction or grading.** Mitigation measures related to general construction activities (measures Wat-3 and Wat-4) remain applicable and are included in the proposed conditions of approval.

Noise

The expected temporary impacts related to construction noise would occur for a shorter period of time given the reduced scope of the project, however all construction-related noise measures (Noise-3 through Noise 5) remain in effect. Modifications to the mitigation measures Noise-1 and Noise-2 include minor changes to the language to reflect the revised project description. For example, changing a reference to “courtyard” to “outdoor space”.

Parking

The impact to public parking resources would be reduced by replacing the former restaurant use with the new use as an arts center, rather than adding a new arts center use to the downtown’s mix of uses, including the (former) restaurant. Modifications to the mitigation measures Parking-1 and Parking-2 include requiring a Parking Management Plan for the special events only, as opposed to also for day-to-day operations. This revision is pertinent to the current project proposal because the greatest parking demand is associated with the Arts Council’s special events rather than for their day-to-day operations, which would be less than what was expected for a new arts center. An additional item was added to a mitigation measure regarding exploring the option for creating a public loading zone on Linden Avenue.

Transportation and Traffic

No street improvement plans are required as part of this revised project proposal, **therefore, mitigation measure Trans-1 is no longer applicable.**

Utilities and Service Systems

The impact of the project on utilities and service systems is reduced as a result of the more limited construction component of the scope of work. Modifications to the mitigation measures Solid W-1 and Solid W-2 include updates to the language to account for changes in State regulations.

Findings

The Community Development Department finds that the previous environmental document, as herein amended, may be used to fulfill the environmental review requirements of the current project. Preparation of a new or subsequent MND is not required because the project meets the conditions for approval of an addendum pursuant to CEQA Guidelines Sections §15164(b) and §15162. There is no evidence demonstrating that the project will result in new significant impacts or an increase in the severity of impacts analyzed under the previous MND. In fact, the current project will cause fewer impacts and those impacts will be of a lesser severity than those projected to be caused by the previously approved project. There are no substantial changes with respect to the circumstances under which the project will be undertaken. There is no new information showing that the project will have impacts not discussed in the MND or that the impacts discussed will be more severe, and there are no additional feasible mitigation measures that would reduce impacts of the project.

Discretionary processing of the Carpinteria Arts Center Remodel (Project No. 16-1841-DP/CDP) may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.

CITY OF CARPINTERIA
FINAL MITIGATED NEGATIVE DECLARATION
June 6, 2011

1. Project Title: Carpinteria Valley Arts Center; Project No. 09-1534-DP/CDP
2. Lead Agency: City of Carpinteria, Community Development Department
5775 Carpinteria Avenue, Carpinteria, CA 93013
3. Contact Person and Phone: Nick Bobroff, Associate Planner / (805) 684-5405 ext. 407
4. Project Location: 855 Linden Avenue, Carpinteria, CA 93013
APN: 003-262-010
5. Project Sponsor: Anna Jensen for Gary Campopiano
(name and address) NMA Architects Carpinteria Valley Arts Council
888 Linden Avenue PO Box 597
Carpinteria, CA 93013 Carpinteria, CA 93014
(805) 684-8885 (805) 684-7789
6. General Plan Designation: Visitor-serving Commercial (VC)
7. Zoning: Central Business (CB) w/
Visitor-Serving/Highway
Commercial (V) Overlay
8. Description of project:

The Carpinteria Valley Arts Council proposes to demolish their existing 720 square foot gallery/office building and all associated structures, clear the site, and construct a new two-story 7,911 square foot community arts center to be operated by the Arts Council.

The new building would include a variety of spaces/amenities available for different uses: The ground floor of the building, which would total 4,063 square feet would be organized around a 931 square foot central courtyard (open to the sky). The first floor would mainly comprise a 1,433 square foot gallery/multi-use space and a smaller 416 square foot community gallery. The remainder of the ground floor building would be devoted to miscellaneous support services, including an entry lobby, kitchen, restrooms and storage, and would total 2,214 square feet. The second floor of the building would comprise three large art studios, totaling 2,219 square feet, two offices comprising 305 square feet and various support uses, including a lounge and restrooms, totaling 1,324 square feet. Four onsite parking spaces (two standard, two handicap accessible) would be provided onsite, located at the rear of the property and accessed from Yucca Lane.

The proposed building would be constructed primarily of translucent channel glass and color glazed concrete block. The Linden Avenue frontage would feature a curvilinear elevation made of four curved glass panels (two comprising the ground floor façade, two for the second floor), with varying setbacks and plate heights. The ground floor setback on Linden Avenue would range from zero to 10 feet; the second floor street-front elevation would mimic the setback pattern of the ground floor, but would be set back an additional 12 feet. The maximum height of the building from the adjacent Linden Avenue sidewalk to the top of the highest roof parapet would be 25 feet eight inches. The first story maximum height would be 17 feet.

The rear elevation would feature covered parking for four spaces (as described above). The second floor would feature one continuous curved glass panel. From Yucca Lane, the maximum height of the main rear element would be 22 feet nine inches. The ground floor parking area would extend to the rear property line; the second floor rear setback would follow a curved line and would range from zero to six feet. Along the side elevations, the building would be built to the property lines and would not feature any openings. The side building walls would be constructed of concrete block with a colored glaze applied.

Existing landscaping on the site consists of mainly one Monterey Pine and two Western Sycamores. The two Sycamores are proposed to remain, all other existing site landscaping, including the Monterey Pine, would be removed. The new central courtyard would be constructed around the existing Sycamores and would feature additional site landscaping and walkways/patio area. A green screen or living wall, planted with predominantly native and drought tolerant plants would be erected along the south building wall in the courtyard and rear parking areas. A small sculpture and water feature is proposed for the building frontage adjacent to the Linden Avenue sidewalk. The Arts Council is also proposing a contrasting, stamped concrete sidewalk along the Linden Avenue frontage, the removal and replacement of an existing curb cut and driveway apron on the street frontage with new curb, gutter and sidewalk and the installation of new custom bicycle racks on the public sidewalk.

Very little grading is expected to be required, with 100 cubic yards of excavation identified in the preliminary grading plan. The project would qualify as a Tier III project under the City's Storm Water Management Plan and has incorporated a filtration and detention/storage system to filter all project-related runoff and capture much of it for on-site irrigation purposes.

The Arts Council proposes to incorporate sustainable design features into the project. These include:

- Provide onsite open space and landscaping;
- Promote water efficiency through the use of the storm water catchment system, pervious paving and high efficiency plumbing fixtures and irrigation systems;
- Utilize sustainable and/or recycled construction materials;
- Maximize energy efficiency and conservation through the use of high efficiency mechanical systems, solar photovoltaic and thermal hot water systems, natural day lighting and ventilation of the interior building spaces; and
- Utilize low VOC paints, finishes and adhesives.

The Community Arts Center would be open seven days a week from 10:00 a.m. to 5:30 p.m.. The first floor art galleries would be open to the public during these times. Various art classes would be offered Monday through Saturday for both adult and youth students, to be held in the three studio spaces on the second floor. The Arts Council anticipates hosting three two-hour sessions per classroom per day, with each class accommodating eight students and one facilitator (a maximum of 24 students and three facilitators on site per session).

Staffing levels are anticipated to be one full-time employee working 9:00 a.m. to 5:00 p.m. and one part-time employee working 11:00 a.m. to 3:00 p.m., Monday through Friday. Two volunteers would each work a three-hour shift Monday through Sunday,

with the first shift from 10:00 a.m. to 1:00 p.m. and the second shift from 1:00 p.m. to 4:00 p.m.

The Arts Council would host occasional evening events on Monday, Wednesday and Friday nights. The evening events would be staffed by two volunteers working from 5:00 p.m. to 9:00 p.m. Space in the new arts center would also be rented out to arts-related groups for various meetings, classes and similar events. These outside group events would take place within normal business hours (or during the above-described evening hours on Monday, Wednesday and Friday nights) and would displace rather than add onto other Arts Council events/classes. These outside group events would typically range from six to 50 participants.

Finally, the Arts Council anticipates holding a number of special events through the year. These events would include approximately nine gallery openings, two fundraising events and four additional events per year. Estimated populations for these special events are as follows: Openings- 200 persons; Fundraisers- 120 persons; Other- 40 persons. These special events would typically occur during the evening hours, after 4:00 p.m.

A copy of the preliminary plans are included as Attachment 2.

9. Surrounding Land Uses and Setting: The project site is located in downtown Carpinteria, on the west side of the 800 block of Linden Avenue, between Eighth and Ninth Street. The 6,250 square foot lot is flat and presently improved with a 735 square foot building and a 520 square foot patio trellis. The remainder of the lot is paved in asphalt concrete or landscaped. Landscaping includes two mature Western Sycamore and one mature Monterey Pine.

The project site has two street frontages. The main frontage is on Linden Avenue; the rear frontage is on Yucca Lane, an alley to the west. Both frontages are fenced and gated. The Linden Avenue frontage is improved with sidewalk, curb, gutter and City street trees. There is an existing driveway curb cut and apron along the Linden Avenue frontage.

The project site is presently used by the Carpinteria Valley Arts Council (CVAC) for various functions and community events such as youth programs, cultural events, after-school programs, workshops and gallery exhibitions and sales. The surrounding uses along Linden Avenue include general commercial businesses, such as restaurants, pharmacies, grocery stores, offices and retail. Immediately to the east, across from the project site, is the Seal Fountain Plaza, a public community space. To the west of the project site, across Yucca Lane, is a multi-family residential complex and a church. Immediately north of the project site is a restaurant and immediately to the south is a pharmacy.

A vicinity map of the project site is included as Attachment 1.

10. Other Public Agencies Whose Approval is Required (e.g., permits, financing approval or participation agreement):
Carpinteria Sanitary District

Carpinteria-Summerland Fire Protection District
 Carpinteria Valley Water District
 Santa Barbara County Air Pollution Control District
 Santa Barbara County Environmental Health Department

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant" as indicated by the checklist on the following pages.

X	Aesthetics	X	Land Use / Planning
	Agriculture / Forestry Resources		Mineral Resources
X	Air Quality	X	Noise
X	Biological Resources		Population / Housing
X	Cultural Resources		Public Services
X	Geology / Soils		Recreation
	Greenhouse Gas Emissions		Transportation / Traffic
	Hazards / Hazardous Materials		Utilities / Service Systems
X	Hydrology / Water Quality		Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) Negative Declaration: "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant" to "Less Than Significant." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures as described in (5) below may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration (§15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

1. AESTHETICS	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					
a) Have a substantial adverse effect on a scenic vista?			X		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?				X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X			
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X			

Existing Environmental Setting:

The project site is located on Linden Avenue in the City's downtown core. Linden Avenue is one of the main commercial zones in the City and is developed with a mixture of retail and restaurant businesses, with office or residential uses above in some of the two-story buildings. The immediately adjacent lots (to the north and south) are developed with one-story buildings exhibiting aspects of a Spanish-style architecture. A large, Spanish-style two-story building with commercial uses on the ground floor and residences above is located two parcels to the north, on the corner of Ninth Street and Linden Avenue. Immediately across Linden Avenue from the arts center is the City's Seal Fountain Plaza, a small public space with a fountain, decorative paving, patio trellis and a public information kiosk. Behind the project site, across Yucca Lane is a two-story multifamily residence, a small commercial warehouse and a church.

The project site is presently improved with a 735 square foot one story building (formerly a residence), which is located at the southwest corner of the property, adjacent to the rear property line. The existing

building is currently used as an office and art gallery for the Arts Center. A 520 square foot patio trellis is located along the Linden Avenue frontage. Site landscaping includes planters along the north (side) property line and an approximately 1,500 square foot lawn area between the patio trellis and building. Two mature (30-inch and 36-inch) Western Sycamore and one 22-inch Monterey Pine are planted in the lawn area. Both the Linden Avenue and Yucca Lane frontages are fenced and gated with chain link fencing.

Environmental Thresholds:

The assessment of aesthetic impacts involves qualitative analysis that is inherently subjective in nature. Different viewers will have varying opinions and reactions to changes in a viewshed or the appearance of new buildings and structures. This evaluation compares the existing visual characteristics of the project study area against the potential changes in visual characteristics that could result from implementation of the proposed project.

The City of Carpinteria has adopted Guidelines for the *Implementation of the California Environmental Quality Act of 1970, as Amended* (1994), which provide criteria for determining the potential significance of visual impacts. Key factors in assessing the aesthetic resources of a project site include the physical attributes of the site, its relative visibility and its relative uniqueness. Four types of areas are especially important: coastal and mountain views, the urban fringe and travel corridors. Based on criteria contained in the City's *Guidelines*, the proposed project would result in a significant visual impact if it would result in one or more of the following conditions:

Views:

Projects that would impair public views from designated open space (public easements and right-of-way), roads or parks to significant visual landmarks or scenic vistas (Pacific Ocean, downtown skyline, mountains, waterways). To meet this significance threshold, one or more of the following conditions must apply:

- *The project would substantially impair a view through a designated public view corridor as shown in the adopted community plan, General Plan or Local Coastal Plan. Minor view blockages would not be considered to meet this condition. In order to determine whether this condition has been met, consider the level of effort required by the viewer to retain the view.*
- *The project would cause "substantial" view impairment of a public resource (such as the ocean) that is considered significant by the applicable community plan.*
- *The project exceeds the allowed height or bulk regulations and this excess caused unnecessary view impairment.*
- *The project would have a cumulative effect by opening up a new area for development, which will ultimately cause "extensive" view impairment (cumulative effects are usually considered significant for a community plan analysis, but not necessarily for individual projects). View impairment would be considered "extensive" when the overall scenic quality of a resource is changed; for example, from an essentially natural view to a largely man-made appearance.*

Neighborhood Character/Architecture:

Projects that severely contrast with the surrounding neighborhood character. To meet this significance threshold, one or more of the following conditions must apply:

- *The project exceeds the allowed height or bulk regulations and existing patterns of development in the surrounding area by a significant margin.*
- *The project would have an architectural style or use building materials in stark contrast to adjacent development, where the adjacent development follows a single or common architectural theme.*

- *The project would result in the physical loss or degradation of a community identification symbol or landmark (e.g., a stand of trees, coastal bluff, historic landmark) which is identified in the General Plan, applicable community plan or Local Coastal Program.*
- *The project is located in a highly visible area (e.g., adjacent to an interstate highway) and would strongly contrast with the surrounding development through excessive bulk, signage or architectural projections.*
- *The project would have a cumulative effect by opening up a new area for development or changing the overall character of the area (e.g., rural to urban, single-family to multi-family).*

For this analysis, changes to existing visual conditions are not considered significant if the project-related changes would be subordinate to the existing visual environment. Only views available from public viewing locations, such as roadways, are evaluated against the above significance thresholds.

Potential aesthetic impacts affecting the adjacent neighborhood are evaluated for informational purposes. However, views of scenic resources from the neighborhood are considered private, and therefore would not be considered significant impacts in accordance with the City's criteria and standard CEQA practice.

Project Specific Impacts:

- a. Ocean views from the project site are limited to views directly down the public right-of-way on Linden Avenue. The proposed project would not impact these existing ocean views, as the project would take place entirely within the CVAC's parcel and the new development would generally line up with the existing adjacent development pattern which is made up of one and two-story buildings built on or within five feet of the Linden Avenue property line.

Mountain views are also best seen looking northerly up the Linden Avenue corridor although glimpses of mountain views can be captured from the public right-of-way, looking west over the tops of existing buildings along Linden Avenue. Such a view is presently available from the City's Seal Fountain Plaza, across the street from the project site. As the project site is largely open and the adjacent buildings immediately to the north and south are one story, a glimpse of the mountains is available from this public space, albeit partially obscured by mature vegetation, including the palm trees on Linden Avenue and the two mature sycamores on the project site.

The proposed project would replace the existing one story building at the rear of the subject lot with a larger two-story arts center building, which would occupy most of the lot. The new building would have a maximum height of 25 feet eight inches. While the new building would further obscure some of the existing mountain view, glimpses of the mountains would still be available over the adjacent buildings and the primary public mountain view up Linden Avenue would remain unobstructed. Therefore, the proposal would not have a substantial adverse impact on a scenic vista.

Residential properties are located to the west of the project site, across Yucca Lane and provide views to the rear elevation of the proposed arts center building. No public mountain or ocean views available from the rear of the project site would be impacted by the proposed project. While impacts to private views are not assessed pursuant to the City's criteria and standard CEQA practice, it is standard City policy to consider these views. Recommendations from the City's Architectural Review Board are used to reduce private view impacts to the extent possible and ensure the compatibility of new structures with existing development.

- b. The project site is not located adjacent to, nor can it be seen from, a State Scenic Highway. Therefore, there would be no visual impacts to a State Scenic Highway.
- c. As previously noted in the existing setting discussion, the project site is located on Linden Avenue in the City's downtown core. The project site is largely open, with a small 735 square foot one story building placed at the rear corner of the lot and an approximately 600 square foot patio trellis placed along the side property line. The remainder of the lot is paved or landscaped. Immediately adjacent buildings are both one story in height and exhibit elements of a Spanish-style architecture. While there are several Spanish-style buildings in and around the downtown, the City's downtown lacks any cohesive architectural theme and instead prides itself on its eclectic mix of architectural styles and "small beach town" character.

The proposed arts center would be two stories and its building coverage would occupy most of the lot (aside from the central courtyard). At a maximum height of 25 feet eight inches, the building would be well below the maximum allowed 30-foot height limit, and comparable in height to the Ngo building, located on the corner of Linden Avenue and Ninth Street (two parcels to the north). The ground floor street-front façade would have a front setback ranging from zero to ten feet from the front property line. The second floor would be set back approximately 12 feet from the ground floor façade but would mimic the curved walls of the ground floor elevation. Proposed materials include curved channel glass walls along both the Linden Avenue and Yucca Lane frontages. Door and window frames would be clear anodized aluminum and building walls would be glazed CMU concrete block, colored in shades of blue and green. The chosen architectural style and proposed materials would be unique on Linden Avenue, where most of the buildings are older and tend towards vernacular examples of their respective architectural styles.

Due to the contemporary appearance of the building, the project applicant submitted conceptual architectural plans to the City for review by the Architectural Review Board (ARB) and Planning Commission in fall of 2008. Several of the ARB members were supportive of the architectural style, noting that the downtown lacked a contemporary building and that the proposed design elicits connections to the ocean given the curved glass walls and tile mosaic walls. The Planning Commissioners were generally more cautious in their support for the project's chosen style and material and urged the applicants to gather public input on the proposed design.

As part of their formal Development Plan submittal, the applicants submitted a letter to the City outlining their efforts to publicize their proposed arts center plans and gauge public opinion on the proposed design. The Arts Council's efforts have included the construction and display of a three-dimensional model, the distribution of an informational brochure (including a detachable questionnaire for gathering feedback on the design), the publishing of an article in the Coastal View News, and meetings/presentations with various groups and organizations. 61 questionnaires were returned to the Arts Council. Of those, 34 of the responses were generally positive about the project and design, while 27 of the responses were negative about at least one aspect of the project. Of the negative comments, roughly 25% of the respondents were specifically opposed to the increased building development on the property and not necessarily the architecture or building style.

The project returned to the ARB for preliminary review on January 27, 2011. The Board was unanimously supportive of the project, noting that a contemporary appearance was appropriate for a civic building and for an arts building to look like a piece of art itself. They noted that the general size,

scale and setbacks were in keeping with adjacent downtown development. They also felt that adding a contemporary-styled building to the downtown core would complement the eclectic nature of the buildings in the downtown and help bring the downtown into the 21st century. The Boardmembers did note however, that the construction detailing for the project would be of the utmost importance to achieving a successful design and mentioned specific details that will require careful study. Ultimately, the Board recommended preliminary approval of the project (5-0) with the following comments:

- The project is to return to the ARB with design development details prior to returning for final ARB review.

Mitigation measure Aest-1 (below) requires the project to return to the Architectural Review Board for final review prior to the issuance of building permits to review the final working drawings, proposed building materials, lighting, landscaping and construction details in order to ensure that what is built reflects the project preliminarily reviewed by the ARB and enhances the visual quality of the site.

- d. The proposed arts center building would feature channel glass walls along the first and second floors of the Linden Avenue frontage and the second floor of the Yucca Lane frontage. While typical business hours for the arts center would be 10:00 a.m. to 4:00 p.m. daily, the arts center would remain open until 9:00 p.m. three nights a week (Monday, Wednesday and Friday) and possibly as late or later during the occasional special event, such as a gallery opening (of which there are anticipated to be approximately 15 such events per year). Given the all glass building walls, there is the potential that interior lighting could spill out into adjacent public spaces during night time operations.

Several policies of the City's General Plan/Coastal Plan require that night lighting be low intensity and minimize photopollution to the maximum extent feasible. Mitigation measure Aest-2 (below) would require that the ARB review the project plans for consistency with the City's lighting policies and review the manufacturer's specifications for the proposed channel glass walls to ensure that substantial amounts of light would not be transmitted through the glass walls and into the adjacent public spaces during night time hours. Mitigation measure Aest-3 would require that all interior lighting be wired to motion sensors or timers in order to minimize spill over from unnecessary night time lighting during non-business hours.

The proposed arts center building would be oriented on an east-west axis, exposing the all-glass building elevations to the early morning rising sun and the early evening setting sun. According to modeling prepared by the applicants, the Linden Avenue frontage would receive direct sunlight primarily during the earlier morning hours - approximately sunrise to 10:30 a.m.; the Yucca Lane frontage would receive direct sunlight starting around 4:00 p.m. and increasing until sunset.

The selected channel glass building material for the street frontage walls is considered to have relatively low reflectivity (with an exterior light reflectance of approximately 14%). A side-by-side comparison of the selected channel glass product to standard plate glass demonstrated that channel glass is significantly less reflective (than that found on typical storefronts on Linden Avenue). Glare is caused by the reflection of sunlight off of smooth surfaces; the more concentrated the light, the more intense the glare. As the project would be comprised of individual channel glass panels (nine to 13 inches wide) set side-by-side on curves and the individual panels have a finely scribed mesh surface, the amount of the building façade receiving direct sunlight at any one time is limited and the finish to the channel glass panels further reduces and diffuses the glare potential of the channel glass.

The Architectural Review Board reviewed the materials submitted by the applicants concerning the potential for glare and reflectivity, including a material sample of the channel glass, as part of their preliminary review of the project on January 27, 2011. The Board recommended preliminary approval of the project with no suggested changes to the channel glass materials. Mitigation Measure Aest-1, which requires the project to receive final review by the ARB prior to Building Permit issuance would include further review of the selected building materials and construction details.

Cumulative Impacts:

Cumulative impacts have been addressed in the EIR prepared for the City's 2003 General Plan and Coastal Plan (the Plan), herein incorporated by reference. The Plan incorporates numerous Objectives and Policies that provide mitigation for the actions allowed under the Plan, including mitigation for aesthetic impacts as a result of buildout under the Plan. The proposed project must be found consistent with the Objectives and Policies of the Plan in order to be approved. Cumulative development throughout the Carpinteria Valley would incrementally contribute to aesthetic impacts, however, with adherence to the Plan's Objectives and Policies, the project's contribution to cumulative aesthetic impacts would not be considerable and would be further reduced through the implementation of the project specific measures below.

Required Mitigation Measures:

Aest-1: The design, scale and character of the project architecture and signage (as applicable) shall be compatible with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this mitigation measure and site inspect during the construction phase.

Aest-2: 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 with input from the ARB. **Monitoring:** CDD and ARB shall review a Lighting Plan for compliance with this measure prior to approval of a building permit for structures. CDD shall site inspect prior to occupancy clearance.

Aest-3: Interior building lighting shall be limited outside of business hours to that necessary for emergency or security purposes. Interior building lighting shall be outfitted with timers, motion sensors or similar technologies to ensure that the lighting is turned off when not in use. **Plan Requirements and Timing:** Specifications for automatic lighting controls and any interior security/emergency shall be depicted on the plans submitted for Building Permit review, to be reviewed and approved by CDD prior to Building Permit Issuance. **Monitoring:** CDD shall review the construction plans for compliance with this measure prior to Building Permit issuance and shall inspect the project site prior to occupancy clearance.

Residual Impact:

With incorporation of the required mitigation measures, residual aesthetic impacts would be less than significant.

2. AGRICULTURAL AND FORESTRY RESOURCES	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	No IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project					
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?				X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	

Existing Environmental Setting:

The project site is a previously developed parcel located in an urban area, in the City's downtown core. There are no agricultural or forest resources on or adjacent to the subject parcel.

Project Specific Impacts:

a-e. As there are no agricultural or forest resources on or abutting the site, no agricultural or forest resource impacts are anticipated.

Cumulative Impacts:

There are no agricultural or forest resource impacts associated with this project.

Recommended/Required Mitigation Measures:

None required.

3. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Conflict with or obstruct implementation of the Clean Air Plan?			X		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X		
d) Expose sensitive receptors to substantial pollutant concentrations?			X		
e) Create objectionable odors affecting a substantial number of people?				X	

Existing Environmental Setting:

Santa Barbara County and the City of Carpinteria are located in the South Central Coast air basin. The Santa Barbara County Air Pollution Control District (APCD) is the regulatory agency for air quality in Santa

Barbara County. A summary of Santa Barbara County's attainment status with the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS) is presented in the table below. The County is currently in attainment for all national standards, but is in non-attainment for the state eight-hour ozone standards as well as for particulate matter less than 10 microns in diameter (PM10).

Santa Barbara County Attainment Status and Air Quality Standards					
Pollutant	Averaging Time	California Standards		National Standards	
		Concentration	Attainment Status	Concentration	Attainment Status
Ozone	8 hour	0.070 ppm	N*	0.075 ppm	A
	1 hour	0.09 ppm (180 µg/m ³)	A	revoked	A
Carbon Monoxide	8 hour	9.0 ppm (10 mg/m ³)	A	9.0 ppm (10 m/m ³)	A
	1 hour	20.0 ppm (23 mg/m ³)	A	35.0 ppm (40 µg/m ³)	A
Nitrogen Dioxide***	annual average	0.030 ppm (56 µg/m ³)	A	0.053 ppm (100 µg/m ³)	A
	1 hour	0.18 ppm (338 µg/m ³)	A	--	--
Sulfur Dioxide	annual average	--	--	0.03 ppm (80 µg/m ³)	A
	24 hour	0.04 ppm (105 µg/m ³)	A	0.14 ppm (365 µg/m ³)	A
	1 hour	0.25 ppm (655 µg/m ³)	A	--	--
Particulate Matter (PM10)	annual arithmetic mean	20 µg/m ³	N	revoked	A
	24 hour	50 µg/m ³	N	150 µg/m ³	A
Particulate Matter - Fine (PM2.5)	annual arithmetic mean	12µg/m ³	U	15 µg/m ³	U/A
	24 hour	--	--	35 µg/m ³ **	U/A
Sulfates	24 hour	25 µg/m ³	A		

Santa Barbara County Attainment Status and Air Quality Standards					
Pollutant	Averaging Time	California Standards		National Standards	
		Concentration	Attainment Status	Concentration	Attainment Status
Lead	calendar quarter	--	--	1.5 µg/m ³	A
	30 day average	1.5 µg/m ³	A	--	--
Hydrogen Sulfide	1 hour	0.03 ppm (42 µg/m ³)	A	--	--
Vinyl Chloride (chloroethene)	24 hour	0.010 ppm (26 µg/m ³)		--	--
Visibility Reducing Particles	8 hour (1000 to 1800 PST)		A	--	--

A=Attainment

N=Nonattainment

U=Unclassified

U/A=Unclassifiable/Attainment

* This standard went into effect in June, 2006. Official designations have not yet been announced; our data indicate we will be considered in nonattainment of this standard.

*** The state Nitrogen Dioxide ambient air quality standard was amended on February 22, 2007, to lower the 1-hour standard to 0.18 ppm and establish a new annual standard

Project Specific Impacts:

a-c. The County of Santa Barbara is in non-attainment for the State eight-hour ozone (O₃) and the State particulate matter (PM₁₀) standards. According to the APCD's guidance document entitled Scope and Content of Air Quality Standards in Environmental Documents, a proposed project will not have a significant air quality effect on the environment if operation of the project will:

- Emit from all project sources less than 240 lbs/day for ROG (reactive organic gases – same as ROC) and NO_x (nitrogen dioxide), and 80 lbs/day for PM₁₀. There is no daily operational threshold for CO (carbon monoxide), it is an attainment pollutant with relatively low background ambient levels;
- Emit less than 25 lbs/day of NO_x or Reactive Organic Gases (ROG) from motor vehicle trips only;
- Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- Not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and

- Be consistent with the adopted federal and state air quality plans for Santa Barbara County.

Quantitative thresholds of significance are not currently in place for short-term or construction emissions, although the APCD uses 25 tons per year for ROG or NO_x as a guideline for determining the significance of construction impacts.

The proposed project entails the removal of an existing 720 square foot gallery building and the construction of a new two story 7,911 square foot community arts center. Project grading is anticipated to be limited to 100 cubic yards of excavation. However, due to the County's non-attainment status for PM₁₀, the APCD requires that standard dust control measures be implemented for any discretionary project involving earth-moving activities.

The primary source of construction-related exhaust emissions resulting from the project would be from heavy-duty diesel equipment use during grading which is expected to take approximately five days. Even so, diesel particulate matter from vehicle exhaust is the number one carcinogen in the State.

With incorporation of the required standard dust control measures and the recommended diesel equipment exhaust control measures identified below, construction air quality impacts from the project would be less than significant and the project is considered consistent with the 2007 Clean Air Plan. Consistent with the permitting requirements of the APCD, the project would not violate any air quality standard or contribute substantially to an air quality violation, nor would it exceed the APCD's health risk thresholds.

Long-term emissions from traffic associated with the completed project would be negligible as the new arts center would generate limited new vehicle trips. According to the Phase I Traffic and Parking Study prepared for the project (*Associated Transportation Engineers, April 22, 2010*), the project is forecast to generate a total of 141 gross average daily trips. When the trips associated with the existing baseline arts center conditions are subtracted, the net new trips would be even lower. Nonetheless, the emissions generated by the 141 average daily trips (ADT) would be well under the APCD's threshold of 25 lbs/day of ROG or NO_x for motor vehicle-related emissions as shown in the screening table found in Attachment A of the document entitled *Scope and Content of Air Quality Section of Environmental Documents* provided by the APCD. According to the screening table, the uses most similar in intensity to the subject arts center building, which are a medical office building or a general office building, would need to be 40,000 square feet or 115,000 square feet in size, respectively, before they would be large enough to generate an amount of related vehicle emissions that would exceed the above threshold. Given how far below the thresholds the new arts center would be, even the consideration of a worst case scenario (i.e., 141 ADTs plus a large scale special event generating up to an additional 200 trips) would not be significant enough to approach the above-noted thresholds. Therefore, no significant impacts to long term air quality would result.

- d-e. The project entails replacing an existing small art gallery building with a larger community arts center. The project site is surrounded by commercial uses immediately to the north, east and south. To the west, across Yucca Lane, there is a church, small warehouse building and a small two-story multi-family residential complex. While the multi-family residence would be considered a sensitive receptor, the arts center's relatively small size and low level of intensity would not generate or expose the adjacent sensitive receptors to substantial pollutant concentrations, nor would it create any objectionable odors that would affect a substantial number of people.

Cumulative Impacts:

Cumulative development throughout the Carpinteria Valley would incrementally increase air pollutant emissions, which could cumulatively degrade regional air quality. However, all new development within Carpinteria must be consistent with the City's General Plan. As a result, all such development would be within the projections contained in the adopted Clean Air Plan (CAP). Therefore, cumulative development in Carpinteria would not hinder progress toward attainment of the County's air quality objectives and cumulative impacts would be considered less than significant.

Required Mitigation Measures:

AQ-1: If the construction site is graded and left undeveloped for over three weeks, the applicant shall employ the following methods immediately to inhibit dust generation:

- a. Seeding and watering to revegetate graded areas; and/or
- b. Spreading of soil binders; and/or
- c. Any other methods deemed appropriate by Community Development

Plan Requirements: These requirements shall be noted on all plans. **Timing:** Plans are required prior to issuance of a Grading or Building Permit. **Monitoring:** Grading Inspector shall perform periodic site inspections.

AQ-2: 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 wind 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.

AQ-3: The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The

name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

Recommended Mitigation Measure:

AQ-4: The following Diesel Exhaust Control Measures should be implemented during construction activities:

- a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
- b. The engine size of construction equipment shall be the minimum practical size.
- c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
- e. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.
- f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
- h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
- i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

Plan Requirements: All requirements shall be shown on 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.

Residual Impact:

With incorporation of these required and recommended mitigation measures, residual impacts to air quality would be less than significant.

4. BIOLOGICAL RESOURCES	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X	

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				X	
c) Have a substantial adverse effect on wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a creek preservation policy or tree protection ordinance?		X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	

Existing Environmental Setting:

The existing site is developed with a 735 square foot building and associated patio trellis accessory structures. The remainder of the site is primarily covered with asphalt concrete and decorative landscape areas. Biological resources found onsite are limited to one mature Monterey Pine (*Pinus radiata*) specimen tree and two mature, native Western Sycamores (*Platanus racemosa*), which are located in a central landscape area.

Stormwater runoff from the existing site sheet flows off the property and onto Linden Avenue or Yucca Lane, where the water is conveyed into the City's storm drain system. Eventually, all site stormwater drainage makes its way to the Carpinteria Salt Marsh.

Project Specific Impacts:

a-d, f: The project involves the removal of all structures from the site and the construction of a new two-story community arts center building on an existing developed lot in the City's downtown urban core. As the project contains no natural or habitat areas, sensitive species or wetlands and no biological resources aside from the two noted native specimen trees, which are proposed to remain and be integrated into the new project, no biological impacts are anticipated. As described in the Hydrology

and Water Quality section of this document, the project proposes to install a pre-filtration system to separate trash, debris, oils, greases and sediments from the stormwater as it enters the new building's rainwater collection and storage tank. The filtered water in the collection and storage tank is then re-used for on-site irrigation purposes; excess stormwater would be bled off into the City's storm drain system but only after having first passed through the pre-filtration system.

e: The City's General Plan and Coastal Plan contain the following policy which relates to the protection of native trees:

- **Policy OSC-7a:** *Oak trees and oak woodlands, because they are particularly sensitive to environmental conditions, as well as walnut, sycamore, and other native trees, shall be protected through appropriate development standards.*

The project integrates the two existing mature sycamore trees into the central courtyard of the new building. The existing non-native Monterey Pine would be removed to accommodate the project along with all other site landscaping. A letter report (see Attachment 3) from Peter Winn, Arborist, indicates that the existing sycamore trees are relatively young and healthy. The arborist included a host of recommended tree protection measures to implement during construction in order to minimize the potential for impacts to these trees. Mitigation Measure Bio-1 requires the applicants to follow the recommended tree protection measures outlined in the arborist report in order to minimize construction impacts to the two sycamore trees.

Cumulative Impacts:

Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to biological impacts. However, the project's contribution to cumulative biological impacts would not be considerable because the site is already developed, no biological resources have been identified within the project site (other than the two sycamore trees which are proposed to remain) and potential impacts would be further reduced through the implementation of the project specific recommended mitigation measure addressing tree protection measures during construction.

Required Mitigation Measure:

Bio-1: The applicants shall implement the recommended tree protection measures outlined in the arborist report and listed below, during demolition/construction activities within the project site. Such measures shall include, but not be limited to, the following:

- Fence off all trees from construction at the critical root zone or where practical with six-foot high chain link or orange construction fence with metal stakes;
- No activities or storage of construction materials shall be allowed within the fenced areas unless approved by CDD;
- Any root disturbance to any of the protected trees shall be done by hand and the project arborist alerted;
- All roots encountered shall be cut cleanly with a sharp saw to allow for new root regeneration, backfilled immediately or kept moist to prevent drying out and dying;
- Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor;

- Compaction of the root zone shall be avoided by spreading three to four inches of mulch. If necessary, plywood or equivalent shall be placed on top;
- During hot, dry periods, the foliage may need to be washed with high pressure water to remove construction dust;
- Project arborist shall be notified prior to any activities within the critical root zone;
- Leave existing hardscape (i.e., asphalt) in place as long as practicable to aid with the protection of the root system;
- Utilize caissons and grade beams for any foundation work close to the trees (stay at least 15 feet from the trunks of the trees); and
- Final landscaping around trees shall be compatible in water demand to these specific trees' needs with minimal trenching for lighting and irrigation.

Plan Requirements/Timing: This condition shall be printed on all final building and grading plans. Tree protection measures shall be implemented prior and during construction as applicable.

Monitoring: CDD shall coordinate with the project arborist prior to initiation of construction to ensure tree protection measures are in place. CDD shall spot check in the field to ensure ongoing compliance with this measure.

Residual Impact:

With the incorporation of this mitigation measure, residual impacts to biological resources would be less than significant.

5. CULTURAL RESOURCES	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	
d) Disturb any human remains, including those interred outside of formal cemeteries?				X	

Existing Environmental Setting:

There are no historical resources on, or adjacent to the project site. The project site is not shown to contain cultural resources on the City's archaeological site map, nor is the project site located within ½ mile of a known site.

Project Specific Impacts:

a-d: The project involves the demolition and removal of the existing building and asphalt concrete from the site and excavation and recompaction for the construction of the foundation for the new arts center building. The possibility of encountering previously undisturbed cultural resources during project construction or impacting archaeological or paleontological resources is remote. Nonetheless, even though the site is developed and there are no known cultural resources on site, cultural deposits may be intact at various places in the project area, so there remains the potential for uncovering cultural resources during periods of ground disturbance. Should the project construction reveal previously unidentified significant cultural resources, the project would be considered to have a potentially significant, but mitigable, impact on cultural resources. Mitigation measure CulRes-1 is the standard measure used when there is a possibility of encountering cultural resources during project construction.

Cumulative Impacts:

Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would not incrementally contribute to cultural resource impacts. However, the project's contribution to cumulative cultural resource impacts would be considerable because the site is already developed, no cultural resources have been identified within the project site, and potential impacts would be further reduced through the implementation of the project specific measure addressing standard discovery provisions.

Required Mitigation Measures:

CulRes-1: In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 2 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all final building and grading plans. **Monitoring:** CDD shall check in the field.

Residual Impact:

With incorporation of this mitigation measure, residual impacts to cultural resources would be less than significant.

6. GEOLOGY AND SOILS	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		x			
b) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: strong seismic ground shaking, seismic-related ground failure (including liquefaction) or landslides?		x			
c) Result in substantial soil erosion or the loss of topsoil?			x		
d) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on-or off-site landslide, lateral spreading subsidence, liquefaction or collapse?		x			
e) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			x		
f) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				x	

Existing Environmental Setting:

Faults:

Faults in the Carpinteria area include the Carpinteria Fault, the Rincon Creek Fault, the Arroyo Parida Fault and the Shepard Mesa Fault. According to the State of California Conservation Department, Division of Mines and Geology (CDMG), none of these faults is considered "active." The CDMG has calculated the probabilities for earthquakes throughout the state of California; the research indicates a 10 percent probability within the next 50 years for an earthquake between magnitudes 6.5 and 7.0 to occur along a fault within five miles of the Carpinteria Planning Area. This could result in peak horizontal ground accelerations between 0.4g to 0.6g. There are no Alquist-Priolo Special Studies Zones for the Carpinteria Planning Area. No recent movement (within the last 11,000 years) or recent fault rupture has been identified along the known faults in the Carpinteria Planning Area.

Liquefaction:

Liquefaction is a phenomenon that occurs when loosely consolidated soils lose their load bearing capabilities during ground shaking and flow in a fluid-like manner. The specific soil condition conducive to liquefaction is loose sands and silty sands below the water table and typically within the top 50 feet of the ground surface. According to the Seismic and Slope Stability Hazards map in the City's General Plan, the project site is located within an area of high liquefaction potential. The site specific preliminary foundation investigation prepared in 2005 by Pacific Materials Laboratory of Santa Barbara, Inc., found that given the sand layers discovered during exploratory borings and the high ground water table, the project site has the potential for liquefaction.

Landslide/Rockfall:

Landslides generally occur on steep slopes that have been undercut by erosion or on slopes where the bedding planes of the bedrock are inclined down the slope. The project site is level and located in a generally flat area of the City. According to the Seismic and Slope Stability Hazards map in the Safety Element of the City's General Plan, the project site is not located in an area of high landslide or rockfall potential.

Soil Settlement/Consolidation:

Settlement is the downward movement of soil or of structures it supports, resulting from a reduction in the voids in the underlying strata. The project site does is not in an area of high potential for soil settlement according to the Soil Hazards map in the Safety Element of the City's General Plan. The preliminary foundation investigation indicates that the top two to three feet of surface soils are compressible and sensitive to collapse when subjected to increased moisture content. At a depth of four feet, the soils become firm and only slightly compressible.

Expansive Soils:

Expansive soils are those characterized as having a high shrink-swell potential. While the Soil Hazards Map in the Safety Element of the City's General Plan indicates the project site is in an area of potentially high expansive soils, the site specific preliminary foundation investigation for the project found that the surface soils have a very low potential for expansion.

Thresholds of Significance:

The City of Carpinteria's *Guidelines for the Implementation of the California Environmental Quality Act of 1970, as Amended* (1997), states the following conditions or impacts shall be considered significant:

- The graded or cleared portion of the site includes more than 10,000 square feet of area having a slope greater than 15 percent;
- There is a significant risk that more than 2,500 square feet of soil will be unprotected or inadequately protected from erosion during any portion of the rainy season;
- Grading or clearing will occur within 50 feet of any watercourse or 100-year floodplain;

- Grading will involve cut and fill volumes of 3,000 cubic yards or more, or cut or fill heights of 15 feet or greater;
- The project will significantly increase water runoff, velocities, peak discharges, or water surface elevations on or off-site. Coordinate with the Department of Public Works for clarification;
- The project will produce erosion impacts which constitute a structural hazard or significant visual impact, or will result in sediment or excessive drainage flows which cannot be contained or controlled onsite;
- The project will result in impacts which violate or are in conflict with any of the Federal, State, or local policies, ordinances or regulations;
- Any cut or fill slope over 15 feet in height is potentially significant for grading, visual, erosion, siltation and community character impacts;
- Any grading which includes the addition, removal or moving of earth is potentially significant; and
- Any grading proposed within environmentally sensitive areas is potentially significant.

Project Specific Impacts:

- a-b: The Carpinteria Valley is subject to geologic hazards related primarily to earthquakes and secondary hazards such as landslides or liquefaction. The project site is located approximately 1,500 feet north of the concealed Rincon Creek fault; considered a non-active fault. Nevertheless, there is the potential for an earthquake in the Carpinteria area that would cause seismic shaking and could affect the subject parcel. With respect to liquefaction, the preliminary foundation investigation for the site found that the total anticipated seismically induced settlement from volumetric compression would be between 1.6 and 1.9 inches, which would probably contribute a differential settlement of 0.8 to 0.95 inches to the proposed structure as a result of a seismic event. According to the report, cosmetic damage to the building and the possible need to re-level the floor system of the building are possible due to this type of settlement, but the risk to human occupancy is considered extremely low to unlikely provided the soil engineer's recommendations are implemented into the design and construction. Geo-1 requires the applicants to implement the recommendations outlined in the preliminary foundation investigation or as otherwise revised by the project geotechnical engineer. Geo-2 requires that all project construction be completed in a manner consistent with the earthquake standards of the California Building Code Seismic Zone 4.
- c: Little to no grading is anticipated for the project, outside of standard excavation and recompaction in anticipation of the new building foundation/footings. Soil erosion is not anticipated as the site is flat and standard stormwater and erosion control measures will be required during construction pursuant to the required mitigation measures identified in the Hydrology and Water Quality section of this document.
- d-e: As discussed above under the existing environmental setting and project specific impacts sections "a-b," there is the potential for liquefaction at the project site as a result of seismic activity. The incorporation of mitigation measures Geo-1 and Geo-2, as noted above and below, would reduce these impacts to less than significant levels. According to the preliminary foundation investigation completed for the project site, there is a very low potential for expansive soils. As the new building would require building permits and must be designed by an architect or engineer and reviewed and approved through the City's inspection process, the risks to life or property as a result of building on unstable soils would be reduced to a less than significant level.

- f: Septic tanks would not be used for this project. The project site would continue to be served by the Carpinteria Sanitary District.

Cumulative Impacts:

Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to geologic resource impacts. However, the project's contribution to cumulative geologic resource impacts would not be considerable based on the information above because the project impacts are site-specific and would not contribute to seismic hazards, erosion or water quality impacts and would be further reduced through the implementation of the project specific measures below.

Required Mitigation Measures:

- Geo-1: The recommendations outlined in the project specific preliminary foundation investigation shall be followed in the construction of the subject building and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.
- Geo-2: Structures shall be designed to the earthquake standards of the California Building Code Seismic Zone 4. **Plan Requirements/Timing:** Prior to plan check, the applicant shall submit building plans indicating standards to the satisfaction of the Building Department. **Monitoring:** Building Inspector shall site inspect during construction, prior to occupancy clearance.

Residual Impact:

With incorporation of the above measures, residual impacts to geology/soils would be less than significant.

7. GREENHOUSE GAS EMISSIONS	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

Existing Environmental Setting:

The City of Carpinteria is located in the South Central Coast air basin. The Santa Barbara County Air Pollution Control District (APCD) is the regulatory agency for air quality in Santa Barbara County. The physical and regulatory air quality setting for the Carpinteria Valley and Santa Barbara County is described in detail in the APCD's 2007 Clean Air Plan (CAP), which is incorporated by reference. The 2007 CAP is available for review at local libraries, Carpinteria City Hall, and at the APCD's office at 260 N. San Antonio Road, Ste A, Santa Barbara or on their website at: www.sbcapcd.org

Global climate change (global warming) is a growing concern. Greenhouse gases (GHGs) include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and other compounds including hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Combustion of fossil fuels constitutes the primary source of GHGs. GHGs accumulate in the atmosphere, where these gases trap heat near the earth's surface by absorbing infrared radiation. This effect causes global warming and climate change, with adverse impacts on humans and the environment. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding and other effects.

There are currently no adopted thresholds for measuring the significance of a project's specific or cumulative contribution to global climate change in Santa Barbara County. Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution, combined with the cumulative increase of all other sources of greenhouse gases. The methodology to address global climate change in CEQA documents is evolving.

The EPA developed a reporting threshold of 25,000 metric tons of CO₂ emissions per year as this number would cover approximately 10,000 facilities and 85 percent of total GHG emissions. As a comparison, 25,000 metric tons of CO₂ emissions are equivalent to the emissions from the annual energy use of approximately 2,300 homes (EPA website: Climate Change- Regulatory Initiatives).

On June 2, 2010, the Bay Area Air Quality Management District (BAAQMD) became the first regulatory agency in the nation to approve guidelines that establish thresholds of significance for greenhouse gas (GHG) emissions from proposed development projects. The BAAQMD's geographical jurisdiction includes San Francisco, Marin, San Mateo, Santa Clarita, Alameda, Contra Costa and Napa Counties, plus southwestern Solano County and southern Sonoma County. While these thresholds have not been adopted by the Santa Barbara County APCD, they serve as a guideline for the analysis in this document.

The BAAQMD thresholds state that GHG emissions from projects other than stationary or industrial sources (that is, fixed sources of emissions that are subject to permitting by the air district) as "insignificant" if they fall under a quantitative threshold of 1,100 metric tons of carbon dioxide equivalents per year or a performance standard of 4.6 metric tons of carbon dioxide equivalents per year per resident or employee in the project's service population. GHG emissions from stationary or industrial sources are significant under the new guidelines if they exceed 10,000 metric tons per year.

Alternatively, if the project complies with a Qualified Greenhouse Gas Reduction Strategy, the GHG emissions are deemed insignificant. A Qualified Greenhouse Gas Reduction Strategy must meet the

criteria set forth in the recently adopted Section 15183.5 of the CEQA Guidelines.¹ No such qualifying plan relevant to the proposed project has been adopted.

Project Specific Impacts:

- a-b. The proposed project entails replacing an existing 720 square foot gallery building with a new 7,911 square foot community arts center. Using the Bay Area Air Quality Management District's "Table 3-1 Criteria Air Pollutants and Precursors and GHG Screening Level" in the BAAQMD document titled CEQA Guidelines, the project could most closely resemble a library out of the land use types identified in the screening table (although it should be noted that the average daily trips anticipated with the arts center would be less than the average daily trips associated with a similarly-sized library). According to the screening table, a library would need to be 15,000 square feet in size before it would approach the BAAQMD's threshold of 1,100 metric tons of CO₂ equivalents per year. Given that the proposed project is approximately half the square footage of the necessary size to trigger the GHG threshold and the project-specific traffic study which anticipates fewer vehicle trips than a comparably sized library, the project can be found to not result in a significant impact on the environment with respect to greenhouse gas emissions.

GHG emissions from the project would be further reduced given the new building would have to comply with the State Building Code's Title 24 energy conservation requirements. The new building would also make use of environmentally responsible and energy efficient design/materials, such as natural lighting and ventilation, recycled construction materials, high efficiency mechanical systems, solar photovoltaic and thermal hot water systems and low VOC paints, finishes and adhesives) which would also reduce GHG emissions. Additionally, the Arts Council would encourage alternative forms of transportation for their staff and patrons.

Finally, the incorporation of the mitigation measures identified in the Air Quality section of this document would also reduce GHG emissions. With these actions, the cumulative impact to global climate change would be considered less than significant.

The above analysis shows that the project would not result in a significant effect on the environment with respect to global climate change. Similarly, it is not anticipated that the project would be significantly affected by global climate change. The project is not located within the 100-year flood plain as identified in the most recently updated FEMA Flood Insurance Rate Map. The project is also not located in a high or moderate fire hazard area according to the "Fire Hazard Zones" map in the Safety Element of the City's General Plan. Therefore it is not anticipated that any sea level rise, catastrophic flooding, fire or similar global climate change-related events would have a significant environmental effect on the project.

Cumulative Impacts:

Cumulative development throughout the Carpinteria Valley would incrementally increase greenhouse gas emissions. However, all new development within Carpinteria must be consistent with the City's General

¹ There criteria include requirements for quantification of existing and projected GHGs; development of a level of cumulative GHG emissions, including those from the project, that, based on substantial evidence, would not be considered significant for CEQA purposes; specification of measures and standards that would ensure that this level is achieved; and monitoring to track progress in achieving it.

Plan; as a result, all such development would be within the projections contained in the adopted Clean Air Plan (CAP). Therefore, cumulative development in Carpinteria will not hinder progress toward attainment of the County's air quality objectives and cumulative impacts are considered less than significant.

Recommended/Required Mitigation Measures:

None required.

8. HAZARDS AND HAZARDOUS MATERIALS	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	No IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	
e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	
f) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X	

Existing Environmental Setting:

The project site is currently used by the Carpinteria Valley Arts Council for arts-related events including art shows, community events, art classes and similar events. No hazardous materials are used or stored on the site in any measurable quantities.

Project Specific Impacts:

- a-b: The new community arts center building would be used for similar events as the existing site. As such, it is not anticipated that the quantity or types of hazardous materials stored or used onsite would measurably increase from the existing setting. Therefore, impacts with regard to the transport, use, accidental release or disposal of hazardous materials are anticipated to be less than significant.
- c: No existing or proposed public schools are located within a quarter mile of the project site. Additionally, any hazardous materials kept on site would be in minimal quantities. Therefore, there would be no impact to adjacent schools from the use or handling of any hazardous materials on the project site.
- d: The project site is not included on a list of hazardous materials sites. Therefore the project does not have the potential to expose people to a significant risk as a result of a hazardous materials site.
- e: The development would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site is a through lot with frontages on Linden Avenue and Yucca Lane, both public streets/alleys within the City's downtown core. The Carpinteria-Summerland Fire Protection District has reviewed the proposed project and did not express concerns that there would be any interference with emergency response or evacuation.
- f: The subject parcel is located within an urban area and is not adjacent to, or in close proximity to wildlands. Therefore the project does not have the potential to expose people to a significant risk as a result of wildland fires.

Cumulative Impacts:

Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to hazardous materials/safety impacts. However, based on the analysis above, and with adherence to applicable Objectives and Policies found in the City's 2003 General Plan/Coastal Plan, the project is not expected to result in any site-specific public health or hazard, so the project's contribution to cumulative hazard impacts would not be considerable.

Recommended/Required Mitigation Measures:

None.

9. HYDROLOGY AND WATER QUALITY	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					
a) Violate any water quality standards or waste discharge requirements?		X			

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of re-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X		
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X		
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of the surface runoff in a manner which would result in flooding on- or off-site?			X		
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X		
f) Otherwise substantially degrade water quality?			X		
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	
j) Inundation by seiche, tsunami, or mudflow?			X		

Existing Environmental Setting:

The project site is a 6,250 square foot lot presently improved with a 720 square foot one story building, located at the rear corner of the lot. Approximately 3,180 square feet of the lot is paved; the remaining

2,350 square feet of the lot is landscaped. Stormwater runoff from the generally flat site currently sheet flows off the project site and onto City streets where it enters the City's storm drain system. Runoff that enters the storm drain system in the downtown eventually is conveyed to the Carpinteria Salt Marsh. Based on the existing site conditions, the following stormwater peak flow rates (cubic feet per second (cfs)) and total runoff volume quantities (acre feet (af)) have been calculated for standard sized storm events:

Storm Event	Peak Flow Rate (cfs)	Total Runoff Volume (af)
2-year	0.14 cfs	0.024 af
5-year	0.22 cfs	0.037 af
10-year	0.28 cfs	0.047 af
25-year	0.35 cfs	0.059 af
50-year	0.40 cfs	0.068 af
100-year	0.46 cfs	0.076 af

The site is not located within a 100-year flood zone, nor is it located within a Tsunami Inundation Zone according to the respective FEMA Flood Insurance Rate Maps and the California Department of Conservation Tsunami Inundation Map.

The applicant has submitted a Preliminary Drainage Analysis and Preliminary Permanent Pollution Prevention Measures Analysis dated April 2010, prepared by Michael Viettone Civil Engineering. The report provides an analysis of existing and proposed on-site drainage conditions, proposed drainage structures and proposed pre-filtration systems for the site's proposed rainwater collection and storage system. Both reports are on file, and may be reviewed at the City of Carpinteria Community Development Department.

Project Specific Impacts:

- a,f: The project entails clearing the site of all existing structures and paving and then building the new arts center building. Of the 6,250 square foot lot, approximately 5,630 square feet would be hardscape (including the new building, a paved parking area and site walkways). Approximately 620 square feet of the site would remain in landscaping. The project would result in a net increase of approximately 1,730 square feet of hardscape or impervious surfaces.

The proposed project must meet the standards set out in the City's Storm Water Management Plan (SWMP). Based on the size of the project, the project qualifies as a Tier III or Large project under the requirements of the SWMP. Tier III projects are required to capture, as a minimum, either the amount of runoff generated by a one-inch storm event, or the additional storm water runoff generated as a result of the project, whichever is the greater of the two. In addition to peak flow and volume reductions, stormwater quality requirements must also be achieved. The project is required to provide treatment of stormwater runoff collected from project-related hardscape areas such as roofs, parking areas and walkways. The treatment system must be capable of capturing and treating a one inch storm event. The volume of storm water generated by a one-inch storm event for the project site under the proposed development scheme would be 0.009 acre feet (3,000 gallons). The increase in storm water volume generated as a result of the development of the project site would be 0.015 acre feet. Therefore, the additional volume of storm water runoff generated as a result of the project is the greater of the two thresholds.

The pre-filtration system and rainwater collection and storage systems proposed for the project would be capable of treating, collecting and storing a total of 0.046 af (or 15,000 gallons). The pre-filtration system would consist of an Ab-Tech Industries Ultra-Urban filter system which would be utilized to remove trash, debris, oils, greases and sediment from site runoff before it enters the rainwater collection and storage tank. The collection and storage system would be used to capture and detain stormwater runoff for future irrigation purposes. Should a storm event or series of back-to-back storm events generate a volume of runoff greater than the capacity of the collection and storage system, the excess storm water would be bled off through an adjacent manhole and into the City's storm drain system. Flow rates of the overflow discharge would be regulated and reduced from the peak flow rates observed under existing conditions. The following table compares the existing peak flow rates and total runoff volumes with the anticipated peak flow rates and total runoff volumes discharged from the site with the inclusion of the treatment, collection and storage system:

Storm Event	Existing Conditions	Proposed Conditions	% Decrease in Flow/Volume
2-year	0.14 cfs/0.024 af	0.01 cfs/0.006 af	93%/75%
5-year	0.22 cfs/0.037 af	0.05 cfs/0.022 af	77%/41%
10-year	0.28 cfs/0.047 af	0.14 cfs/0.033 af	50%/30%
25-year	0.35 cfs/0.059 af	0.31 cfs/0.047 af	11%/20%
50-year	0.40 cfs/0.068 af	0.40 cfs/0.056 af	0%/18%
100-year	0.46 cfs/0.076 af	0.45 cfs/0.065 af	2%/15%

During grading and construction, soil, dust, paints, concrete and plaster may inadvertently enter the storm drain system. The four mitigation measures identified below would ensure that water quality would not be compromised during construction or when construction is complete.

- b. The existing site is approximately 62% covered in impermeable surfaces. The proposed project would increase that figure to approximately 90% hardscape coverage. Given the relatively small size of the project site (approximately 0.14 acres), the project would not significantly interfere with groundwater recharge. With respect to groundwater depletion, the existing site is served by the Carpinteria Valley Water District (CVWD) and the new arts center will continue to be served by the municipal water provider. A portion of the District's municipal water is sourced from local groundwater supplies, however, given the relatively small scale of the proposed building and its proposed use, the project would not significantly deplete groundwater supplies. The CVWD has reviewed the project plans and indicated an ability to continue to serve the property.
- c-e: The project would not notably alter the existing drainage patterns of the site, nor would it increase the rate or volume of runoff from the site. As discussed under sections a and e above, the project proposes to implement a stormwater runoff collection and storage system which would, in effect, reduce both the rate and volume of runoff from the site compared to the existing setting. Additionally, the proposed pre-filtration system would remove pollutants from site runoff before it is stored for future onsite irrigation use or released into the City's storm drain system. Any runoff that leaves the site would continue to use the existing storm drain infrastructure.
- g-i: The project site is not located within a 100-year flood hazard area as mapped on the most recent Flood Insurance Rate Map prepared by FEMA. As such, the project does not have the potential to result in a significant impact related to flooding.

- h. The project site is not located within a Tsunami inundation area as shown on the January 31, 2009 Tsunami Inundation Map prepared by the State of California Department of Conservation.

Cumulative Impacts:

Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to hydrology and water quality impacts. However, based on the analysis above, and with adherence to applicable Objectives and Policies found in the City's 2003 General Plan/Coastal Plan, the project's contribution to cumulative water resource impacts would not be considerable and would be further reduced through the implementation of the project specific measures below.

Required Mitigation Measures:

- Wat-1 A combination of structural and non-structural Best Management Practices (BMPs) (e.g., bioswales, storm drain filters, permeable pavement, parking lot cleaning, etc.) shall be installed/used to effectively prevent the entry of pollutants from the project site into the storm drain system during and after development. **Plan Requirements:** The applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP). The SWQMP shall include the following elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; the proposed design and placement of structural and non-structural BMPs to address identified pollutants; a proposed inspection and maintenance program; and a method for ensuring maintenance of all BMPs over the life of the project. The approved measures shall also be shown on building and grading plans. Records of maintenance shall be maintained by the landowner/manager. **Timing:** Prior to issuance of a Building/Grading Permit, the SWQMP shall be submitted to CDD and Public Works. All measures specified in the plan shall be constructed and operational prior to occupancy clearance. Filters/inserts shall be installed prior to issuance of occupancy clearance and shall be cleaned using approved methods at least twice a year, once immediately prior to November 1 (before the start of the rainy season) and once in January. Maintenance records shall be submitted to Public Works on an annual basis prior to the start of the rainy season and for five years thereafter. After the fifth year, the records shall be maintained by the landowner/manager and be made available to Public Works on request. **Monitoring:** Public Works shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.
- Wat-2 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.

Wat-3 Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the grading plans submitted to Public Works for review prior to issuance of a Building Permit. **Monitoring:** Public Works shall site inspect prior to the commencement and as needed during all grading and construction activities.

Wat-4 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.

Residual Impact:

With incorporation of these mitigation measures, residual impacts to hydrology and water quality would be less than significant.

10. LAND USE AND PLANNING	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					
a) Physically divide an established community?				X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	

Existing Environmental Setting:

The project site is located on the west side of Linden Avenue, between Eighth and Ninth Streets in the City's downtown core. The 6,250 square foot lot is presently improved with a 720 square foot art gallery building and associated accessory structures. The parcel is zoned Central Business with a Visitor-serving Commercial Overlay. The property is surrounded by adjacent commercial uses (restaurants and retail) to the north, east and south. To the west, across the rear alley (Yucca Lane), is a church, small warehouse building and a small multi-family housing development.

Project Specific Impacts:

- a. The project involves replacing the existing art gallery building with a new, two-story community arts center building. The project site is a developed parcel in an urbanized area, therefore the project would not physically divide an established community. No impacts are expected.
- b. With the incorporation of the mitigation measures identified in this document to reduce environmental impacts to less than significant levels, the proposed project would not conflict with the City's General Plan/Coastal Plan or Zoning Code. The Land Use Element of the City's General Plan encourages visitor-serving commercial and civic-type uses in the downtown core. The Central Business zone district with Visitor-serving Overlay allows for a range of commercial uses that cater to visitors to the City as well as local residents. As the proposed use would include semi-public uses such as an art gallery, a multi-use space that would be used for various arts council events and classroom/studio space for various instructional art courses, the project would be consistent with the City's desired uses for properties in the downtown core. The type of events anticipated to be held at the arts center would serve as a destination, drawing visitors into the downtown.

As part of the project, the applicants are requesting a modification from the standard CB zone district standards to allow a portion of the building to encroach into the required front yard setback and to reduce the required amount of on-site parking. With the granting of the Modifications, the project would be consistent with all applicable zoning regulations.

- c. There would be no conflict with a habitat conservation plan or natural community plan for this project as no such plans have been developed for the project site or adjacent areas.

Cumulative Impacts:

Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to land use impacts. However, based on the analysis above, and with adherence to applicable Objectives and Policies found in the City's 2003 General Plan/Coastal Plan, the project's contribution to cumulative land use impacts would not be considerable and would be further reduced through the implementation of the project specific mitigation measures identified in this document.

Recommended/Required Mitigation Measures:

Required or recommended mitigation measures have been identified in the Aesthetics, Air Quality, Biological, Cultural Resources, Geology, Hydrology/Water Quality, and Noise sections of this document. There are no additional required mitigation measures addressing Land Use.

11. MINERAL RESOURCES	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X	

Existing Environmental Setting:

The project site is located on a developed parcel in the downtown urban core of the City. There are no known mineral resources on the subject parcel.

Project Specific Impacts:

a-b: The project involves the demolition and clearing of the existing site and the construction of a new community arts center building. There are no known mineral resources on the site. Therefore, no mineral resource impacts are anticipated.

Cumulative Impacts:

There are no known mineral resource impacts associated with this project.

Recommended/Required Mitigation Measures:

None required.

12. NOISE	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project result in:					
a) Exposure of persons to or generation of noise levels in excess of standards		X			

established in the local general plan or noise ordinance, or applicable standards of other agencies?					
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X			

Existing Environmental Setting:

The project site is located in the downtown core, on the 800 block of Linden Avenue. It is surrounded on the north, east and south sides by commercial uses. A church, small storage warehouse and a small multi-family residential development are located to the west of the project site, across Yucca Lane. The Arts Council uses the project site in its present configuration for various arts-related events, including but not limited to instructional classes, arts shows, children's events/camps and fundraising events. The events are primarily held outdoors and some make use of amplified sound equipment. To date, there have been no formal noise complaints filed against the Arts Council for their outdoor activities/events.

Linden Avenue is considered a major arterial road, capable of producing noise impacts to sensitive receptors. According to the City's existing Noise Contour Map, the project site is located in an area with approximately 60 dBA CNEL. It is anticipated that in the future, the ambient noise levels for the project area will increase to 65 dBA CNEL, as shown on the City's Future Noise Contour Map. Site-specific noise measurements taken at the site indicated existing noise levels are at approximately 55 dB as measured along the Linden Avenue frontage and approximately 50 dB measured along the Yucca Lane frontage.

Thresholds of Significance:

The City's CEQA Guidelines provide thresholds for the analysis of noise impacts. The Guidelines establish both interior and exterior thresholds for noise compatibility, as well as thresholds for construction-related noise generation. Temporary construction noise which exceeds 75 dBA CNEL for 12 hours within a 24-hour period at residences would be considered significant. Additionally, where temporary construction noise would substantially interfere with normal business communication, or affect sensitive receptors, such as day care facilities, hospitals or schools, temporary impacts would be considered significant.

Project Specific Impacts:

- a. The project site is located in an area of the City shown to have an existing and future ambient noise level of 60-65 dBA. The Noise Land Use Compatibility Matrix found in the City's General Plan/Coastal Plan provides guidelines for determining whether or not ambient noise levels are compatible with certain types of land uses. General commercial uses are shown to be normally acceptable in areas where the Community Noise Exposure Levels (CNEL: an average sound level

during a 24-hour period, with a weighting factor applied to evening and nighttime levels) are up to 70 dBA.

While most of the Arts Council's planned types of activities for the arts center would take place indoors, the Arts Council will also make use of the outdoor central courtyard for some of these events, similar to the types of outdoor events held at the existing arts center. However, the central courtyard would be enclosed by the two-story building and the adjacent neighboring building wall, and therefore would help to mitigate noise impacts to adjacent residential uses. These enclosed walls around the outdoor courtyard would interrupt the direct transmission of courtyard-originated sound waves to ground-level and second story elements of neighboring noise-sensitive lands uses (i.e., residences). Because the courtyard area would include a roof enclosure, some sound transmission would still occur by means of refraction and reflection off of building walls. Given these factors, it is anticipated that the noise level attenuation resulting from the proposed courtyard enclosure would be approximately 15 decibels (dB). Amplified sound accompanying a small musical act (like a jazz combo) or an outdoor movie could be expected to generate approximately up to 80 dB. With the anticipated 15 dB reduction from the building walls, maximum noise levels at the ground level along the Yucca Lane frontage would not be expected to exceed 65 dB. Due to further attenuation over distance from the noise source, the anticipated sound level at the nearest residences would not be more than 59 dB. In general, the Yucca Lane residences should experience a modest reduction in ambient noise levels from the development of the project as proposed, in that many of the events that currently take place outside at the existing arts center would now occur indoors and future outdoor events in the courtyard would be partially mitigated by the enclosed nature of the courtyard as opposed to the existing fully exposed setting.

Nonetheless, there is still some potential for noise impacts related to outdoor events held in the courtyard to affect the nearby residential uses, primarily during evening hours when nearby residences would be more sensitive to the noise. Therefore, Mitigation Measures Noise-1 and 2 would prohibit the use of amplified sound equipment in the outdoor courtyard after 9:00 p.m. and require special outdoor evening events to run no later than 10:00 p.m. on weekdays and 11:00 p.m. on weekends. These restrictions are generally consistent with noise restrictions placed on other businesses in the downtown that are adjacent to residential or other sensitive uses. Should the Arts Council wish to hold a special event that would occur partially or entirely within the public right-of-way, a Special Event Permit would be required which would also allow the City to impose additional noise conditions as necessary.

- b. There is no significant source of ground borne vibration in the project area, nor would the project create any new sources of ground borne vibration.
- c. As the project entails gallery, office and studio spaces within an enclosed building, operational noise impacts are expected to be less than significant. The Arts Council would continue to host many of the same types of uses as they currently do on the project site. While most of these uses take place outdoors on the project site under the existing setting, the new arts center would primarily move these uses indoors.
- d. Short-term impacts associated with construction have the potential to create noise levels that impact the adjacent properties and result in a potentially significant, but mitigable impact. To ensure that noise levels would be kept to a minimum, the hours of construction and days of the week in which construction may occur would be limited by the application of the City's standard noise condition

included as Mitigation Measure Noise-3. Separate mitigation measures that require that all construction equipment be maintained in proper working order and fitted with standard noise reduction features (e.g., mufflers), and that require loud stationary equipment to be buffered from adjacent sensitive receptors have also been incorporated as measures Noise-4 and 5.

Cumulative Impacts:

Cumulative noise impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to noise impacts. However, the noise analysis for the project indicates that future noise conditions will not exceed the City's established parameters with the identified mitigation. In addition, the measure to reduce short term construction noise impacts would reduce the project's contribution to cumulative noise impacts. Therefore, cumulative noise impacts would not be considerable.

Required Mitigation Measures:

- Noise-1 The use of amplified sound equipment in the outdoor courtyard shall be limited to a maximum of 20 events per calendar year and shall occur no later than 9:00 p.m. **Plan Requirements:** The Arts Council shall be responsible for alerting staff and users of the arts center about the restriction on outdoor amplified sound. **Timing:** This restriction shall apply to all events taking place at the arts center. **Monitoring:** CDD shall periodically inspect to ensure compliance and respond to any filed noise complaints.
- Noise-2 All outdoor events held at the arts center, including events taking place in the central courtyard, shall conclude by 10:00 p.m. on weekdays and 11:00 p.m. on weekends. Any events running later than these times must take place, or be moved, entirely indoors. The Arts Council shall be responsible for enforcing and alerting visitors of the time restrictions. **Plan Requirements:** The Arts Council shall be responsible for notifying all staff, volunteers and groups using the arts center of these restrictions. All invitations, advertisements and similar promotional materials shall note the starting and ending times for evening events. During evening events that will extend beyond the noted time restrictions, the Arts Council shall be responsible for restricting access to the courtyard. The Arts Council shall be required to provide advanced written notice to the City and neighboring residences within a 300-foot radius of the project site of upcoming outdoor special events. Said notice shall be made at least two weeks in advance of said event(s). **Timing:** Applicants shall return a copy of the signed conditions of approval to CDD prior to issuance of any building permits for the project acknowledging their understanding of and compliance with this measure. **Monitoring:** CDD shall periodically inspect to ensure compliance. CDD and/or Sheriffs deputies shall respond to any filed noise complaints.
- Noise-3 Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Two signs stating these restrictions shall be provided to the applicant and posted onsite. **Timing:** Signs shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may result in

suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

Noise-4 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.

Noise-5 Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to CDD's satisfaction and shall be located a minimum of 75 feet from occupied residences. **Plan Requirements:** The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. **Timing:** Equipment and shielding shall remain in the designated location throughout construction activities. **Monitoring:** CDD shall perform site inspections to ensure compliance.

Residual Impact:

With the incorporation of these mitigation measures, residual noise impacts would be less than significant.

13. POPULATION AND HOUSING	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	

Existing Environmental Setting:

Carpinteria is a city of approximately 13,000 residents and covers a land area of approximately 2.7 square miles. The project site is presently developed and used as a community arts center/gallery space. Approximately five or fewer staff, all or mostly Carpinteria residents, operate the existing facilities.

Project Specific Impacts:

a-c: The project involves the replacement of the existing arts center/gallery building with a new two-story, 7,911 square foot community arts center. The arts center would require a limited number of

employees, instructors and volunteers to operate the day-to-day operations of the arts center. On a typical day, there would be two full-time employees, approximately three instructors and approximately two volunteers working at the arts center. The majority of these staff persons would likely come from the Carpinteria area. Given the small employee numbers and the likelihood of drawing from local residents, the project would not induce substantial population growth in Carpinteria. As the project would replace an existing arts center/gallery space with a new arts center, no housing or people would be displaced by this project.

Cumulative Impacts:

Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to population and housing impacts. However, based on the analysis provided in this document, the project's contribution to cumulative population and housing impacts would not be considerable.

Recommended/Required Mitigation Measures:

None required.

14. PUBLIC SERVICES	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Would the project result in substantial adverse physical impacts associated with the need or provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire protection?			X		
Police protection?			X		
Schools?				X	
Parks?				X	
Other public facilities?			X		

Existing Environmental Setting:

The project site is presently developed with a 720 square foot art gallery space and associated accessory structures. The site is served by existing public services including the Carpinteria Valley Water District, Carpinteria Sanitary District, Carpinteria-Summerland Fire Protection District and the Santa Barbara County Sheriff's Department. The Arts Center relies on public parking resources in the downtown for its staff and patrons.

Project Specific Impacts:

- a. Redevelopment of the site to replace the existing 720 square foot art gallery building with a new 7,911 square foot two-story community arts center would not result in substantial adverse physical impacts associated with the need for new or physically altered governmental or special district facilities in order to maintain acceptable service ratios, response times or other performance objectives. In reviewing the project, the applicable City departments and service agencies (noted above) have been notified and have indicated that they can continue to serve the site without adversely affecting existing services.

The project does however have the potential to impact the City's public parking resources in the downtown as only four of the 20 required parking spaces would be provided on site. According to the traffic and parking study prepared by Associated Transportation Engineers (ATE), dated April 22, 2010, the four onsite spaces would help to satisfy the parking needs for the arts center's staff but all visitor/patron parking would need to be accommodated through public parking, including both on-street parallel parking and the City's public parking lots 1 and 2. A copy of the traffic and parking study prepared by ATE is included as Attachment 2.

Total parking demands were calculated for the new arts center, for both weekdays and Saturdays (the arts center's studio spaces would not be used on Sundays, therefore the parking demand would be much lower than the other days of the week). The operational information on the anticipated numbers of employees, studio participants and visitors was provided by the Arts Council and does not subtract out existing baseline conditions. The tables for the arts center's anticipated weekday and Saturday parking demands are provided below:

Project Parking Demands- Weekdays

Begin Hour	Arts Center Staff	Gallery Visitors	Studio Participants	Studio Facilitators	Total
9:00 A.M.	1	0	0	0	1
10:00 A.M.	2	2	16	3	23
11:00 A.M.	3	2	16	3	24
12:00 Noon	3	2	16	3	24
1:00 P.M.	3	2	16	3	24
2:00 P.M.	3	2	16	3	24
3:00 P.M.	2	2	16	3	23
4:00 P.M.	2	2	16	3	23

Project Parking Demand- Saturdays

Begin Hour	Arts Center Staff	Gallery Visitors	Studio Participants	Studio Facilitators	Total
9:00 A.M.	1	0	0	0	1
10:00 A.M.	2	2	16	3	23
11:00 A.M.	2	2	16	3	23
12:00 Noon	2	2	16	3	23
1:00 P.M.	2	2	16	3	23
2:00 P.M.	2	2	16	3	23
3:00 P.M.	2	2	16	3	23
4:00 P.M.	2	2	16	3	23

As shown in these tables, the weekday parking demand for the arts center would peak between the hours of 11:00 a.m. and 2:00 p.m., with a maximum demand for 24 spaces. On Saturdays, the peak demand of 23 spaces would occur between the hours of 10:00 a.m. and 4:00 p.m. The four onsite parking spaces would reduce the offsite demand for parking spaces by up to four spaces.

ATE conducted a parking survey of the area surrounding the project site to assess the available number of public parking spaces and their occupancy levels during a typical weekday and Saturday. Specifically, the survey covered an area comprised of a two-block radius around the project site (bounded by Carpinteria Avenue to the north, Seventh Street to the south, Elm Avenue to the west, and Maple Avenue to the east). A total of 401 public parking spaces were identified within the survey area, comprised of both on-street parking spaces and City parking lots 1 and 2. The surveys were conducted between the hours of 9:00 a.m. and 5:00 p.m. over two weekdays and one Saturday in April 2008. A table showing the weekday and Saturday parking demands within the survey area between the hours of 10:00 a.m. and 5:00 p.m. (the period when the arts center would generate parking demands that exceed their on-site parking supply) is shown below:

Existing Public Parking Demands

Hour	Weekdays		Saturdays	
	Parked Vehicles	Percent Occupied	Parked Vehicles	Percent Occupied
10:00 A.M.- 11:00 A.M.	216	54%	288	72%
11:00 A.M.- 12:00 P.M.	254	63%	305	76%
12:00 P.M.- 1:00 P.M.	280	70%	302	75%
1:00 P.M.- 2:00 P.M.	290	72%	316	79%
2:00 P.M.- 3:00 P.M.	280	70%	306	76%
3:00 P.M.- 4:00 P.M.	241	60%	283	71%
4:00 P.M.- 5:00 P.M.	233	64%	255	64%

The public parking occupancy rates in the survey area were found to peak between the hours of 1:00 p.m. and 2:00 p.m. on weekdays and Saturdays with a peak occupancy demand of 290 spaces (equivalent to 72% occupancy rate) and 316 spaces (equivalent to 79% occupancy rate) respectively.

When the project's off-site parking demand is added to the existing occupancy levels, the following occupancy levels are anticipated:

Existing + Project Public Parking Demands

Hour	Weekdays		Saturdays	
	Parked Vehicles	Percent Occupied	Parked Vehicles	Percent Occupied
10:00 A.M.- 11:00 A.M.	239	60%	311	77%
11:00 A.M.- 12:00 P.M.	278	69%	328	82%
12:00 P.M.- 1:00 P.M.	304	76%	325	81%
1:00 P.M.- 2:00 P.M.	314	78%	339	84%
2:00 P.M.- 3:00 P.M.	304	76%	329	82%
3:00 P.M.- 4:00 P.M.	264	66%	306	76%
4:00 P.M.- 5:00 P.M.	256	64%	278	69%

*Note: The figures in this table reflect the project's public parking demand (i.e., total parking demand minus the four provided onsite parking spaces). These figures also assume that the existing curb cut and driveway apron on Linden Avenue would be

replaced with one net new public parallel parking space, thereby resulting in a total of 402 public parking spaces in the survey area.

With the project's public parking demand added to the existing public parking demand in the survey area, the total occupancy rates peak at a demand for 314 spaces on weekdays (equivalent to a 78% occupancy rate) and 339 spaces on weekend (equivalent to an 84% occupancy rate).

To account for the anticipated increased public parking demand during summer months, ATE re-calculated the "existing + project public parking demands" with a 10% increase to the existing parking demand rates (the parking demands for the arts center would however remain constant). In this summertime parking scenario, the following occupancy rates are anticipated for the existing plus project public parking demands within two blocks of the project site:

Summertime Existing + Project Public Parking Demands

Hour	Weekdays		Saturdays	
	Parked Vehicles	Percent Occupied	Parked Vehicles	Percent Occupied
10:00 A.M.- 11:00 A.M.	261	65%	340	85%
11:00 A.M.- 12:00 P.M.	303	75%	359	89%
12:00 P.M.- 1:00 P.M.	328	82%	355	88%
1:00 P.M.- 2:00 P.M.	343	85%	371	92%
2:00 P.M.- 3:00 P.M.	328	82%	360	90%
3:00 P.M.- 4:00 P.M.	288	72%	334	83%
4:00 P.M.- 5:00 P.M.	279	69%	304	76%

*The number of parked vehicles assumes a 10% increase to the existing parking demands within the survey area during summer months. Percent occupied is calculated out of a total of 402 public parking spaces within the survey area.

During the summer months, the existing plus project public parking demand is anticipated to peak at 343 spaces (85% occupancy) during the weekdays and 371 spaces (92% occupancy) on Saturdays. Based on these occupancy projections, there is sufficient public parking within the survey area to accommodate the existing public parking demand plus the increased demand generated by the new arts center.

For special events, the following parking demands were calculated, using operational information on the size of the events provided by the Arts Council:

Special Event Parking Demands

Event Type	Frequency	Size	Parking Demand
Openings	9/year	200 persons	100 spaces
Fundraising	2/year	120 persons	60 spaces
Other	4/year	40 persons	20 spaces

While there is sufficient public parking in the downtown to accommodate the existing plus project parking demands, there are periods of high demand where 85% or more of the public parking in the area would be occupied. Additionally, the larger of the special events would generate a demand for upwards of 100 public parking spaces, which when added to the surrounding existing parking demands during peak times could raise the public parking demands to almost 100% occupancy rates. Therefore, to decrease the potential for public parking impacts in the downtown from the arts center's day-to-day

operations and special events, two recommended mitigation measures have been included. Recommended measure Parking-1 would require that all special events with more than 100 people in attendance occur after 4:00 p.m., Monday through Saturday (and after 2:00 p.m. on Sundays) when there is less demand on public parking resources in the downtown from other nearby businesses. Recommended measure Parking-2 would require the Arts Council to develop a comprehensive parking management plan. The plan would include measures to encourage arts center staff and visitors to use alternative means of transportation, and utilizing a shuttle service for large special events to transport arts center visitors from the public parking lots or remote parking areas to and from the arts center.

The project would also be subject to the payment of Development Impact Fees (DIFs). The DIFs are used to help pay for the project's contributed cost to the upgrade and maintenance of public infrastructure, including public streets, parks and the City's public parking lots.

Therefore, the project's impacts to the provision of public services would be less than significant.

Cumulative Impacts:

Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to public service impacts. However, the project's contribution to cumulative public service impacts would not be considerable partially due to the payment of Development Impact Fees. Conditions of approval will require the applicant to pay DIFs and all special district fees. Any fees required as part of the new development would reduce the project's cumulative impacts to a less than significant level.

Required Mitigation Measures:

The applicant shall comply with all agency conditions of approval as shown in Attachment 5.

Recommended Mitigation Measures:

Parking-1 All gallery openings and other large special events where it is expected that more than 100 attendees would be present at one time shall be restricted to the following times:

- Monday- Saturday: Special events shall occur at 4:00 p.m. or later;
- Sunday: Special events shall occur at 2:00 p.m. or later.

Plan Requirements and Timing: This measure shall be included in the Conditions of Approval which shall be signed by the Carpinteria Valley Arts Council and returned to the Community Development Department prior to issuance of any building permits. The Arts Council shall also be required to provide advanced notice to the Community Development Department of all gallery openings and other special events. **Monitoring:** The Community Development Department will respond to complaints as filed.

Parking-2 The Carpinteria Valley Arts Council shall develop and implement a Parking Management Plan for their day-to-day operations and special events. The plan shall include, at a minimum, the following measures:

- Issue event and gallery invitations encouraging visitors and studio participants to utilize alternative means of transportation (i.e., walk, bike ride, carpool, public transit);
- Attempt to hire staff and recruit volunteers that live within walking or cycling distance of the Arts Center;
- Emphasize the use of alternative means of transportation in volunteer and staff meetings and training sessions;
- Participate in events promoting alternative transportation for Arts Center staff, such as those organized by Traffic Solutions;
- Provide shuttle and/or valet parking services during large special events;

Plan Requirements: The Applicant shall develop and submit for review and approval, the comprehensive Parking Management Plan. The Arts Council shall maintain annual records of their efforts to reduce the parking demands associated with the Arts Center. **Timing:** Said plan shall be submitted for review and approval prior to building permit issuance. The plan shall remain in effect for all Arts Center operations. **Monitoring:** The Community Development Department shall review the annual records of parking reduction efforts as needed to ensure compliance with this measure.

Residual Impact:

None.

15. RECREATION	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	

Existing Environmental Setting:

The project site is a developed parcel within the downtown urban core of the City and does not include any recreational amenities.

Project Specific Impacts:

a-b: The project consists of demolishing the existing arts center building, clearing the site and constructing a new community arts center building in its place. Limited staff beyond that working at the existing

gallery/arts center would be required to operate the new facility and the majority of these staff persons would continue to come from the Carpinteria area, thus not substantially increasing population growth in the Carpinteria area, and in turn, increasing the use of neighborhood parks or other recreational facilities within the City. As such, there would be no recreation impacts as a result of this project.

Cumulative Impacts:

Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to recreation impacts. However, based on the analysis provided in this document, the project's contribution to cumulative recreation impacts would not be considerable.

Recommended/Required Mitigation Measures:

None required.

16. TRANSPORTATION AND TRAFFIC	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					
a) Conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?			X		
b) Conflict with an applicable congestions management program, including, but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated road or highways?			X		
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	

e) Result in inadequate emergency access?				X	
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X		

Existing Environmental Setting:

The project site is located on the west side of the 800 block of Linden Avenue, between Eighth and Ninth Streets. The project site fronts on Linden Avenue and has a secondary frontage at the rear of the lot, accessed from Yucca Lane, a public alley. The project site has a driveway apron and curb cut along the Linden Avenue frontage and is at grade with the alley behind. Currently, no parking is provided on site.

According to the Arts Council, the existing arts center is visited by approximately 15 visitors per day. Typical daily staffing includes approximately two to four persons. During the month of July, the Arts Center hosts summer art programs that average 12 participants, Monday through Friday. Special events, which occur approximately seven times a year and include such things as art receptions or openings, typically occur during the late afternoon or evening hours generate between 70 and 250 attendees.

According to the Circulation Element of the City's General Plan, Linden Avenue is considered to be an arterial street, providing access from the beach, through the center of the City and across U.S. Highway 101, ending at State Highway 192. Through this section of Linden Avenue, the street is developed with one travel lane in each direction. Bike lanes and parallel parking areas are provided on each side of the street. The most recent traffic counts completed for signalized intersections around the project site (Linden Ave/Carpinteria Ave and Linden Ave/Seventh St) indicated that both intersections operate at a level of service (LOS) B or better (i.e., stable to free traffic flow, with little to no traffic delays).

A Phase I Traffic and Parking Study was prepared for the project by Associated Transportation Engineers (ATE), dated April 22, 2010. The report is included as Attachment 2.

Thresholds of Significance:

The impacts of project-generated traffic are assessed against the following City thresholds which are also utilized by Santa Barbara County. A significant traffic impact occurs when:

1. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the values provided below or sends at least five, 10 or 15 trips to an intersection operating at Level of Service (LOS) F, E or D, respectively.

LEVEL OF SERVICE (including project)	INCREASE IN V/C GREATER THAN
A	0.20
B	0.15
C	0.10
OR THE ADDITION OF:	

D	15 trips
E	10 trips
F	5 trips

2. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or a new traffic signal or major revision to an existing traffic signal.
3. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90 and 0.01 for intersections operating at anything lower.

Project Specific Impacts:

- a. The Carpinteria Valley Arts Council proposes to replace the existing 720 square foot art gallery building and outdoor patio spaces with a new two-story 7,911 square foot community arts center. The project site would include four onsite parking spaces (including two ADA van-accessible spaces) at the rear of the lot, accessed from Yucca Lane. A custom bicycle rack that can accommodate eight bicycles would be installed on the public sidewalk along the project frontage.

Trip generation estimates were developed for the new community arts center based on the square footage of the proposed building and the operational data (i.e. hours of operations/events, anticipated staffing levels and attendees) supplied by the applicant. This data reflects the gross, or total, number of persons per day using the arts center and their associated projected daily vehicle trips (as opposed to only analyzing the net increase in generated traffic between the baseline existing arts center space and the proposed new arts center). Therefore, the project-specific traffic study evaluates a project that is more intensive than what is actually proposed. The ATE traffic and parking study prepared for the project has been reviewed by the Public Works Department.

The new arts center would generate 141 average daily trips (ADT), with none of these trips occurring during the A.M. peak hour period (as the arts center would not open until 10:00 A.M.) and four of these trips occurring during the P.M. peak hour. The following table presents the total project trip generation data.

Component	Persons/Day	Average Vehicle Occupancy (AVO)	Average Daily		P.M. Peak Hour	
			Rate	Trips	Rate	Trips
Arts Center	1 Full-Time Staff (9:00 - 5:00)	1.0	3.0	6	1.0	1
	1 Part-Time Staff (11:00 - 3:00)	1.0	3.0	3	0.0	0
	1 Volunteer (10:00 - 1:00)	1.0	2.0	2	0.0	0
	1 Volunteer (1:00 - 4:00)	1.0	2.0	2	0.0	0
Galleries	20 Visitors	1.5	2.0	26	NA*	3
Working Studios	72 Participants (10:00 - 4:00)	1.5	2.0	96	0.0	0

	3 Facilitators (10:00 - 4:00)	1.0	2.0	6	0.0	0
Total	99 persons			141		4

*Assumes 10% of visitors during P.M. peak hour period

The data contained in the table above indicates that the project would add only four trips during the P.M. peak hour and no trips to the A.M. peak hour. This minor amount of traffic would not significantly degrade operations on the surrounding street network, as a minimum of five peak hour vehicle trips would have to be added to critical intersections in order to trigger even the City's lowest thresholds for a significant traffic impact (at LOS F). With respect to the potential for impacts to roadway volume capacities, Linden Avenue, which is a two-lane arterial street, is generally considered to operate at a high level of service (LOS B or better). The addition of a total of 141 average daily trips (ADTs) to this roadway segment, spread out over the day, would therefore not result in any significant impacts.

The project would not affect existing bike paths, pedestrian pathways, sidewalks or bus routes in the project area, which would continue to function in their current state. The project includes the addition of new custom-made bicycle racks to be installed along the public sidewalk in front of the new arts center building able to accommodate eight total bicycles. The project would also not create any significant new volumes of pedestrian or vehicle traffic at the existing at-grade rail crossing on Linden Avenue, as the arts center is located between U.S. Highway 101 and the UPRR railroad line, and almost all project-related traffic is anticipated to access the arts center from the Carpinteria Ave/Linden Ave intersection north of the project site as opposed to coming from the Beach Neighborhood, south of the railroad tracks. Existing at-grade rail crossings are sufficient to handle any minor increase in pedestrian or vehicle traffic associated with the project. Therefore, the project's impact to transportation and traffic would be less than significant.

- b. The Santa Barbara County Association of Governments (SBCAG) has developed a set of traffic impact thresholds to assess the impacts of land use decisions made by local jurisdictions on regional transportation facilities located within the Congestion Management Program (CMP) system. The guidelines set forth in the current CMP state that a project should be evaluated for potential impacts if total trip generation exceeds 50 peak hour trips or 500 daily trips. As the project would not generate enough peak hour or total daily trips to exceed either of these thresholds, no further analysis is required. The project's impacts to CMP system for the area would be less than significant.
- c. The project would have no impact on air traffic patterns.
- d. The project involves replacing an existing 720 square foot art gallery building with a new two-story 7,911 square foot community arts center. As part of the building design, the rear ground floor area of the project site would be used as a four-space parking lot. The parking spaces would be accessed from Yucca Lane, a public alley. The use of the alleys in the downtown to access rear-loaded parking areas is typical and the generally low traffic volume and reduced travel speeds on these alleys makes them appropriate for this type of use. On the Linden Avenue frontage, an existing curb cut and driveway apron would be replaced with new curb and gutter. This would result in the addition of one new public parallel parking space on Linden Avenue. Neither of these changes to the roadways would increase roadway/transportation hazards or introduce an incompatible use to the area, therefore resulting in a less than significant impact.

- e. Emergency access to the site would not change as a result of this project. Emergency responders could continue to access the project site from Linden Avenue along the project frontage and Yucca Lane, along the rear frontage. The project has been reviewed by the Carpinteria-Summerland Fire Protection District. Standard conditions such as requiring contrasting, visible address numbers and the provision of a fire district-approved key box for any locked and gated entrances have been placed on the project by the Fire District. A copy of the Fire District's condition letter is included in Attachment 3.
- f. The project includes the installation of a custom-designed bicycle rack (for eight bikes) on the Linden Avenue sidewalk along the project frontage. The project would not alter the existing bicycle lane on Linden Avenue. The Arts Council is exploring options for replacing the existing curb cut and driveway apron on the Linden Avenue frontage with a new curbside loading zone that could be used by the public to drop off or pick up visitors to the Arts Center.

In an attempt to lessen the project's impact on public parking resources in the downtown, the Arts Council also intends to encourage the use of alternative methods of transportation as part of their comprehensive parking management plan. Specific steps to be taken include but are not limited to, encouraging visitors, staff and activity participants to walk, bike ride, use the electric shuttle or carpool to events at the arts center, rewarding staff for participating in alternative transportation events such as those organized by Traffic Solutions, and exploring the use of satellite parking and a shuttle service for larger events, such as gallery openings. Taking measures such as these would be consistent with City policies that encourage the use of alternative transportation, and therefore would result in a less than significant impact.

Cumulative Impacts:

Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to traffic impacts. However, the project's contribution to cumulative transportation and traffic impacts would not be considerable because it would not degrade the nearby intersections' level of service by any significant level or affect roadway capacity given the low volume of traffic generated.

Recommended Mitigation Measures:

- Trans-1. Public Works shall review all street improvement plans for consistency with City requirements and to ensure these improvements do not impair the use of the sidewalk and/or street for traffic and pedestrian circulation. **Plan Requirements:** Street improvement plans shall be submitted to the Public Works Department as part of the grading/building permit submittal. **Timing:** Plans shall be reviewed and approved by Public Works prior to issuance of any permits for construction. **Monitoring:** Public Works shall inspect during construction to ensure compliance with the approved plans.

17. UTILITIES AND SERVICE SYSTEMS	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					

		INCORPORATED			
a) Exceed wastewater treatment requirements of the Regional Water Quality Control Board?			X		
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X		
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X		
d) Have sufficient water supplies available from existing entitlements and resources, or create the need for new or expanded entitlements?			X		
e) Result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		
g) Comply with federal, state and local statutes and regulations related to solid waste?			X		

Existing Environmental Setting:

The project site is located in the downtown urban core of the City. The project site is currently served by the Carpinteria Valley Water District and the Carpinteria Sanitary District. Solid waste generated in Carpinteria is taken to the Gold Coast Recycling and Transfer Station in Ventura for sorting. Non-recyclable waste is disposed of at the Toland Road Landfill in Santa Paula, a Class III municipal facility, managed by the Ventura Regional Sanitation District. Expansion in recent years has extended the lifespan of the landfill to 2027.

Project Specific Impacts:

a-b, d-e. The proposal to replace the existing art gallery building with a new larger arts center would present negligible additional demands on water supply and wastewater treatment services. The Carpinteria Sanitary District has a capacity of 2.5 million gallons per day (mgd) and currently treats an average of 1.4 mgd. The District has indicated that it would be able to serve the project; wastewater treatment standards would not be exceeded. No expansion of wastewater treatment facilities is necessary as a result of the project. With respect to municipal water services, the

Carpinteria Valley Water District has indicated that it would be able to meet the project's demand for water supply and no additional off-site distribution infrastructure is necessary to accommodate the project.

- c. As part of the project, a new pre-filtration and rainwater collection and storage system would be installed on the project site. The installation of the pre-filtration system would improve the quality of any runoff water that leaves the site as compared to the existing setting. The new stormwater collection and storage system would reduce site runoff flow rates and volume from the existing setting as previously discussed in the Hydrology and Water Quality section of this document. As such, there would be no need to construct any new off-site stormwater drainage infrastructure.
- f-g. The expanded arts center would generate additional solid waste. Waste generated at the site would be taken to the Gold Coast Recycling and Transfer Station in Ventura. Non-recyclable waste would then be transferred to the Toland Landfill in Santa Paula. Expansion of the landfill in recent years has extended its lifespan to 2027. The solid waste generated by the project can be accommodated by the landfill. Thus, project impacts to landfill capacity would be less than significant. Nonetheless, two recommended mitigation measures have been included to further reduce the project's waste stream: SolidW-1 requires that construction and demolition materials be separated onsite for reuse/recycling or proper disposal, as appropriate, in order to reduce the amount of construction material placed in the landfill. SolidW-2 requires the applicant to develop and implement a Solid Waste Management Program.

Cumulative Impacts:

Cumulative impacts have been addressed in the EIR prepared for the City's General Plan and Coastal Plan (April 2003), herein incorporated by reference. Cumulative development throughout the Carpinteria Valley would incrementally contribute to utility and service impacts. However, based on the analysis above, the project's contribution to cumulative utility and service impacts would not be considerable, and would be further reduced by the recommended measures below.

Recommended Mitigation Measures:

- SolidW-1: Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on grading and construction plans. The applicant shall provide CDD with receipts for recycled materials or for separate bins. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance. **Monitoring:** CDD shall review receipts prior to occupancy clearance.
- SolidW-2: The applicant shall develop and implement a Solid Waste Management Program. The Program shall include, but is not limited to, the following measures:

General

- a. Provision of adequate space and/or bins for storage of recyclable materials within the project site;

- b. Development of a Source Reduction Plan (SRP) describing the recommended program(s) and the estimated reduction of solid waste disposed by the project;
- c. Implementation of a program to purchase materials that have recycled content for project construction and/or operation. To ensure compliance, the applicant shall develop an integrated waste management program, including recommended source reduction, recycling composting programs and/or a combination of such programs, subject to CDD review and approval prior to the issuance of building permits.

Plan Requirement: The applicant shall submit a Solid Waste Management Program to CDD for review and approval prior to issuance of a Building Permit. **Timing:** Program components shall be implemented prior to occupancy clearance throughout the life of the project. **Monitoring:** CDD shall site inspect during construction, prior to occupancy and after occupancy to ensure solid waste management components are established and implemented.

Residual Impact:

With the incorporation of these recommended mitigation measures, residual solid waste impacts would remain at a less than significant level.

18. MANDATORY FINDINGS OF SIGNIFICANCE	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?		X			
b) Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).			X		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			

- a, c. As presented in this document, the project has the potential to degrade the quality of the environment in several issue areas including Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality and Noise without the incorporation of the identified mitigation measures. With the incorporation of identified mitigation measures into the project description, the project is not anticipated to have substantial environmental effects that would adversely affect human beings or any habitat area.
- b. Based on the analysis contained in this document, the project would not represent a considerable contribution to any cumulative impact.

19. PROJECT ALTERNATIVES

No significant unmitigable impacts were indentified, therefore, an identification of project alternatives is not required.

20. ATTACHMENTS

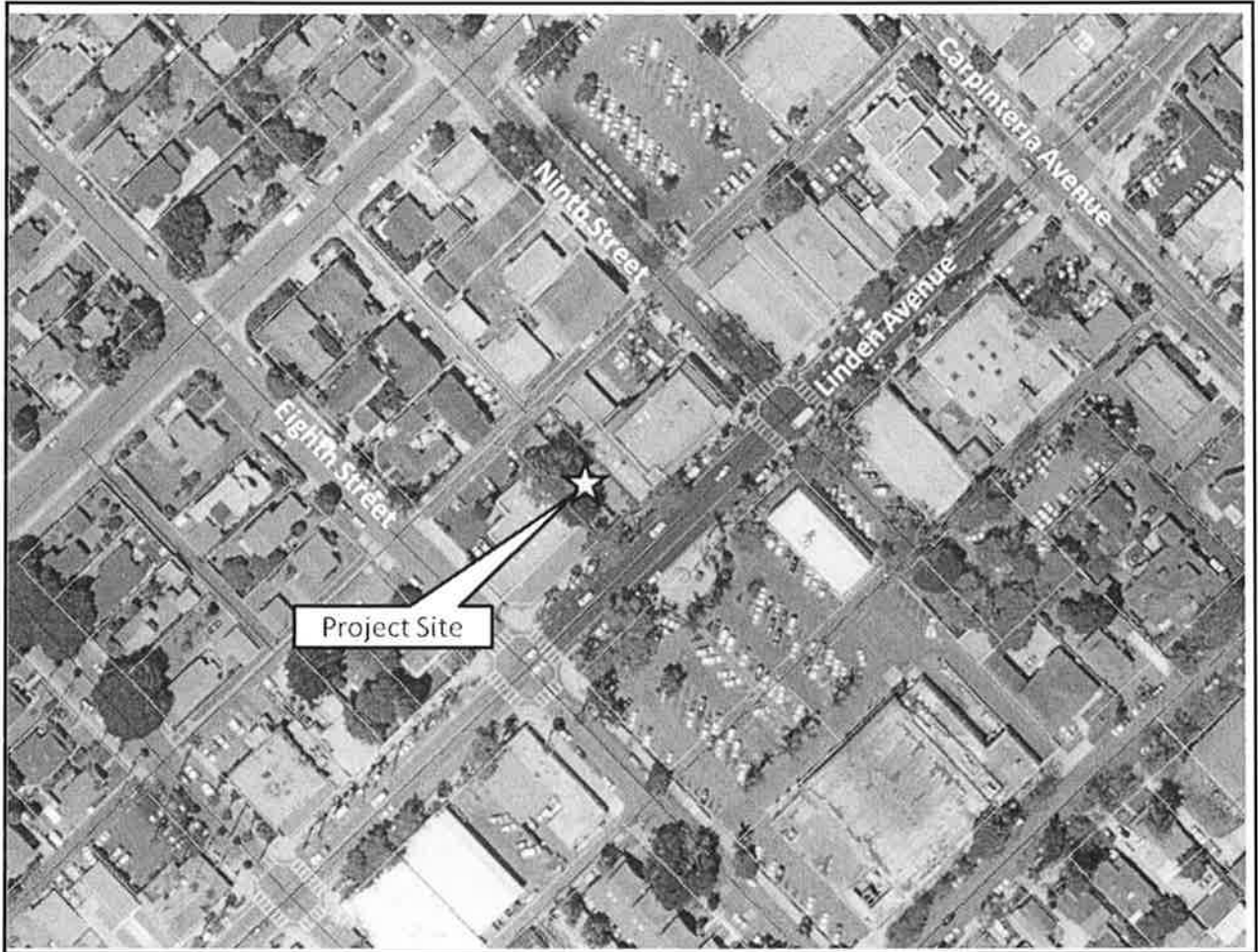
- 1. Vicinity Map
- 2. Proposed Plans
- 3. Arborist Report prepared by Peter Winn, dated March 2, 2006
- 4. Phase I Traffic and Parking Study prepared by Associated Transportation Engineers, dated April 22, 2010
- 5. Special District Condition Letters
 - a. Carpinteria Sanitary District letter, dated April 1, 2011;
 - b. Carpinteria-Summerland Fire Protection District letter, dated February 26, 2010;
 - c. Carpinteria Valley Water District letter, dated December 15, 2009; and
 - d. Santa Barbara County Air Pollution Control District letter, dated December 14, 2009
- 6. Minutes of the April 21, 2011 Environmental Review Committee meeting and letters submitted during the public comments period.

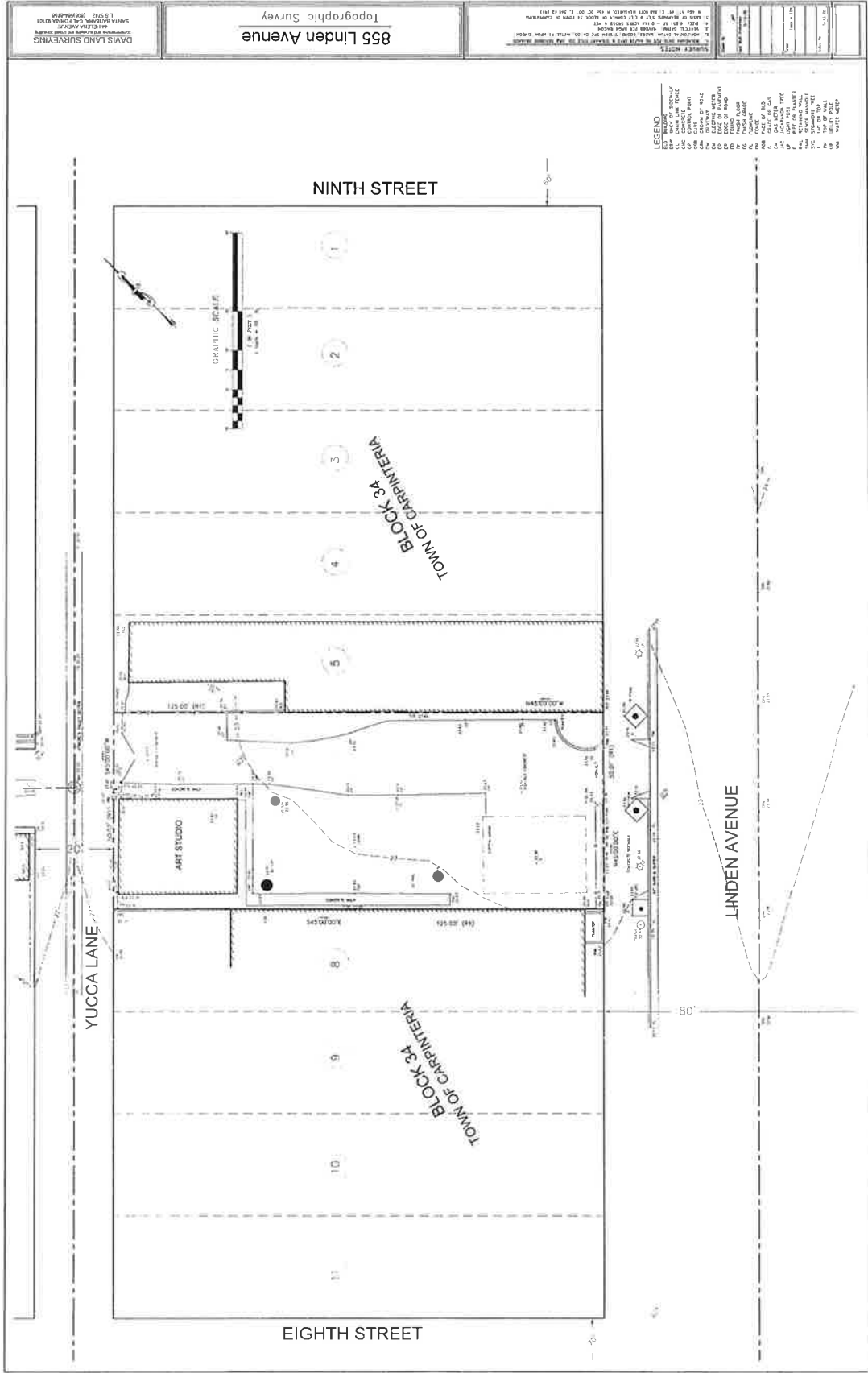
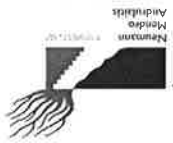
Authority cited: Sections 21083 and 21087 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337 (1990); *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Attachment 1

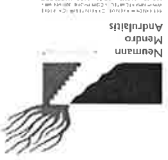
Vicinity Map

Carpinteria Valley Arts Center

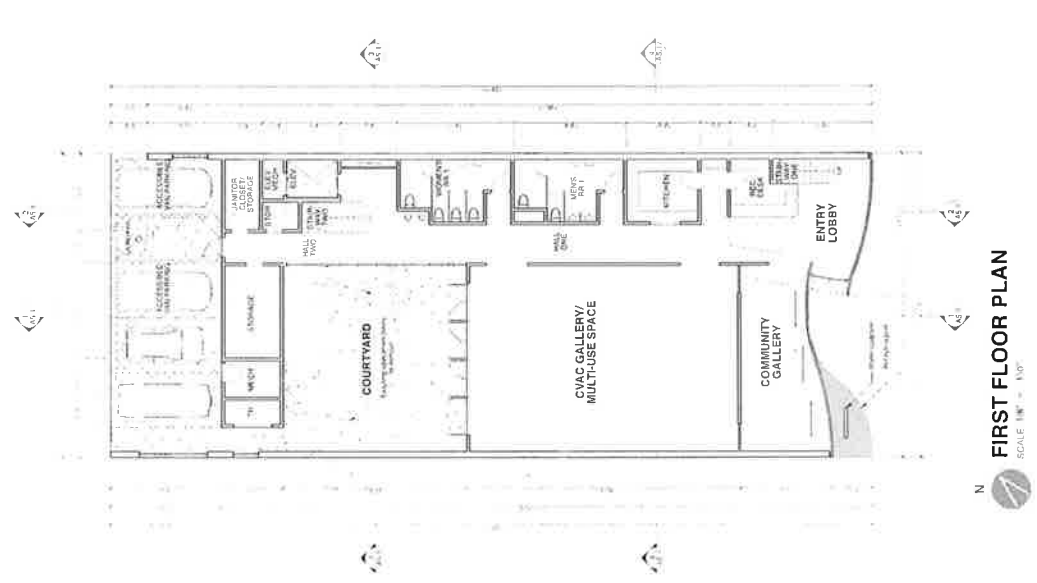
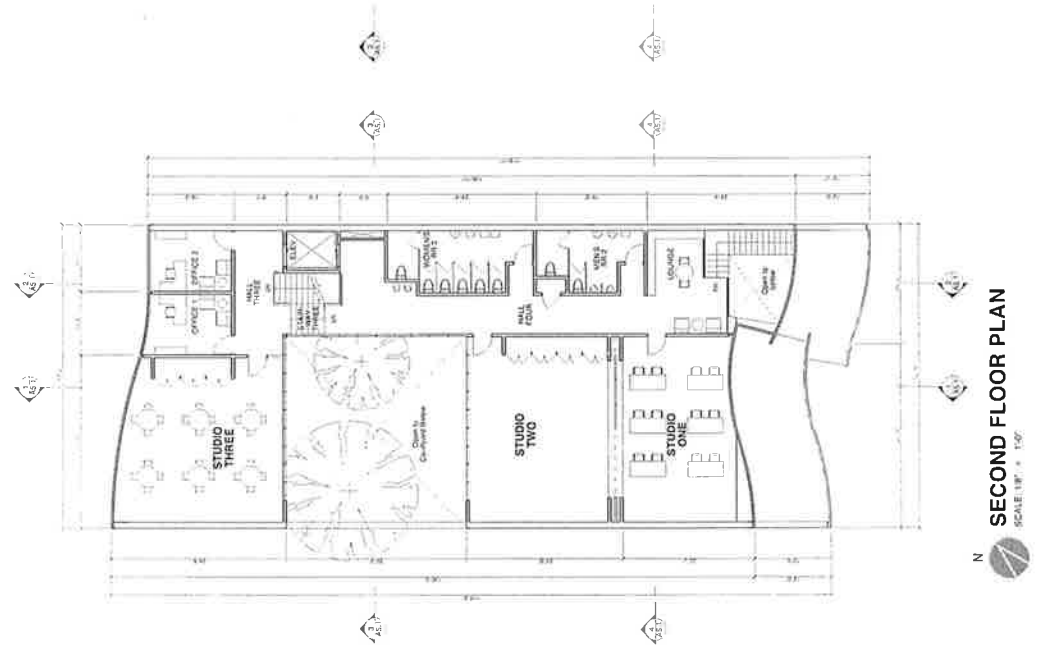
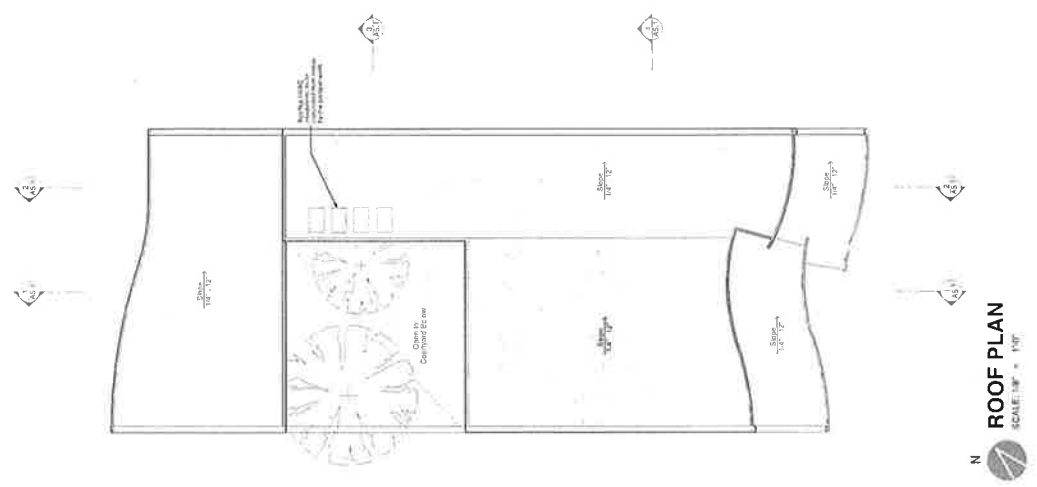








PRELIMINARY - NOT FOR CONSTRUCTION



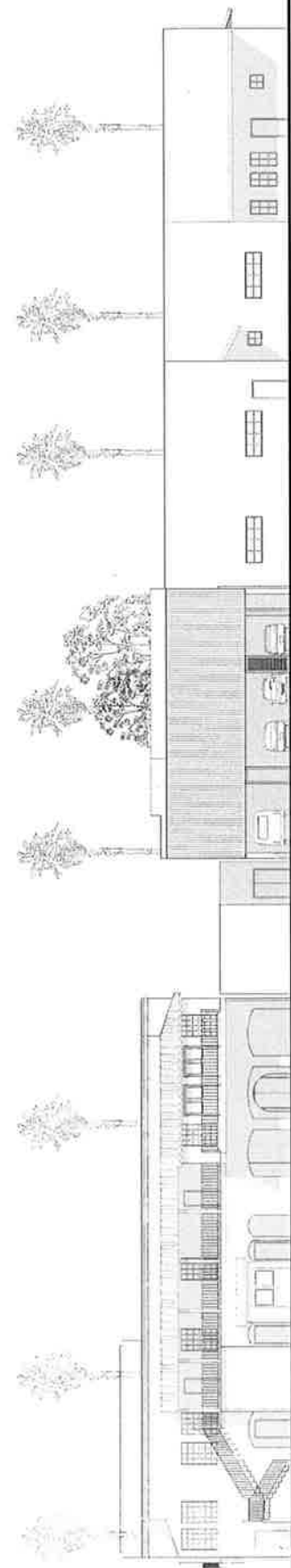


"THE WAVE" - CARPINTERIA ART CENTER
Carpinteria Valley Arts Council
855 Linden Avenue
Carpinteria, CA 93103

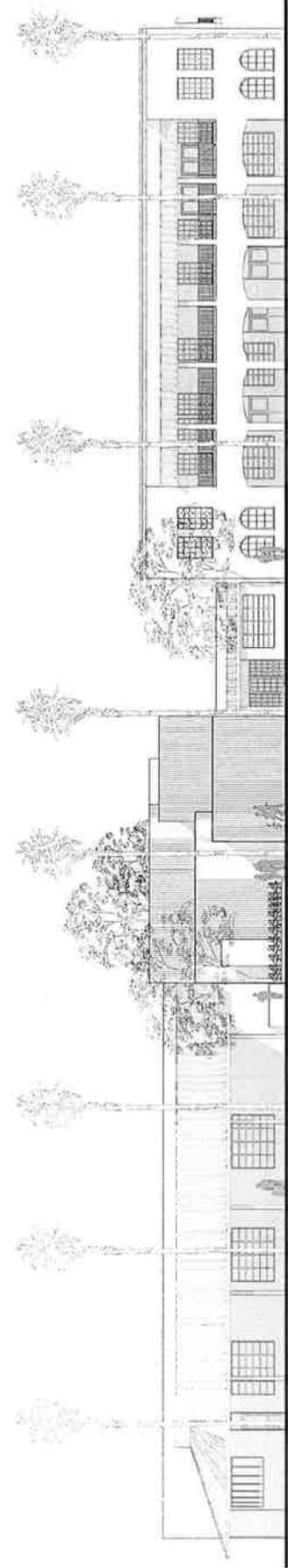
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DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
PROJECT: CARPINTERIA ART CENTER
SHEET: 02
A3.1
PRINTED: 11/22/16

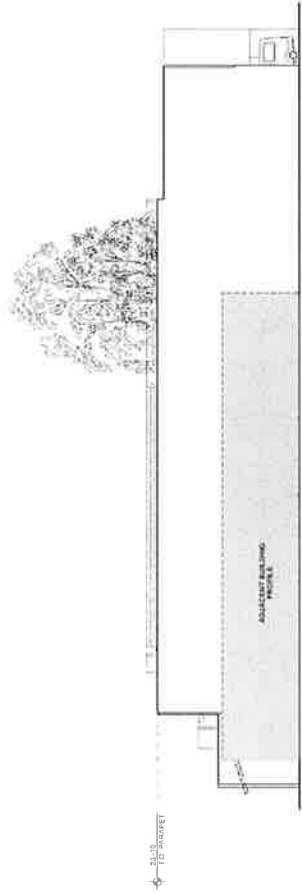
PRELIMINARY - NOT FOR CONSTRUCTION

YUCCA LANE WEST ELEVATION
SCALE 1/8" = 1'-0"

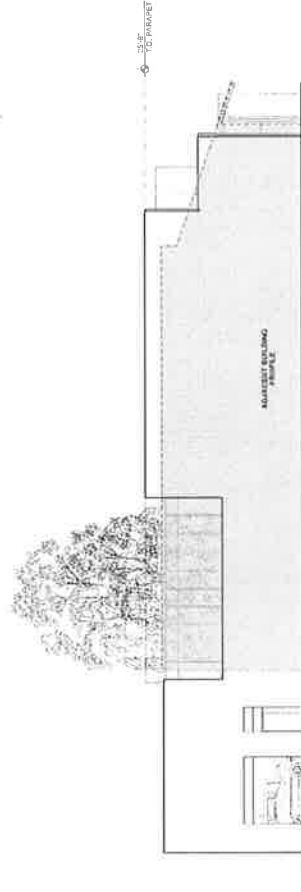


LINDEN AVENUE EAST ELEVATION
SCALE 1/8" = 1'-0"

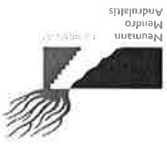




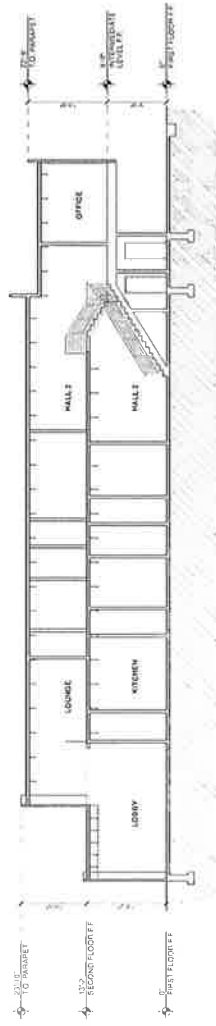
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



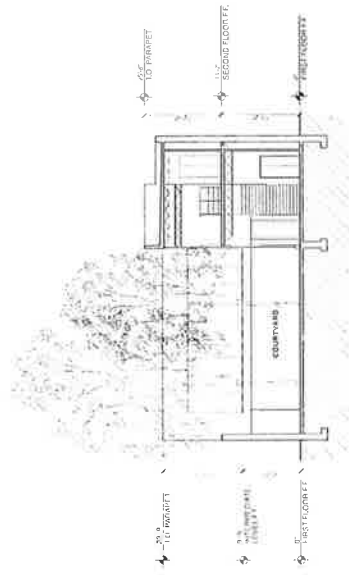
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



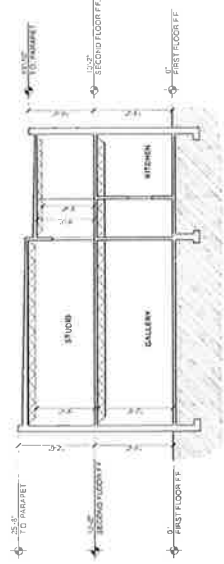
1 SECTION 1
 SCALE: 1/4" = 1'-0"



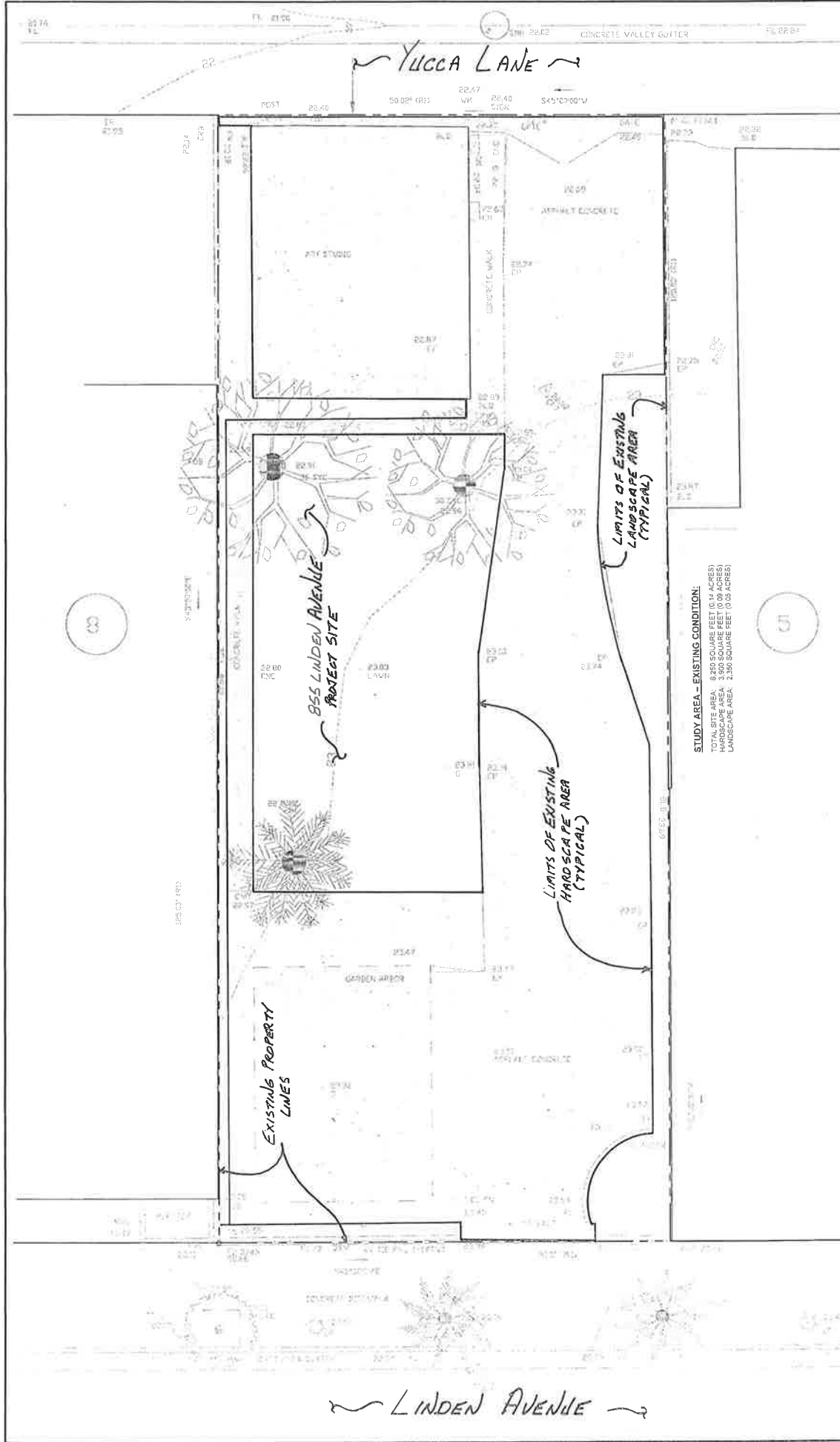
2 SECTION 2
 SCALE: 1/4" = 1'-0"



3 SECTION 3
 SCALE: 1/4" = 1'-0"



4 SECTION 4
 SCALE: 1/4" = 1'-0"



Michael Vetteone Civil Engineering
 ENGINEERING - FERMILLO, CA 94501
 400 SERRA LOMA AVENUE, SUITE 200
 FARMINGTON, CA 94501
 Phone: (925) 938-1400 Fax: (925) 938-1407

DATE: _____

EXHIBIT MAP 1 - EXISTING CONDITIONS
 THE WAVE-CARPINTERIA ART CENTER
 CARPINTERIA VALLEY ARTS CENTER
 855 LINDEN AVENUE, CARPINTERIA, CA 93003

BY: _____

REVISION	DATE	REVIEWED BY	DATE	REVIEWED BY	DATE

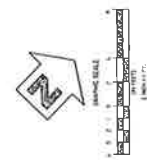
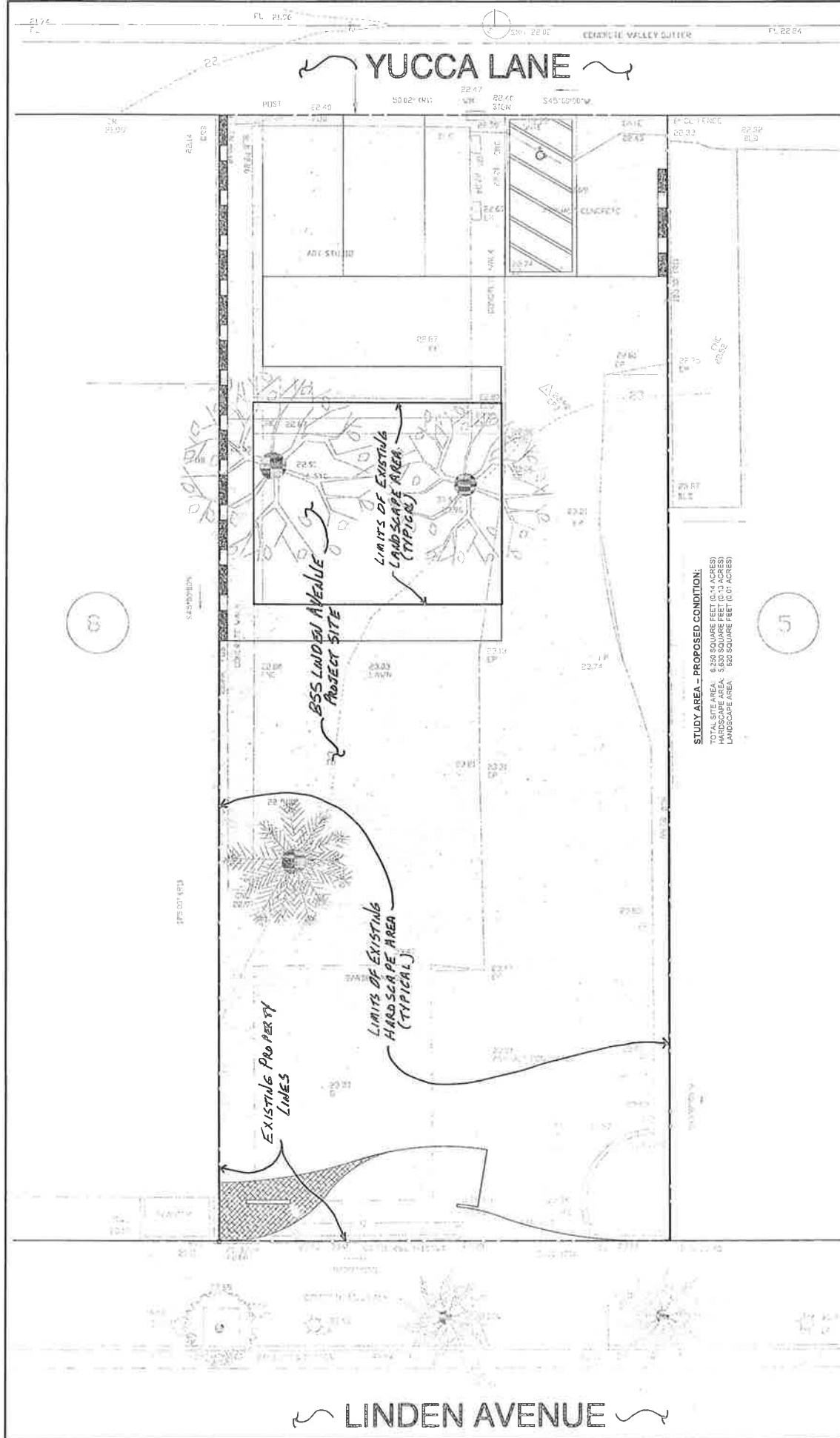


EXHIBIT MAP 2 - PROPOSED CONDITIONS
THE WAVE-CARPINTERIA ART CENTER
 855 LINDEN AVENUE, CARPINTERIA, CA 91033

E-2

Michael Veltone Civil Engineering
 ENGINEERING - PERMITTING
 207 JAVAS STREET, CARPINTERIA, CA 91033
 Phone: (805) 484-4444 Fax: (805) 484-4444
 BY: DATE:

REVISION	DATE	REVISION BY	DATE	REVISION BY	DATE

PRELIMINARY LANDSCAPE PLAN



WESTREE

Peter Winn
P.O. Box 22702
Santa Barbara
CA 93121

805-966-3239
Cont. Lic. #772299

RECEIVED
MAR 10 2006

March 2, 2006

Andy Neumann, Architect.
888 Linden Avenue
Carpinteria, CA 93013

RE; Carpinteria Community Arts Center

Dear Andy,

This letter is to address the three mature trees on the site of the proposed Community Art Center on Linden Avenue, Carpinteria, with regard to their long term health and well-being.

The site consists of one Monterey Pine (*Pinus radiata*) and two western Sycamores (*Platanus racemosa*) that are currently in good condition and offering a park-like setting to an urban area. With the idea of developing the site, I feel the Monterey pine should be removed and the two Sycamore trees preserved.

The Monterey Pine is not a tree able to withstand much stress from either construction or environmental issues. It is prone to various beetle attacks which in turn can encourage a fatal disease called Pine Pitch Canker (*Fusarium lateritium*). This disease has destroyed many of our Monterey Pines in the area. It is hard to predict how much longer this particular tree will last. If this tree is removed, I feel more space can be given to the remaining Sycamore trees.

The two Sycamore trees are beautiful specimens. They are relatively young, maybe only fifty years and are known to live to 200 years at least. They have few pest problems, but do get some leaf and twig blight problems such as Powdery Mildew and a disease known as Anthracnose, none of which are generally life threatening. These trees could be pruned to remove major deadwood and lightly thinned for aesthetics.

To best protect these trees during any construction activities, I have enclosed list of standard tree protection recommendations that need to be followed during construction, along with suggestions for the planning stages of the project.

RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION.

1. Fence off all trees from construction at the critical root zone or where practical with 6' chain link or orange construction fence with metal stakes.
2. No activities or storage of construction materials shall be allowed within the fenced areas unless approved by the project arborist.
3. Any root disturbance to any of the protected trees shall be done by hand and the project arborist alerted.
4. All roots encountered shall be cut cleanly with a sharp saw to allow for new root regeneration, backfilled immediately or kept moist to prevent drying out and dying.
5. Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor.
6. Compaction of the root zone shall be avoided by spreading 3-4" of mulch. If necessary plywood or equivalent shall be placed on top.
7. During hot, dry periods the foliage may need to be washed with high pressure water to remove construction dust.
8. Project arborist shall be notified prior to any activities within the critical root zone.

Specific recommendations to this project.

9. Leave any existing hardscape, (ie. Asphalt) in place until the last minute to aid with the protection of the root system.
10. Utilize caissons and grade beams for any foundation work close to the trees. (Stay at least 15' from the trunks of the trees.)
11. Parking areas to utilize porous materials upon job completion.
12. Final landscape around trees shall be compatible to these specific trees' needs with minimal trenching for lighting and irrigation.

Should you have any further questions or comments please do not hesitate to call my office at 805 966 3239.

Yours sincerely,



Peter J.H. Winn

I.S.A. Certified Arborist #921



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.

Scott A. Schell, AICP, PTP

April 22, 2010

08038L04.WP

Gary Campopiano
Carpinteria Valley Arts Council
P.O. Box 597
Carpinteria, CA 93014

PHASE I TRAFFIC AND PARKING STUDY FOR THE CARPINTERIA ARTS CENTER PROJECT, CITY OF CARPINTERIA

Associated Transportation Engineers (ATE) has prepared the following Phase I traffic and parking study for the Carpinteria Arts Center Project, proposed at 855 Linden Avenue in the City of Carpinteria. It is understood the Phase I analysis will be submitted to the City as part of the project's application package.

PROJECT DESCRIPTION

The project is proposing to construct a 7,911 square-foot (SF) Arts Center, comprised of two exhibit galleries and three working studios. The Arts Center would be open from 10:00 A.M. to 4:00 P.M. Mondays through Sundays, and some limited operations would occur from 5:00 P.M. to 9:00 P.M. on Mondays, Wednesdays, and Fridays. The Arts Center would be staffed by 1 full-time employee (9:00 A.M. to 5:00 P.M.) and 1 part-time employee (11:00 A.M. to 3:00 P.M.) Monday through Friday. An additional volunteer would work 3-hour shifts (10:00 A.M. to 1:00 P.M. and 1:00 P.M. to 4:00 P.M.) Monday through Sunday and 2 volunteers would work 4-hour shifts (5:00 P.M. to 9:00 P.M.) on Monday, Wednesdays, and Fridays during limited operation events. Special events would occur infrequently, with an estimated 9 "Openings" per year, 2 fund-raising events per year, and 4 additional events per year.

PROJECT TRIP GENERATION

Trip generation estimates were developed for the project based on the operational information provided by the Carpinteria Valley Arts Council (a copy of operational information is attached). The trip generation analysis focuses on traffic that would be generated by each component of the project on Monday through Fridays, to be consistent with impact thresholds established by the City. Table 1 shows the project's trip generation estimates.

Table 1
Project Trip Generation

Component	Persons/Day	Average Vehicle Occupancy (AVO)	Average Daily		P.M. Peak Hour	
			Rate	Trips	Rate	Trips
Arts Center	1 Full-Time Staff (9:00 - 5:00)	1.0	3.0	6	1.0	1
	1 Part-Time Staff (11:00 - 3:00)	1.0	3.0	3	0.0	0
	1 Volunteer (10:00 - 1:00)	1.0	2.0	2	0.0	0
	1 Volunteer (1:00 -4:00)	1.0	2.0	2	0.0	0
Galleries	20 Visitors	1.5	2.0	26	NA ^a	3
Working Studios	72 Participants (10:00 - 4:00)	1.5	2.0	96	0.0	0
	3 Facilitators (10:00 - 4:00)	1.0	2.0	6	0.0	0
Total				141		4

^a Assumes 10% of visitors during P.M. peak hour period.

The trip generation analysis shows that the Arts Center would generate 141 average daily trips (ADT), with 4 trips occurring during the P.M. peak hour period. The Arts Center is not expected to generate traffic during the A.M. peak hour period since it would not open until 10:00 A.M.

POTENTIAL TRAFFIC IMPACTS/TRAFFIC STUDY SCOPING

The level of traffic that would be generated by the Arts Center would not generate significant impacts to the surrounding street network. Traffic flow on the City's street network is most restricted at intersections during peak travel periods. The City requires traffic studies to assess potential impacts during the A.M. peak hour period (highest 1-hour period between 7:00 A.M. and 9:00 A.M.) and the P.M. peak hour period (highest 1-hour period between 4:00 P.M. and 6:00 P.M.). The Arts Center is not expected to generate traffic during the A.M. peak hour period since the center would not open until 10:00 A.M. As shown in Table 1, the Arts Center would generate 4 trips during the P.M. peak hour period. This minor amount of traffic would not significantly degrade operations on the surrounding street network. The City's threshold requires a minimum of 5 peak hour trips be added to critical intersections in order to generate a potentially significant traffic impact.

PARKING ANALYSIS

The site plan developed for the Arts Center shows 4 parking spaces at the rear of the lot that would be accessed by Yucca Lane (see attached site plan). These spaces would satisfy the needs of the Arts Center staff (2) and volunteers (2). The project proposes that the gallery visitors and program participants use the public parking spaces in the vicinity of the site. The City allows

modifications to parking requirements for projects proposed in the CB zone at the discretion of the Planning Commission. The following parking analysis determines the parking demands associated with the project and reviews the availability of public parking in the vicinity of the site.

Project Parking Demands

The project's parking demands were calculated based on the operational information provided by the Carpinteria Valley Arts Council (see attachment). Separate demands were calculated for staff, gallery viewing, and studio use since they would generate parking demands at different times of the day. Tables 2 and 3 summarize the project's hourly parking demands for weekdays and weekends. Note that the weekend demands shown in Table 3 are for Saturdays, since the Arts Center studios would not be used on Sundays and the parking demands would therefore be much lower. Worksheets showing the parking demand calculations are attached for reference.

Table 2
Project Parking Demands - Weekdays

Begin Hour	Arts Center Staff	Gallery Visitors	Studio Participants	Studio Facilitators	Total
9:00 A.M.	1	0	0	0	1
10:00 A.M.	2	2	18	3	25
11:00 A.M.	3	2	18	3	26
12:00 Noon	3	2	18	3	26
1:00 P.M.	3	2	18	3	26
2:00 P.M.	3	2	18	3	26
3:00 P.M.	2	2	18	3	25
4:00 P.M.	1	0	0	0	1

Table 3
Project Parking Demands - Saturdays

Begin Hour	Arts Center Staff	Gallery Visitors	Studio Participants	Studio Facilitators	Total
9:00 A.M.	0	0	0	0	0
10:00 A.M.	1	2	18	3	24
11:00 A.M.	1	2	18	3	24
12:00 Noon	1	2	18	3	24
1:00 P.M.	1	2	18	3	24
2:00 P.M.	1	2	18	3	24
3:00 P.M.	1	2	18	3	24
4:00 P.M.	0	0	0	0	0

As shown in Table 2, the weekday parking demands are estimated to peak during the 11:00 A.M. to 3:00 P.M. period, when there would be a demand for 27 parking spaces. Similarly, the weekend parking demands shown in Table 3 indicate a peak demand for 24 spaces during the 11:00 A.M. to 3:00 P.M. period. The 4 parking spaces provided on the site would satisfy the 4-space demand generated by the Arts Center staff. Thus, there would be a demand for 23 public parking spaces in the vicinity of the site on weekdays and a demand for 20 public parking spaces on Saturdays.

Public Parking Availability

ATE conducted parking surveys of the on-street and public parking lots within two blocks of the project site in order to quantify the existing parking supply and demands in the downtown area of the city. The boundaries of the "parking resource area" are Carpinteria Avenue to the north, 7th Street to the south, Elm Avenue to the west, and Maple Street to the east. Figure 2 (attached) shows the location of the on-street parking areas and parking lots within the parking resource area.

An inventory of the number of on-street and off-street parking spaces was first completed to determine the number of public spaces within the survey area. The inventory found that there are 401 public parking spaces within the parking resource area. Occupancy surveys were conducted to determine the level of existing demands in the area. The occupancy surveys were taken between the hours of 9:00 A.M. and 5:00 P.M. over two weekdays (Tuesday, April 22, and Wednesday, April 23) and one Saturday (April 26). Saturday was chosen for the weekend surveys since the proposed project would generate an off-site demand for 20 public parking spaces during Saturday afternoon periods, while Sunday demands would be much lower since the studios would not be used. Table 4 shows the weekday and Saturday parking demands within the parking resource area for the 10:00 A.M. to 5:00 P.M. period (the period when the Arts Center would generate parking demands that would exceed the on-site supply).

Table 4
Existing Parking Demands - Parking Resource Area

Hour	Weekdays		Saturdays	
	Parked Vehicles	Percent Occupied ^a	Parked Vehicles	Percent Occupied ^a
10:00 AM - 11:00 AM	216	54%	288	72%
11:00 AM - 12:00 PM	256	64%	305	76%
12:00 - 1:00 PM	280	70%	302	75%
1:00 - 2:00 PM	290	72%	316	79%
2:00 - 3:00 PM	280	70%	306	76%
3:00 - 4:00 PM	241	60%	283	71%
4:00 - 5:00 PM	233	58%	255	64%

^a Percent Occupied assumes 402 parking spaces within the parking resource area.

The Existing parking occupancy rates peak between 1:00 and 2:00 PM on weekdays and Saturdays. The weekday peak demand for 290 spaces equates to a 72% occupancy rate, while the Saturday peak demand for 316 spaces equates to a 79% occupancy rate.

Existing + Project Parking Demands

The project's off-site parking demand was added to the existing weekday and Saturday parking demands in the parking resource area to determine the occupancy rates for Existing + Project conditions. Table 5 shows the Existing + Project parking demands within the parking resource area. It is noted that the project will remove the existing driveway along Linden Avenue, which would add one on-street space to the parking resource area. This extra parking space is assumed in the Existing + Project parking demand analysis.

Table 5
Existing + Project Parking Demands - Parking Resource Area

Hour	Weekdays		Saturdays	
	Parked Vehicles	Percent Occupied ^a	Parked Vehicles	Percent Occupied ^a
10:00 AM - 11:00 AM	241	60%	312	78%
11:00 AM - 12:00 PM	282	70%	329	82%
12:00 - 1:00 PM	306	76%	326	81%
1:00 - 2:00 PM	316	79%	340	85%
2:00 - 3:00 PM	306	76%	330	82%
3:00 - 4:00 PM	266	66%	307	76%
4:00 - 5:00 PM	234	58%	255	63%

^a Percent Occupied assumes 402 parking spaces within the parking resource area.

The Existing+Project parking occupancy rates would be 79% on weekdays and 85% on Saturdays, indicating that the spaces within the parking resource area would accommodate the project's off-site parking demands.

Event Parking Demands

Parking demands were calculated for the special events to provide an indication of the magnitude of additional parking demands within the parking resource area. Table 6 shows the parking demand forecasts for the planned events.

Table 6
Event Parking Demands

Event Type	Frequency	Size	Parking Demand
Openings	9/Year	200 Persons	100 Spaces
Fund-raising	2/Year	120 Persons	60 Spaces
Other	4/Year	40 Persons	20 Spaces

The Opening and Fund-raising events would generate demands for 100 spaces and 60 spaces, respectively. These events should be scheduled to occur after 4:00 P.M., when there is more parking available within the parking resource area. The 4 other events would generate a demand for 20 parking spaces, which could be accommodated throughout the day by the spaces available within the parking resource area. It is recommended that the Arts Center develop a parking management plan for the larger events. The plan may include items such as the days of week and times of days for scheduling events, valet parking, advance parking information for event attendees, etc.

Summer Parking Analysis

Parking demands are typically higher within the downtown area during the summer months (June - September). At the time of this analysis, no summer parking demand data was available for the downtown Carpinteria area. It is estimated that summertime parking demands may be 5%-10% higher than non-summer periods. In order to evaluate the available parking in the downtown area during the Summer months, the existing parking demands were increased by 10%. Table 7 presents the Existing + Project parking demands assuming the 10% increase estimated for the summer parking demands.

Table 7
Existing + Project Summer Parking Demands - Parking Resource Area

Hour	Weekdays		Saturdays	
	Parked Vehicles (a)	Percent Occupied (b)	Parked Vehicles (a)	Percent Occupied (b)
10:00 AM - 11:00 AM	264	66%	342	85%
11:00 AM - 12:00 PM	308	77%	361	90%
12:00 PM - 1:00 PM	334	83%	357	89%
1:00 PM - 2:00 PM	345	86%	370	92%
2:00 PM - 3:00 PM	334	83%	362	90%
3:00 PM - 4:00 PM	290	72%	336	84%
4:00 PM - 5:00 PM	258	64%	306	76%

(a) Assumes 10% increase to existing parking demands observed within the parking resource area.

(b) Percent Occupied assumes 402 parking spaces within the parking resource area.

The data in Table 7 show that the parking occupancy rates during the Summer months would be 86% on weekdays and 92% on Saturdays. The existing spaces within the parking resource area would therefore accommodate the project's off-site parking demands during the Summer months.

This concludes our Phase I traffic and parking study for the Carpinteria Arts Center Project. Please call if you have questions related to the study.

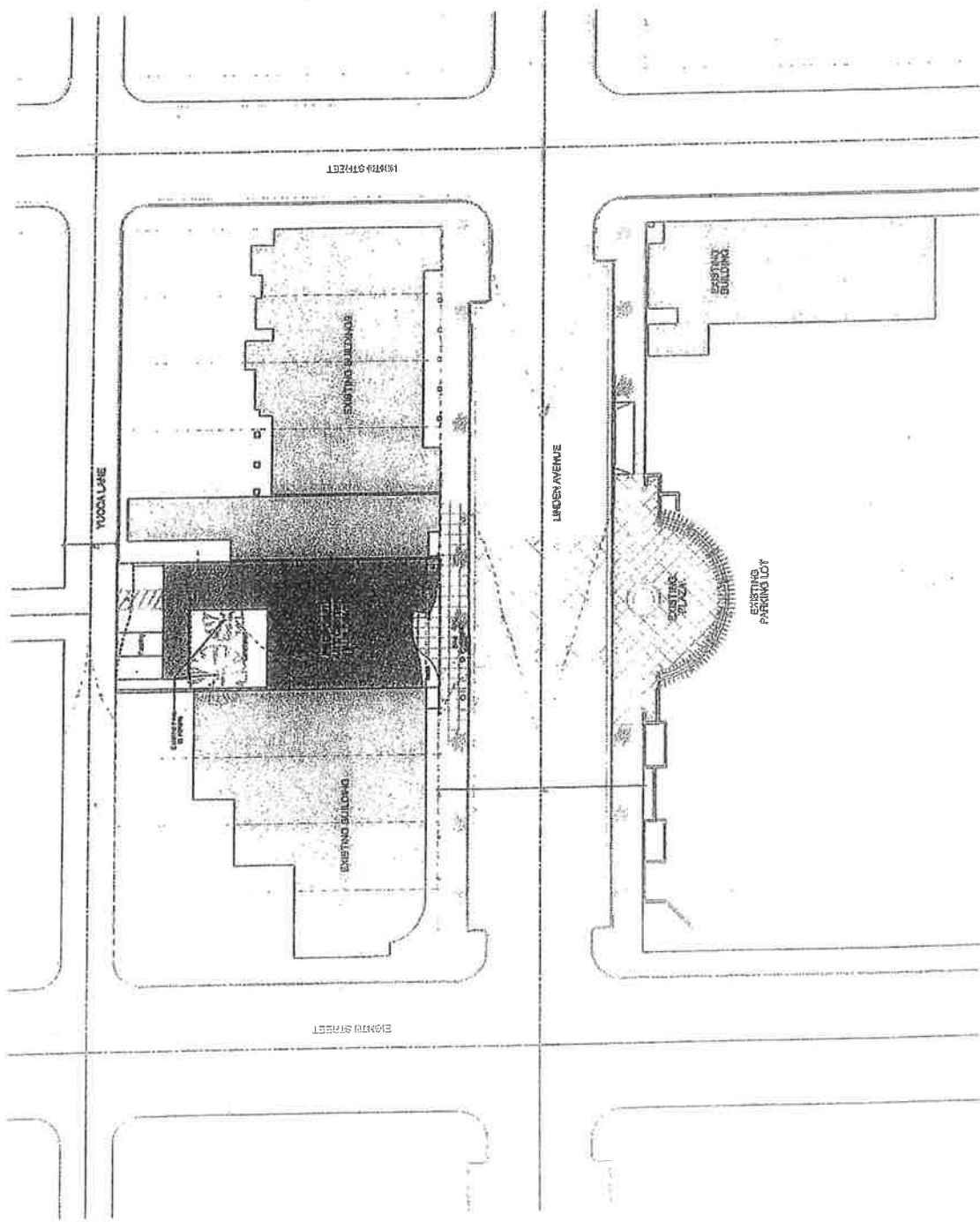
Associated Transportation Engineers

A handwritten signature in dark ink, appearing to read 'Scott A. Schell'.

Scott A. Schell, AICP, PTP
Principal Transportation Planner

SAS/MMF

attachments



SITE PLAN
SCALE: 1/8" = 1'-0"

PARKING SURVEY
STUDY AREA



PUBLIC LOT
15 SPACES

PUBLIC LOT
75 SPACES

NINTH STREET

LINDEN AVENUE

PUBLIC LOT
14 SPACES

CACTUS LANE

PUBLIC LOT
52 SPACES

MAPLE AVENUE

PROJECT SITE

EIGHTH STREET

SEVENTH STREET

ELM AVENUE



NOT TO SCALE



ASSOCIATED
TRANSPORTATION
ENGINEERS

PUBLIC PARKING LOTS AND ON-STREET PARKING AREAS

#08038 - CARPINTERIA ARTS CENTER

WEEKDAY PARKING DEMANDS

Use	Size	Units	Parking Rate	AVO/Drop Off Factor	Demand
Arts Center	6.0	Staff	1	1	6
Galleries	20.0	Visitors	1	0.75	15
Studios - Participants	24.0	Participants	1	0.75	18
Studios - Facilitators	3.0	Facilitators	1	1	3

Hour of Day	Arts Center	Galleries	Studios-Participants	Studios-Facilitators	TOTAL
6:00 a.m.	0	0	0	0	0
7:00 a.m.	0	0	0	0	0
8:00 a.m.	0	0	0	0	0
9:00 a.m.	1	0	0	0	1
10:00 a.m.	3	2	18	3	26
11:00 a.m.	4	2	18	3	27
12:00 Noon	4	2	18	3	27
1:00 p.m.	4	2	18	3	27
2:00 p.m.	4	2	18	3	27
3:00 p.m.	3	2	18	3	26
4:00 p.m.	3	2	18	3	26
5:00 p.m.	2	0	0	0	2
6:00 p.m.	2	0	0	0	2
7:00 p.m.	2	0	0	0	2
8:00 p.m.	2	0	0	0	2
9:00 p.m.	2	0	0	0	2
10:00 p.m.	0	0	0	0	0
11:00 p.m.	0	0	0	0	0
12:00 a.m.	0	0	0	0	0

WEEKEND PARKING DEMANDS

Use	Size	Units	Parking Rate	AVO/Drop Off Factor	Demand
Arts Center	2.0	Staff	1	1	2
Galleries	20.0	Visitors	1	0.75	15
Studios - Participants	24.0	Participants	1	0.75	18
Studios - Facilitators	3.0	Facilitators	1	1	3

Hour of Day	Arts Center	Galleries	Studios-Participants	Studios-Facilitators	TOTAL
6:00 a.m.	0	0	0	0	0
7:00 a.m.	0	0	0	0	0
8:00 a.m.	0	0	0	0	0
9:00 a.m.	1	0	0	0	1
10:00 a.m.	2	2	18	3	25
11:00 a.m.	2	2	18	3	25
12:00 Noon	2	2	18	3	25
1:00 p.m.	2	2	18	3	25
2:00 p.m.	2	2	18	3	25
3:00 p.m.	2	2	18	3	25
4:00 p.m.	2	2	18	3	25
5:00 p.m.	0	0	0	0	0
6:00 p.m.	0	0	0	0	0
7:00 p.m.	0	0	0	0	0
8:00 p.m.	0	0	0	0	0
9:00 p.m.	0	0	0	0	0
10:00 p.m.	0	0	0	0	0
11:00 p.m.	0	0	0	0	0
12:00 a.m.	0	0	0	0	0

Carpinteria Arts Center #08038
 Parking Demand Survey - Tuesday April 22, 2008

	9am-10am	10am-11am	11am-12pm	12am-1pm	1pm-2pm	2pm-3pm	3pm-4pm	4pm-5pm	Spaces
1	7	5	2	5	3	4	5	7	7
2	2	2	0	0	0	0	1	1	2
3	3	1	1	2	1	2	0	0	6
4	5	5	8	9	5	7	7	6	17
5	5	7	7	8	10	10	9	7	17
6	2	2	1	2	3	3	3	3	6
7	3	5	5	4	3	3	3	4	8
8	7	7	7	7	8	9	8	9	11
9	12	12	12	12	11	11	11	12	12
10	4	4	5	5	6	6	7	5	11
11	6	7	6	7	8	9	6	6	11
12	2	3	2	3	1	1	1	2	2
13	0	0	0	0	1	1	0	0	6
14	3	3	3	3	3	3	3	3	4
15	2	2	2	2	2	2	2	2	8
16	7	7	9	7	7	7	8	8	8
17	7	7	7	7	6	6	6	6	6
18	4	6	3	5	8	9	5	5	9
19	4	6	4	9	8	11	7	6	10
20	3	2	2	2	1	1	1	1	10
21	4	2	1	1	2	2	3	3	8
22	4	10	7	8	6	6	9	10	11
23	2	4	6	7	5	3	4	4	11
24	1	2	2	7	6	5	4	3	7
25	5	5	2	4	2	4	4	3	9
26	1	3	2	6	4	3	2	2	7
27	6	5	4	7	7	7	2	4	9
28	5	3	2	5	5	4	3	3	6
29	3	2	5	5	4	4	5	5	6
Lot 1	49	60	61	64	65	66	68	59	75
Lot 2	4	4	5	9	6	10	10	9	15
Lot 3	3	3	11	14	12	11	12	7	14
Lot 4	11	26	34	45	45	41	35	37	52
Total Cars	186	222	228	281	264	271	254	242	401
% Occupied	46%	55%	57%	70%	66%	68%	63%	60%	-

Carpinteria Arts Center #08038

Parking Demand Survey - Wednesday April 23, 2008

	9am-10am	10am-11am	11am-12pm	12am-1pm	1pm-2pm	2pm-3pm	3pm-4pm	4pm-5pm	Spaces
1	5	2	1	4	6	1	2	5	7
2	1	0	1	0	1	0	0	0	2
3	0	1	2	1	5	3	1	0	6
4	5	6	7	8	7	12	10	11	17
5	6	6	9	9	10	13	11	10	17
6	4	4	4	4	4	4	4	4	6
7	1	1	2	2	2	1	1	3	8
8	7	7	10	9	8	9	8	7	11
9	12	12	11	12	11	12	13	10	12
10	5	6	6	6	8	8	6	4	11
11	6	7	7	6	6	9	8	7	11
12	2	2	2	3	2	3	2	3	2
13	0	0	0	0	0	1	0	0	6
14	1	1	3	2	2	2	2	3	4
15	1	1	1	1	1	1	1	1	8
16	5	7	8	8	9	6	7	5	8
17	6	7	7	7	7	8	7	6	6
18	3	2	6	5	6	5	3	5	9
19	4	5	5	6	8	7	4	5	10
20	4	4	4	3	6	2	2	1	10
21	4	1	1	4	4	4	4	4	8
22	5	5	6	9	6	5	5	7	11
23	3	1	4	4	4	7	3	4	11
24	1	5	5	6	4	4	4	3	7
25	3	2	1	7	3	8	5	5	9
26	2	5	6	5	6	2	1	2	7
27	2	4	5	6	8	5	6	2	9
28	1	5	5	1	5	6	3	6	6
29	6	5	5	4	6	4	4	2	6
Lot 1	56	63	65	67	63	58	52	49	75
Lot 2	7	8	6	14	9	10	12	8	15
Lot 3	3	4	7	12	13	12	10	8	14
Lot 4	19	27	42	45	50	48	40	43	52
Total Cars	190	216	254	280	290	280	241	233	401
% Occupied	47%	54%	63%	70%	72%	70%	60%	58%	

Carpinteria Arts Center #08038

Parking Demand Survey - Saturday April 26, 2008

	9am-10am	10am-11am	11am-12pm	12am-1pm	1pm-2pm	2pm-3pm	3pm-4pm	4pm-5pm	Spaces
1	6	5	4	2	4	5	5	6	7
2	2	1	2	2	2	1	1	1	2
3	4	4	2	2	3	2	2	0	6
4	18	16	18	18	17	17	18	16	17
5	23	21	20	22	19	20	21	19	17
6	1	2	2	3	4	2	3	4	6
7	4	6	4	3	5	5	4	4	8
8	5	7	6	7	11	8	6	5	11
9	8	5	8	9	10	10	9	9	12
10	5	7	6	5	6	6	5	7	11
11	4	5	4	7	7	4	7	6	11
12	2	2	2	3	3	4	4	4	2
13	2	2	2	2	2	2	5	5	6
14	2	3	2	1	0	2	1	1	4
15	0	0	0	1	1	0	0	0	8
16	5	6	6	5	5	5	6	5	8
17	4	6	6	5	4	5	5	5	6
18	6	7	9	9	10	6	7	5	9
19	7	7	10	7	8	10	9	4	10
20	9	10	9	8	7	6	4	6	10
21	2	4	3	3	4	3	4	3	8
22	5	7	8	7	9	9	7	8	11
23	8	8	7	7	10	9	5	5	11
24	1	4	3	5	5	4	6	6	7
25	3	0	6	6	8	8	7	6	9
26	2	5	6	7	6	6	4	7	7
27	9	9	7	10	9	9	8	5	9
28	2	5	6	6	5	5	5	1	6
29	5	6	6	5	5	7	6	7	6
Lot 1	49	57	63	51	62	55	51	39	75
Lot 2	13	9	10	10	9	9	10	11	15
Lot 3	7	13	12	14	13	14	13	12	14
Lot 4	21	39	46	50	43	48	35	33	52
Total Cars	244	288	305	302	316	306	283	255	401
% Occupied	61%	72%	76%	75%	79%	76%	71%	64%	

Attachment 5

Special District Condition Letters



Carpinteria Sanitary District

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

April 1, 2011

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

**Subject: Project No. 09-1534-DP/CDP
Carpinteria Valley Arts Center
855 Linden Avenue (APN: 003-262-010)
Carpinteria, California 93013
Applicant: Carpinteria Valley Arts Council
Agent: NMA Architects**

Dear Mr. Bobroff:

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has reviewed the proposed plans received on December 7, 2009 for the proposed Arts Center at the subject location and recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. Per the proposed plans submitted (dated December 7, 2009), no exterior sewer improvements or alterations are indicated at this time. During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans. If no District permit was initially required and exterior sewer improvements are found to be necessary at any time during construction, the applicant shall contact the District immediately to obtain required permits and approvals.
2. For the existing building sewer and sewer service lateral, if no property line clean-out exists at the project site, the District recommends that the applicant obtain a permit from the District to install one. The District cannot service or maintain the existing sewer service lateral in the public right-of-way if any sewage blockages or backups occur.
3. If exterior sewer improvements are required, the applicant shall submit a detailed utility plan to the District showing all sewer pipe sizes, fittings, bends, pipe material, locations, depths/invert elevations and clean-out locations prior to permitting. All

sewer improvements shall conform to approved District construction standards for materials and methods. The District inspects all sewer facilities from building clean-outs located outside the building foundation up to the sewer main in the street right-of-way. All sewer construction work shall be inspected and pressure tested by the District prior to placing trench backfill and final acceptance.

4. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant may be required to pay District applicable SSC's due for the period between building occupancy and the following June 30th. Non-residential SSC's are estimated based on projected water use. The SSC fees will be due at the time of occupancy.

If you have any questions or comments regarding any of the conditions provided including permitting fees, please contact me at (805) 684-7214, ext. 13

Sincerely,

CARPINTERIA SANITARY DISTRICT

A handwritten signature in black ink, appearing to read 'Lance Lawhon', with a stylized flourish at the end.

Lance Lawhon
Engineering Technician

cc: Carpinteria Valley Arts Council, PO Box 597, Carpinteria, California 93013
NMA Architects, 888 Linden Avenue, Carpinteria, California 93013



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

February 26, 2010

RECEIVED

MAR 03 2010

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

CITY OF CARPINTERIA

RE: 09-1534-DP/CDP Community Arts Center
APN 003-262-010 / 885 Linden Avenue

Dear Nick Bobroff:

The following items are necessary for fire protection:

1. All new buildings/ structures shall be protected by an approved automatic fire sprinkler system. Prior to installation, plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to the prevention bureau for approval.
2. Portable fire extinguishers shall be provided on each floor and placed in accordance with the provisions of the NFPA Standard 10.
3. Visible street address must be posted on the buildings. Numbers shall be a minimum 4 inches high on a contrasting background.
4. Roof access must meet the requirements stated in the Carpinteria Municipal Code.
5. 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.
6. Public fire hydrants supplying the required fire flow within the required driving distance from the structures shall be provided. Plan must indicate the location of the fire hydrant nearest to the project address.

"Pride in Service"

1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591 Fax (805) 684-8242

7. 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.
8. 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.
9. Any future changes, including further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable fire district development standards.

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

Sincerely,

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

Ed Foster
Fire Marshal
Fire Prevention Bureau

cc: Applicant



Carpinteria Valley Water District

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

BOARD OF DIRECTORS

Frederick Lemere
President
June Van Wingerden
Vice President
Robert R. Lieberknecht
Matthew T. Roberts
James W. Drain

GENERAL MANAGER

Charles B. Hamilton

December 15, 2009

Mr. Nick Bobroff, Associate Planner
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, Ca. 93013

SUBJECT: PROJECT NO. 09-1534-DP/CDP, NEW TWO STORY COMMUNITY ART CENTER

Dear Mr. Bobroff,

Upon review of the preliminary plans to construct a two story 7,386 square foot Community Art Center at 855 Linden Avenue, the following are the conditions of approval from the Carpinteria Valley Water District for the purposed project:

1. The existing 5/8" water meter will be required to be upgrade to a 1" water meter. The owner will be responsible for paying the Capital Cost Recovery Fees (CCRF) and meter installation deposit for the upsized meter. See attached fee estimate for the meter upgrade cost.
2. The owner will be responsible for paying the CCRF fees and installation deposit of any required separate fireline. See attached fee estimate for cost of fireline.
3. A Double Check Detector Assembly (DCDA) will be required on the fireline and the location of the DCDA **MUST** be shown on the site plan.
4. All fees required shall be received by the District prior to any signing of route sheets or the issuing of work orders.
5. Water fixtures shall be water conserving.
 - 1.28 gallon flush high-efficiency or dual flush models for all new toilets
 - Waterless urinals
 - 1.5 gallon per minute (gpm) lavatory faucets

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

Very truly yours,
CARPINTERIA VALLEY WATER DISTRICT

Brian King, P.E.
Associate Engineer

BVK/bvk

C: Gary Campopiano, Neumann Mendro Andrulaitis Architects, 888 Linden Ave. Carpinteria CA. 93013
File Copy 855 Linden Ave.

CARPINTERIA VALLEY WATER DISTRICT

FEE ESTIMATE FOR METER UPGRADE AND FIRE SERVICE LINE

Project Name 855 LINDEN "THE WAVE"
Description NEW TWO STORY COMMUNITY ART CENTER
Contact Person GARY CAMPOPIANO 684-8885
Date of Fee estimate 12/15/2009
Estimate valid through: 06/30/2010

Capital Cost Recovery Fees

Description	Qty	Unit Fee	Total Fee
CCRF difference between 5/8" to 1"	1	\$6,169.37	\$6,169.37
CCRF 4 inch fire service**	1	\$18,890.24	\$18,890.24

Installation Deposit* per District Rule 9(a)

Description	Qty	Unit Fee	Total Fee
1" meter	1	\$4,900.00	\$4,900.00
4" fire service**	1	\$12,000.00	\$12,000.00

Establishment of Account, District Rule 6(a)

Description	Qty	Unit Fee	Total Fee
Customer has current account			\$0.00
			\$0.00

TOTAL **\$41,959.61**

*The Deposit is an estimate of the time and material cost to the District. If the actual cost of work exceeds the Deposit the applicant 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 applicant.

**This estimate list the cost of a 4 inch fireline based on past projects of similar size. The fireline is a requirement of the fire Fire District and the size is determined by a licensed fire sprinkler engineer.

Brian King , Associate Engineer

NOTE: Fees are subject to change.



**Santa Barbara County
Air Pollution Control District**

December 14, 2009

Nick Bobroff, Associate Planner
Carpinteria Community Development Dept.
5775 Carpinteria Avenue
Carpinteria, CA 93013-2603

RECEIVED

DEC 16 2009

CITY OF CARPINTERIA

Re: CVAC Community Art Center, 09-1534-DP/CDP

Dear Mr. Bobroff:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced case, which consists of demolition of an existing 735 square foot building and associated accessory structures, and construction of a two-story, 7,386 square foot community art center. The subject property, a 0.14-acre parcel zoned Central Business (CB) identified in the Assessor Parcel Map Book as APN 003-262-010, is located at 855 Linden Avenue in the community of Carpinteria.

The Air Pollution Control District has reviewed the referenced case and offers the following:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. Applicant is required to complete the "Asbestos Demolition/Renovation Notification" form (which can be downloaded from the APCD website at www.sbcapcd.org/biz/asbestos.htm) for each regulated structure to be demolished or renovated, regardless of whether asbestos is present or not. The completed form should be mailed to the Santa Barbara County Air Pollution Control District no later than 10 working days prior to starting work on the regulated structure. For additional information regarding asbestos notification requirements, please contact APCD's Engineering and Compliance Division at (805) 961-8800.
3. At all times, idling of heavy-duty diesel trucks must be limited to five minutes; auxiliary power units should be used whenever possible. State law requires that drivers of diesel-fueled commercial vehicles:
 - shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
 - shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle.
4. At a minimum, prior to occupancy each building should reduce emissions of greenhouse gases by:
 - Increasing energy efficiency beyond Title 24 requirements;
 - Encouraging the use of transit, bicycling and walking by the occupants;
 - Increasing recycling goals (e.g., separate waste and recycling receptacles); and
 - Increasing landscaping (shade trees decrease energy requirements and also provide carbon storage).

Terence E. Dressler • Air Pollution Control Officer

260 North San Antonio Road, Suite A • Santa Barbara, CA • 93110 • www.sbcapcd.org • 805.961.8800 • 805.961.8801 (fax)

December 14, 2009

Page 2

5. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

Attachment: Fugitive Dust Control Measures

cc: NMA Architects
TEA Chron File

**ATTACHMENT A
FUGITIVE DUST CONTROL**

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

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 should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- 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.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- 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.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
- Prior to land use clearance, the applicant shall include, as a note on a separate information sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Requirements shall be shown on plans prior to approval of Land Use Permit. Condition shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

Attachment 6

April 21, 2011 ERC Meeting Minutes &
Letters Submitted During Public Comment Period

Carpinteria Arts Center Draft MND

Environmental Review Committee Minutes

April 21, 2011

4:00 p.m. City Council Chambers

The meeting was called to order at approximately 4:00 p.m. by Jackie Campbell, Chair.

ROLL CALL

Members present: Jackie Campbell, Chair
Charlie Ebeling
Vince Semonsen
Kevin Silk

OTHERS PRESENT: Nick Bobroff, Associate Planner
Dave Mendro, NMA Architects (Agent)
Anna Jensen, NMA Architects (Agent)
Gary Campopiano, Carpinteria Valley Arts Council (Applicant)

One member of the public was in attendance.

PROJECT PRESENTATION

Nick Bobroff gave a PowerPoint presentation, outlining the project description and impacts and mitigation measures identified in the Draft Mitigated Negative Declaration (MND).

COMMITTEE MEMBER QUESTIONS/COMMENTS

Charlie Ebeling

- Sought clarification on how parking would be addressed for large-scale special events.
- Asked for clarification on possible loading zones or valet parking area on Linden Avenue frontage and indicated that Public Works typically discourages these types of amenities.
- Noted that any special events that would take place partially or entirely within the public right-of-way would require a Special Event Permit from the Public Works Department.

Jackie Campbell

- Suggested that additional analysis could be done with respect to noise impacts, particularly concerning potential noise impacts to adjacent residential uses.
- Suggested that ambient sound readings be taken at the project site in order to develop a baseline.
- Recommended that the Arts Council be required to provide advanced notice to the City and/or adjacent residents of upcoming large-scale special events.
- Summarized the comments made by the Committee.

PUBLIC COMMENTS

Bob Franco, 4928 Eighth Street

- Indicated that noise, particularly live music, from special events at the existing arts center is amplified by the corridor created by the residences that back up to Juniper Place, the alley that terminates at the rear of the arts

center.

- Asked that the City consider ways to help mitigate these noise impacts, particularly for special events.
- Noted that, overall, he supports the project but is concerned with noise impacts.

Gary Campopiano, Carpinteria Valley Arts Center

- Noted that the Arts Council has held approximately seven large events per year since 2004, with the largest of these events approaching 200 guests.
- Indicated that so far, as far as he knows, these events have not created any significant impacts on neighboring residents or businesses or the City.
- Noted that the Arts Council has been and will continue to encourage the use of alternative transportation for special events and that they have taken to polling their attendees about how they traveled to the arts center for the various special events.

ACTION: Motion by Mr. Silk, seconded by Mr. Semonsen, to incorporate changes into the document based on the comments from the Committee and forward the document to the Planning Commission.

VOTE: 4 - 0

MEETING ADJOURNED: 4:45 p.m.



**Santa Barbara County
Air Pollution Control District**

Clear Vision  Clean Air

April 22, 2011

RECEIVED

APR 26 2011

CITY OF CARPINTERIA

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

Re: APCD Comments on the Draft MND for Carpinteria Valley Arts Center, 09-1534-DP/CDP

Dear Mr. Bobroff:

The Air Pollution Control District (APCD) has reviewed the draft Mitigated Negative Declaration (MND) for the subject project, which consists of demolition of an existing 720 square foot office and gallery space, and construction of a 7,911 square foot community arts center. Also proposed are additional parking areas, walkways and landscaping. Grading for the project consists of 100 cubic yards of cut and 100 cubic yards of fill balanced onsite. The subject property, a 0.14-acre parcel zoned Central Business and identified in the Assessor Parcel Map Book as APN 003-262-010, is located at 855 Linden Avenue in the City of Carpinteria.

Air Pollution Control District staff offers the following comments on the MND:

1. **Air Quality Section, Project-specific Impacts, Page 15:** The fifth complete paragraph refers to the traffic study's calculated average daily trip rate for the proposed project. The daily criteria pollutant thresholds should be applied to trip generation on a worst-case day, such as the special events identified in the project description on Page 3.
2. **Air Quality Section, Required Mitigation Measures, Page 16:** The dust mitigation and diesel exhaust control measures should be updated with the most recent APCD standard mitigation measures included in this letter as **Attachment A** and **Attachment B**.
3. **Greenhouse Gas Emissions Section, Project-specific Impacts, Page 27:** APCD staff recommends including a quantification of direct and indirect emissions using an emissions calculator tool such as the CalEEMod program, or the method described in our guidance document, *Scope and Content of Air Quality Sections in Environmental Documents* (updated June, 2010 and available online at www.sbcapcd.org/apcd/landuse.htm).

Air Pollution Control District staff offers the following suggested conditions for the permit:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*, became effective on July 21, 2010 and establishes new limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing

fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at www.sbcapcd.org/rules/download/rule345.pdf.

3. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
4. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
5. The Applicant is required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at www.sbcapcd.org/eng/dl/dl08.htm) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information regarding asbestos notification requirements, please visit our website at www.sbcapcd.org/biz/asbestos.htm or contact Matthew Niro in APCD's Engineering and Compliance Division at (805) 961-8835.
6. At a minimum, prior to occupancy any feasible greenhouse gas reduction measures [mmp1] from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)
7. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Neumann Mendro Andrulaitis Architects
Project File
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- 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 should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- 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.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- 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.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.



JERRY BROWN
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



May 10, 2011

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

RECEIVED

MAY 12 2011

Subject: Carpinteria Arts Center
SCH#: 2011041026

Dear Nick Bobroff:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on May 9, 2011, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Document Details Report
State Clearinghouse Data Ba

SCH# 2011041026
Project Title Carpinteria Arts Center
Lead Agency Carpinteria, City of

Type MND Mitigated Negative Declaration
Description Demolish and clear existing structures from site and construct a new two-story, 7,911 square foot community art center building; New landscaping, hardscape and adjacent public improvements are proposed as part of the project.

Lead Agency Contact

Name Nick Bobroff
Agency City of Carpinteria
Phone (805) 684-5405 ext.407 **Fax**
email
Address 5775 Carpinteria Avenue
City Carpinteria **State** CA **Zip** 93013

Project Location

County Santa Barbara
City Carpinteria
Region
Lat / Long 34° 23' 53" N / 119° 31' 11" W
Cross Streets Linden Avenue & Eighth Street
Parcel No. 003-262-010
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 101, SR 150, 192
Airports
Railways UPRR
Waterways Carpinteria, Franklin, & Santa Monica Creeks
Schools Carpinteria MS
Land Use Z: Central Business w/ Visitor-serving Comemrcial Overlay
PLU: Visitor-serving Commercial

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Geologic/Selismic; Noise; Population/Housing Balance; Public Services; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Traffic/Circulation; Water Quality; Water Supply; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 5; Regional Water Quality Control Board, Region 3; Native American Heritage Commission; Public Utilities Commission

Date Received 04/08/2011 **Start of Review** 04/08/2011 **End of Review** 05/09/2011

Note: Blanks in data fields result from insufficient information provided by lead agency.

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



May 10, 2011

Nick Bobroff
City of Carpinteria
5775 Carpinteria venue
Carpinteria, CA 93013

Dear Mr. Bobroff:

Re: SCH# 2011041026; Carpinteria Arts Center

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code Section 1201-1205, requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

The Commission Rail Crossings Engineering Section (RCES) is in receipt of the *Notice of Completion (NOC)* & Environmental Document Transmittal- Draft Mitigated Negative Declaration (MND) from the State Clearinghouse for the proposed Carpinteria Arts Center project on Linden Avenue between 8th Street and 9th Street in the city of Carpinteria.

RCES is concerned with the proposed project's increased traffic volumes at the at-grade highway-rail crossings of Linden Avenue (CPUC No. 001E-377.90, DOT No. 745632S) and Palm Avenue (CPUC No. 001E-378.20-D, DOT No. 745633Y). RCES would also like to make certain that the City of Carpinteria considers pedestrian circulation patterns/destinations with respect to the Union Pacific Railroad Company (UPRR) crossings and right-of-way. Mitigation measures to consider include improvements to the existing nearby at-grade highway-rail crossings due to the projected increase in pedestrian and vehicular traffic volumes.

Thank you very much for the opportunity to comment on your NOC – MND for the proposed project. Any traffic impact and circulation studies undertaken should also address traffic impacts over the affected crossings. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes.

The City should arrange a meeting with RCES and UPRR to discuss relevant safety issues and to conduct diagnostic reviews of the impacted crossings due to the proposed project and, if necessary, file a GO88-B request for authority to modify any of the at-grade crossings in question.

If you have any questions, please contact me at sal@cpuc.ca.gov, 213-576-7085, or Rosa Muñoz, Senior Utilities Engineer at 213-576-7078, rxm@cpuc.ca.gov.

Sincerely,


Sergio Licon
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: Ken Tom, UPRR

Exhibit 4

Lot Tie Agreement for 855 and 865 Linden Avenue

**Carpinteria Arts Center Expansion & Remodel
855 & 865 Linden Avenue**

**Planning Commission Hearing
April 3, 2017**

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

City of Carpinteria
Community Development Director
5775 Carpinteria Avenue
Carpinteria, CA 93013

NO FEE PER GOV. CODE 6103, 27383

Assessor Parcel Numbers: 003-262-009; 003-262-010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT
TO HOLD REAL PROPERTY AS A SINGLE PARCEL
(Lot Tie Agreement)**

This Covenant and Agreement (the "Agreement") is made and entered on the ____ day of January, 2017 by and between the **CARPINTERIA VALLEY ARTS COUNCIL**, a California non-profit corporation ("Owner"), and the **CITY OF CARPINTERIA**, a California municipal corporation ("City"), (collectively, "Parties") with reference to the following facts:

RECITALS:

A. Owner is the owner of record of the following parcels of real property located in the City of Carpinteria, State of California (collectively, the "Real Property") :

(1) The property identified by the Assessor for the County of Santa Barbara as APN 003-262-009; having a street address of 865 Linden Street ("Parcel A"), the legal description of which is as follows:

LOT 5 IN BLOCK 34 IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ENTITLED "MAP OF TOWN OF CARPINTERIA, SANTA BARBARA COUNTY, CALIFORNIA, SURVEYED BY GEO F. WRIGHT", RECORDED AUGUST 5, 1887 IN RACK 2 AS MAP 4 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(2) The property identified by the Assessor for the County of Santa Barbara as 003-262-010; having a street address of 855 Linden Street ("Parcel B") the legal description of which is as follows:

LOTS 6 AND 7 IN BLOCK 34 OF THE TOWN OF CARPINTERIA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF, RECORDED IN RACK 2, AS MAP 4, RECORDS OF SAID COUNTY.

B. Parcel A and Parcel B are immediately adjacent to each other and are divided by a common boundary line comprising the western boundary of Parcel A and the eastern boundary of Parcel B (the "Property Line").

C. Parcel A is improved with a single story building (the "Parcel A Building"), the westerly wall of which is immediately adjacent to the Property Line. A proposed Site Plan/Floor Plan depicting Parcel A, Parcel B, the Parcel A Building and certain new improvements proposed to be installed on the Parcel A Building is attached to this Agreement as Exhibit A.

D. Owner desires to install on the westerly wall of the Parcel A Building (a) a double door that will open onto Parcel B and (b) a trellis and awning that will be attached to the Parcel A Building and will extend approximately five (5) feet from the westerly wall of the Parcel A Building over the Property Line into the easterly portion of Parcel B (collectively, the "Encroaching Improvements"), all as depicted by the Site Plan attached as Exhibit A

E. The City has advised Owner that City cannot issue a building permit for the Encroaching Improvements unless Owner promises to continue to hold the two legal parcels in common ownership as a single property.

F. Owner desires to enter into this Agreement to treat Parcels A and B as one parcel for the purpose of obtaining approval of the Encroaching Improvements.

NOW, THEREFORE, the Parties covenant and agree as follows:

- 1.** The Parties agree that the foregoing recitals are true and correct and are incorporated into this Agreement.
- 2.** Notwithstanding that the Real Property consists of two separate legal parcels, the entirety of the Real Property shall be held as a single parcel and no lot or portion of the Real Property shall be sold or conveyed separately. No part of the Real Property may be split, by parcel map or otherwise, into separate lots.
- 3.** Based upon Owners' covenants stated herein, the City agrees that it will treat the Real Property as a single building site for purposes of considering any entitlements necessary to permit the proposed Encroaching Improvements. No other improvements may be constructed or placed across the Property Line pursuant to this Agreement.
- 4.** This Agreement and the covenants contained herein shall run with the land for all of the Real Property and shall bind and inure to the benefit of the Parties, future owners and encumbrances of the Real Property, and their heirs, successors and assigns. All terms, covenants, conditions, restrictions, and agreements contained herein are made for the direct, mutual and reciprocal benefit of each and every part of the Real Property and are intended to be equitable servitudes and burdens on the Real Property.
- 5.** This Agreement does not grant any approval or entitlement to construct any improvements on the Real Property. All improvements require separate approval in accordance with applicable City regulations.
- 6.** This Agreement may be terminated by City, following prior written request of the Owner, upon either merger of Parcels A and B or upon determination by City Manager for the City that the Encroaching Improvements authorized by this Agreement have been removed. Said determinations shall be at the sole discretion of City Manager and shall not be unreasonably withheld.
- 7.** No termination, amendment or other modification of any provision of this Agreement shall be effective unless set forth in a recorded writing executed by Owner and the City.
- 8.** Owner covenants and agrees to forever release, waive, indemnify, defend and hold harmless the City of Carpinteria and City of Carpinteria officials, employees, and agents from any and all claims, demands, losses, injuries, costs or other liabilities, including costs and attorney's fees, which may arise from, or in connection with, the performance, breach, and/or terms of this Agreement, including but not limited to liability arising from any violation of law.

9. This Agreement is for the mutual benefit of the Owner and the City.
10. This Agreement shall be recorded in the Office of the Santa Barbara County Recorder.
11. This Agreement shall be interpreted, construed and enforced in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the Parties have executed this Covenant and Agreement on the date first above written.

OWNER:

CARPINTERIA VALLEY ARTS COUNCIL,
A California non-profit corporation

By: _____

David Powdrell, its President

Attest:

Secretary

CITY:

CITY OF CARPINTERIA,
A California municipal corporation

By: _____

Dave Durflinger, City Manager

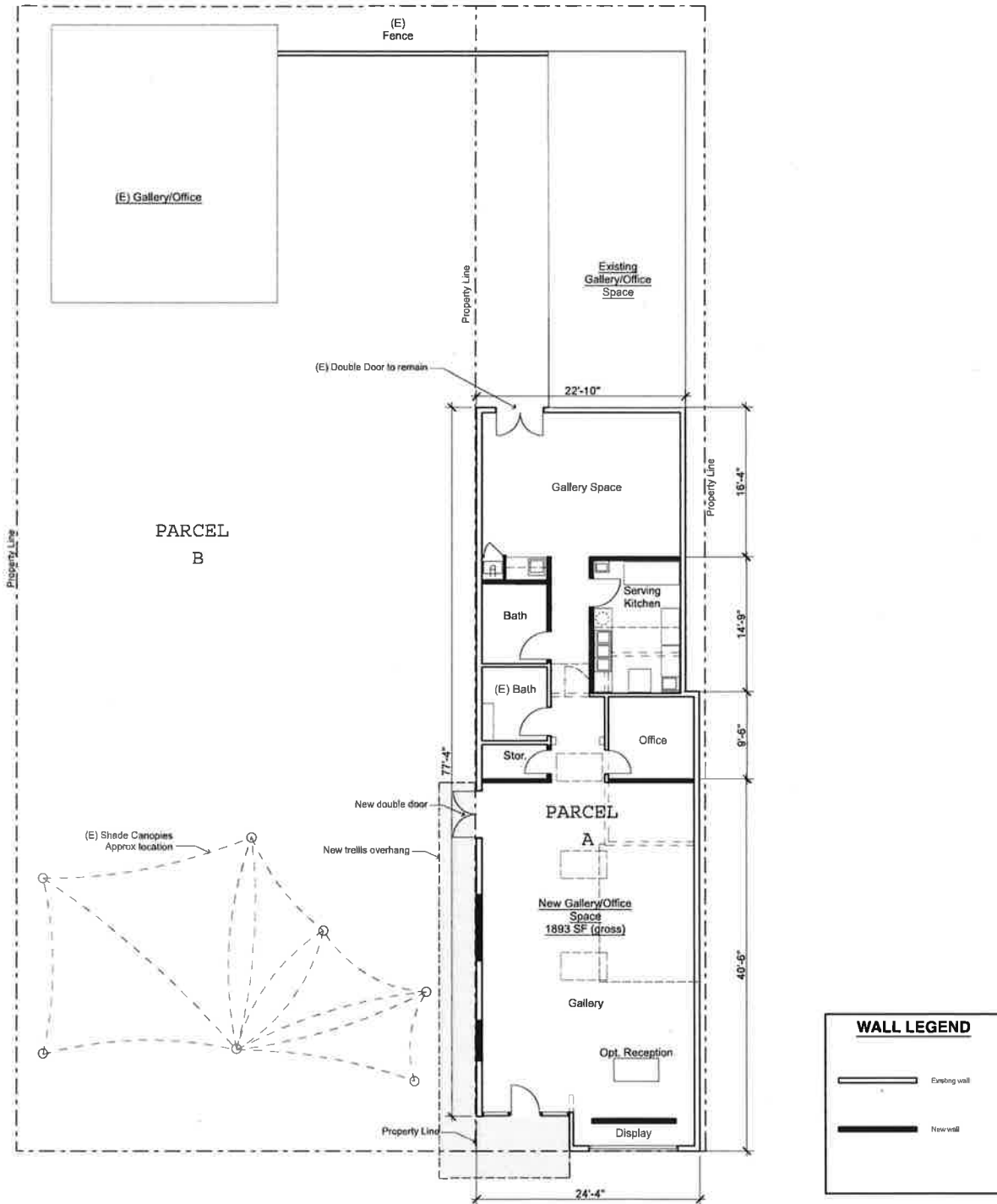
Attest:

Fidela Garcia, City Clerk

Approved as to form:

Dylan Johnson, on behalf of
Brownstein Hyatt Farber Schreck, LLP
acting as City Attorney
for the City of Carpinteria

EXHIBIT "A"



PROPOSED SITE PLAN/FLOOR PLAN

ACKNOWLEDGMENT

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

State of _____)

County of _____)

On _____, 20____, before me, _____,
a notary public, personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

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

State of _____)

County of _____)

On _____, 20____, before me, _____,
a notary public, personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.

Signature _____ (Seal)

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: April 3, 2017

ITEM FOR CONSIDERATION

Conditional Use Permits Compliance Status Report

Receive report on the status of Conditional Use Permits requiring annual review.

Report prepared by: Marysol Smith, Assistant Planner
Community Development Department



SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department



SIGNATURE

I. RECOMMENDATION

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

III. BACKGROUND

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

V. ANALYSIS

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

Project Number	Applicant	Address	Date Approved
C-5-80	Vasquez Storage	4209 Carpinteria Avenue	1/1/1980
C-2-734	Gonzalez Welding	4621 Carpinteria Avenue	8/1/1983
C-9-778-CUPM	Chevron	Carpinteria Bluffs	1979
C-11-83/ 12-1615-CUPR	Boys and Girls Club	4849 Foothill Road	10/3/1983
C-2-84	Church of Latter Day Saints	1501 Linden Avenue	3/5/1984
C-8-85	The Ark Pet Shop	1090 Casitas Pass Road	5/6/1985
C-4-85	7-Eleven	4410 Via Real	11/4/1985
87-359-CUP	Rainbow Ice Cream	751 Linden Avenue	7/6/1987
88-445-CUP	Unocal 76	5085 Carpinteria Avenue	11/21/1988
89-505 CUP	Permacolor Powder Coating	1020 Cindy Lane	8/7/1989
90-539-CUP	Alley Pets	890 Cactus Lane	12/4/1989
91-644-CUP	Pacific Coast Café	6440 Via Real	11/4/1991
92-658 CUP	Carter Automobile Repair	5665 Carpinteria Avenue	8/3/1992
87-330-CUP	McCann Storage	1222 Cravens Lane	6/6/1994
95-749-CUP	Chevron Mini Mart	4290 Via Real	10/6/1997
97-825-CUP	Ohm Apartments (Previously Cypress Tree Apartments)	5615 Carpinteria Avenue	10/6/1997
98-852-CUP	Carpinteria Veterinary Clinic	585 Walnut Avenue	8/3/1998
90-566-CUP/ 05-1226-CUP	Lou Grant Workshop	5400 Sixth Street	7/13/1999
00-929-CUP	AT&T Wireless	5666 Carpinteria Avenue	8/6/2001
01-972 CUP	Sprint PCS	5666 Carpinteria Avenue	2/4/2002
01-995-CUP	Tee Time Driving Range	5885 Carpinteria Avenue	2/3/2003
03-1129 CUP	Reality Church	5201 Sixth Street	5/3/2004
06-1284-CUP	Howard School	5315 Foothill Road	9/5/2006
06-1332 CUP	Sprint Wireless	6410 Cindy Lane	12/4/2006
08-1450-CUPM	Channels Islands Surfboards	1160 Mark Avenue	3/5/2007

Each of the uses, listed in the table, were inspected in March of this year and determined to be in general compliance with their unique Conditions of Approval. No complaints were filed with the City concerning any of the above uses in the last year and no major violations were observed.

Minor inconsistencies were however identified with several of the uses:

- At McCann Storage, 1222 Cravens Lane, approximately six moving trucks appeared to be being stored on site. Staff will look further into this further and determine whether this is permissible use under the approved CUP for the self-storage use.
- Alley Pets, 890 Cactus Lane, still has a sign up from the previous business "Petcetera." Staff will request that the sign be updated or removed.
- Staff will also follow up with some of the uses that did not have, or were not using, adequate screening for their solid waste facilities and work with Public Works to address them.

Additional reporting is due to the City for several of the above-noted uses:

- Several of the wireless carriers have not yet submitted a 2016/17 Radio Frequency (RF) report. These reports are typically required annually for each wireless facility and confirm that the wireless facility is operating in conformance with Federal Communications Commission (FCC) standards concerning radio frequency exposure levels.
- Permit C-9-778, originally issued to Chevron in 1979 for the Carpinteria-Rincon Common Carrier Crude Pipeline, which runs parallel to the UPRR railroad tracks along the Carpinteria Bluffs, requires inspection of the condition of the pipeline once every three years and the submittal of a Pipeline Inspection Survey Report to the City within 60 days of each inspection. The last inspection report filed with the City, dated 2013, found that the pipeline continues to be in good condition and showed no evidence of "trending toward greater internal or external corrosion or wall loss or number of features, and no change in other risk parameters." Staff has reminded Venoco representatives that an update report is due for submittal.

The CUP for Pacific Coast Café, previously located at 6440 Via Real, has not been active for several years. Staff was not able to verify as of the time of publishing of this report, whether the CUP for the former cafe had previously been revoked. If not, staff will bring a resolution for revocation to the Commission at a future hearing.

ACTION MINUTES

The meeting was called to order at 5:37 p.m. by Richard Johnson, Chair.

ROLL CALL

Boardmembers present: Richard Johnson
Scott Ellinwood
Jim Reginato

Boardmembers absent: Dylan Chappell
Rachelle Gahan

OTHERS PRESENT: 10 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: David Rhea for Julie Castiglia
Planner: Lucy Graham
Project: 17-1853-CUP/CDP
Project Location: 946 Concha Loma Drive
Zoning: Single Family Residential (6-R-1)

Request of David Rhea of Residential Design Works, agent for Julie Castiglia, to consider Project 17-1853-CUP/CDP for preliminary review of a single-family residence remodel and addition of approximately 750 square feet. The property is a 7,850 square foot parcel and shown as APN 003-292-017 addressed as 946 Concha Loma Dr.

Staff presented the proposed project and highlighted key elements of the project for the Board to consider. The Board asked questions regarding the proposed windows and paint colors. The project architect explained that the entire house would be repainted to match existing colors and that the windows would be replaced with a uniform style of vinyl window.

Public Comment: None.

Boardmember Discussion:

Boardmembers agreed that the proposed project was reasonable. Boardmember Ellinwood suggested that the hedges on Concha Loma Drive be lowered. Boardmember Reginato agreed that the hedges should be lowered to four feet and commented that the main entrance should be improved and highlighted given that the hedge height will be lowered; he also noted that any lighting should be night sky friendly.

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

- Reduce hedge/gate height on Concha Loma Drive frontage to approximately four feet;
- Provide a more pronounced entry statement (i.e., front porch); and
- Any new exterior lighting to be night sky friendly.

VOTE: 3-0

PROJECT REVIEW

- 2) Applicant: Jordan Bottenfield for Montana Avenue Capital Partners, LLC
Project: 17-1851-SIGN
Planner: Marysol Smith
Project Location: 6303, -05, -07, -09 Carpinteria Avenue
Zoning: Industrial Research Park (M-RP)

Request of Jordan Bottenfield for Montana Avenue Capital Partners, LLC, to consider Project 17-1851-SIGN for preliminary review of a Sign Program. The property is a combined 9 acre parcel zoned Industrial/Research Park District (M-RP) and shown as APN 001-180-068 and 001-180-069 addressed as 6303, 6305, 6307, 6309 Carpinteria Avenue.

Staff presented an overview of the proposed Sign Program, noting that several aspects of the proposed Program did not conform to the City's Sign Program regulations. Staff also asked that the Board carefully consider the sizes, quantities, and colors of signs allowed under the Program given the center's bluff top setting. The project representative provided the Board with some additional background information on the tenants and the design process.

Public Comment: None.

Boardmember Discussion:

Boardmembers agreed that the quantity and scale of signs proposed by the Sign Program are excessive. In the case of the Carpinteria Corporate Center, fewer wall signs, more thoughtfully placed would be more impactful.

The Board did not have any concerns with the existing directory signs. The Board did however, have concerns regarding the proposed monument and wall signs. They considered the existing monument signs to be adequate in scale, and believed the proposed re-face of these signs would be too large and overwhelming for the site and location. The Board also agreed that the size of the letters could be reduced. The proposed wall signs were found to be too numerous and their maximum size of 50 square feet is too large. Existing wall signs, although in compliance, are also too numerous, larger than they need to be, and are out of scale with the architecture. The placement of wall signs should be focused on orientation, such as identifying entrances, as opposed to labeling each corner of the building. Boardmember Ellinwood pointed out the classic 1960s architecture of the main building and felt that the proposed signs should be responsive to that.

Some Boardmembers also commented on the principal tenants' logos. Procore's logo does not reflect the high tech nature of the company and Continental's yellow backdrop is too bright. The Board indicated the Sign Program should limit sign colors/designs to shades and materials complementary to the building and the surrounding natural bluffs area. The project representative commented that Procore wants to maximize their brand's exposure and the yellow backdrop to Continental's logo is specific to their global brand.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Ellinwood to recommend preliminary approval of the Sign Program to the Community Development Director with the following comments:

- Monument signs should remain at their existing size;
- Wall sign allowable size should be further reduced;
- Number/location of wall signs should be reduced and more logically placed to better direct people to respective business entrances; and
- Limit allowable color palette for signs to colors appropriate to Carpinteria Bluffs setting.

VOTE: 3-0

PROJECT REVIEW

- 3) Applicant: Kevin Moore, Architect for Scott Smigel
Project: 16-1844-DP/CDP
Planner: Nick Bobroff
Project Location: 5080 Carpinteria Avenue
Zoning: Commercial Planned Development (CPD) with Visitor-serving Commercial (VC) Overlay

Request of Kevin Moore, agent/architect for Scott Smigel to consider Project 16-1844-DP/CDP for preliminary review of a request to allow a change of use and remodel to the former Sunburst Printers shop to accommodate a new retail wine sales business and wine bar. Proposed interior improvements to the building include a remodel to create a new kitchen, service bar, retail area and accessible restroom. Exterior improvements include construction of a new exterior deck, covered entry and accessible access ramp. Existing exterior finishes would be updated, including replacing an existing window with a new glass roll-up door on the Carpinteria Avenue frontage. The property is a 6,250 square foot parcel zoned Commercial Planned Development (CPD) with a Visitor-serving Commercial (VC) Overlay and shown as APN 004-041-013 addressed as 5080 Carpinteria Avenue.

Staff presented an overview of the proposed project. The Board was asked to provide input on the proposed remodel and the requested parking modification.

Project architect, Kevin Moore, provided photo exhibits as examples of some of the proposed detailing for the project, including the new exterior deck, roll-up door, trellis and landscaping. He also provided images for the proposed exterior paint color, decking material and exterior wall sconces.

Public Comment: None.

Boardmember Discussion:

Overall, the Board was glad to see the building being cleaned up and improved. They thought the proposed project would result in a nice, appropriate upgrade for the downtown. The Board was generally in favor of the proposed direction in terms of colors and materials, but asked to see actual color chips/samples.

Boardmember Reginato asked that the existing water heater closet be raised up to roof height, plastered and made a more permanent part of the building architecturally. He was fine with re-using the existing sign but asked that the rounded leg be replaced with something cleaner and simpler. He

recommended the trash enclosure have a steel frame and be durably constructed.

Boardmember Ellinwood felt the entry vestibule should be finished in a contrasting material and/or color from the rest of the building body to both create more interest and to draw attention to the building entry. He suggested the applicant could explore materials such as a trepa wood siding or perhaps a metal finish to match the building's windows/doors. He explained that landscaping will be important for the project and incorporating a green wall and/or climbing vines into the project might be a nice detail.

Boardmember Johnson agreed with the others' comments. He suggested a lattice or similar element be used around the west elevation windows to help soften the building's appearance and provide some sun protection for the interior space.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato to continue the project to the March 30, 2017 meeting with the following comments:

- Make the water heater closet a more permanent building feature;
- Simplify the existing sign shape;
- Construct a durable, steel-framed trash enclosure;
- Re-study the entry vestibule to include contrasting colors/materials from the building exterior;
- Develop a landscape plan for the property; considering including a green wall or climbing vines;
- Consider the addition of a lattice, trellis, or similar for the west building elevation; and
- Provide color/material samples for the exterior building finishes.

VOTE: 3-0

PROJECT REVIEW

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

Request of Shawn Godkin, agent for Sarah Dandona, Omni Catering, to consider Project 16-1837-DP/CDP for continued 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 vegetated screening lattice and patio trellis in front of said containers. 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 revised project and explained that the existing unpermitted fences and gates on the project frontages were proposed to be removed.

The project architect, Shawn Godkin, provided a brief overview of the project. He explained that initially he was intending to keep a natural finish for the trellis members but could also consider matching them to the woodwork and trim on the primary building.

Public Comment: None.

Boardmember Discussion:

Boardmember Ellinwood thought the revised project was a good response to the Board's previous feedback. He suggested the containers be painted a dark natural shade green to help obscure them.

Boardmember Reginato indicated that while he still would prefer to see a permanent building solution, he could lend his support to the current proposal with some additional refinements. He agreed the containers should be painted dark green and that the doors should not be adorned with logos. Instead efforts should be made to obscure the doors. He thought that adding large potted plants around the perimeter to help provide screening and possibly making the two ends of the screening structure look more like a permanent building (i.e., solid plaster wall painted to match the primary building) would further enhance the project. He recommended the double beams be of a 3x6 dimension rather than 2x6 as shown.

Boardmember Johnson recommended using blocked 3x4s for the horizontal trellis pickets. He suggested the climbing vines be trained up the trellis structure too. He agreed with the suggestion for the inclusion of potted plants but did not agree with the different treatment for the ends of the screening structure citing its minimal visibility at the back of the lot.

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

- Containers to be painted a natural dark green shade;
- Container doors to be obscured; no painted logos;
- Use large potted plants around screen perimeter;
- Train climbing vines onto trellis members;
- Double beams to be 3x6; horizontal pickets to be blocked 3x4.

VOTE: 3-0

PROJECT REVIEW

- 5) 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 presented the revised project to the Board. Staff asked that the Board comment on the revised building architecture including height, privacy concerns, entry locations, garage prominence, massing/articulation, and colors/materials. The Board was also asked to review and comment on the conceptual landscape plan.

Scott Dinovitz, project proponent, and his design team, walked the Board through the changes made to the project design and an updated preliminary landscape plan. They discussed the selected “Ranch” style architecture and the subtle variations between the models using colors and materials. They explained they had made the entries more prominent, where feasible, and were using the landscape plan to help further enhance entry areas.

The project landscape architect described the preliminary plan for the project, using larger-sized specimen trees throughout to give the project a more established appearance from the start. In the restoration area and around the perimeter of oak trees to be protected, they would use appropriate plantings and materials. Outside of these more sensitive areas, they would introduce more decorative (while still drought tolerant) plantings into the planting plan.

Public Comment:

Richard Johnson, Villas resident, believed the architecture was headed in a good direction. He thought the existing residence to remain and the new units were suitably compatible in terms of style, colors and materials. He recommended trees be planted in the back yards of the units, particularly those along the south (side) property line that abut the adjacent Villas residential development.

Scott Ellinwood, property owner, suggested the landscape architect look into the CCC comments and directions concerning the pond restoration to ensure appropriate plant materials are being used. He also pointed out the water level is back up at its historic “normal” level if the landscape architect wants to come by and take a look. He also explained that the drainage pattern for the property goes from the NE to the SW with an overflow out to Cravens Lane via the adjacent private driveway to the south. He recommended the existing swales through the property be maintained and incorporated into the project.

Boardmember Discussion:

Boardmember Reginato felt the project was headed in a good direction. He felt the design of the individual unit entries was enhanced from that previously presented to the Board. Concerning the building designs, he thought the differences in architecture between the existing residence to remain and the new buildings were okay as there was enough commonalities between the designs to tie them together still. He noted he generally preferred the more articulated garage doors to the simpler ones shown on some of the homes and suggested on the larger buildings, some of the garage doors could instead be covered in siding. He noted on side and rear elevations, more siding materials should be introduced so that the plaster finishes are more of an accent feature. He also suggested the heights of some of the buildings could come down slightly to add a little more variety throughout the development. He noted privacy issues would be a concern and deserve attention.

ACTION: Public comments received and conceptual feedback from the ARB provided.

VOTE: N/A

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held February 16, 2017.

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

VOTE: 2-0 (Reginato abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- Reminder to ARB members to file Form 700 with City Clerk
- Reminder that City is accepting applications for ARB appointments

ADJOURNMENT

Chair Johnson adjourned the meeting at 7:35 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, March 30, 2017.

All Boardmembers present indicated they would be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 9am Carpinteria Beautiful – CC
2	3 9am Large Projects Coordination Mtg – – Blue Conf Rm 5:30pm Planning Commission–CC TV	4 10am Staff Mtg – Blue Conf Rm 2pm PW Staff Mtg – Blue Conf Rm 2:30pm Planning Staff Mtg – Side Conf Rm 5:30pm CERT Mtg – CC	5 10am Parks Dept Staff Mtg – Side Cf Rm 3pm Brown Act & Managemt Training–CC 5:30pm Fire District Board Mtg – CC TV	6 8:45 am Carp First Mtg – Side Cf Rm 2pm All CDD Staff Mtg – Side Cf Rm 2:30pm Code Compliance Mtg– Blue Rm 4pm City Council/Chamber Committee – – Blue Conf Rm	7 5pm- 8pm 1 st Friday Events – Downtown	8 9am – 1pm Household Hazardous Waste & Junk Disposal Day – City Hall Parking Lots Happy Birthday John!
9	10 3pm Council Closed Session – CC & Blue Conf Rm 5:30pm City Council Mtg – CC TV	11 10am Staff Mtg – Blue Cf 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	12 8am – 12pm Mandatory Cal OSHA Training & Safety Inspection – CC 10am Parks Dept Staff Mtg – Side Cf Rm 1 – 5pm Intro to Cal OSHA Training & Safety Inspection – CC 5:30pm Water District Board Mtg – CC TV	13 2:30pm Code Compliance Mtg– Blue Rm 2:30pm Labor Negotiations– Side Cf Rm 5:30pm ARB Mtg – CC	14	15
16	17 9am Large Projects Coordination Mtg – – Blue Conf Rm 5:30pm Gen Plan Update Mtg – CC	18 10am Staff Mtg – Blue Conf Rm 1pm Creative Housing Subcommittee Mtg – Green Conf Rm 1pm Creative Housing Subcommittee Mtg – Blue Conf Rm 2pm PW Staff Mtg – Blue Conf Rm 2:30pm Planning Staff Mtg – Side Conf Rm	19 9am – 12pm Cycle California – CC 10am Parks Dept Staff Mtg – Side Cf Rm 2pm Labor Negotiations – Side Conf Rm 2:30pm C3H Homelessness Mtg – CC 5:30pm Traffic Safety Committee – CC	20 10:30am IDAG Mtg – Blue Conf Rm 2:30pm Code Compliance Mtg– Blue Rm 3pm Neighbor to Neighbor Mtg – Side Conf Rm 5:30pm Traffic Safety Committee – CC	21	22 10am – 2pm ABOP–PW Yard
23	24	25 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	26 10am Parks Dept Staff Mtg – Side Cf Rm 2pm Labor Negotiations – Side Conf Rm 5:30pm Water District Board Mtg – CC TV	27 9am Creative Housing Solutions – Blue – Conf Rm 11am Staff Homeless Population Mtg – – Blue Conf Rm 2:30pm Code Compliance Mtg– Blue Rm 5:30pm ARB Mtg – CC (Tentative)	28	29
30	3pm Council Closed Session – CC & Blue Conf Rm 5:30pm City Council Mtg–CCTV					

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
17-1865-CON	Arvand Sebatian	751	Olive Street	Rehab burnt SFD and 328 s.f. addition	Submitted 3/29/2017. Under review.	Marysol	1	
17-1863-CUP/CDP	Selfridge	5596	Calle Arena	Add'n to SFD, garage	Submitted 3/22/17, in review.	Lucy	1	
17-1863-CON	Russ Salzgeber	447	Concha Loma Drive	Concept review of LLA & construct new SFD w/ detached 2nd unit	Submitted 3/23/27. Under review.	Nick	1	
17-1860-CUP/CDP	Thom Vernon	502	Maple Avenue	Structureal repairs to nonconforming garage structures	Submitted 3/13/17. Under review.	Nick	1	
17-1857-FENCE	Tom Kenny	4292	Carpinteria Ave	New Fence (wall)	Submitted 2/10/2017, "Incomplete" 2/23/2017; waiting for add'l materials from applicant (due 4/23/17).	Lucy	2	Yes
17-1856-TPM/VAR/CDP	De Alba Family Trust	5031	Foothill Road	Lot Split	Submitted 2/9/17. Incomplete 3/6/17.	Nick	2	
17-1853-CUP/ARB	Julie A. Castiglia	946	Concha Loma Drive	SFR Addition/Remodel	Submitted 2/1/2017, ARB Preliminary Approval 3/16/17, waiting for additional materials from applicant before scheduling PC (due May 1).	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; waiting for additional materials from applicant (due 4/20/17).	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. Resubmittal 2/3/2017. Incomplete 2/15/2017. Awaiting resubmittal.	Marysol	2	Yes
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. Concept ARB 3/16/17.	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	
16-1836-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	
17-1864-ARB	City of Carpinteria		Linden Ave & Carpinteria Ave	Downtown "T" landscape retrofit	Submitted 3/29/17, under review. To ARB 4/13/17.	Nick	3	
17-1858-DP/CDP	Anthony Segall & Deborah Dentler	5157	Eighth Street	SFR Demo/Rebuild	Submitted 2/13/2017, Complete 3/7/17, ARB Preliminary Review scheduled for 3/30/17.	Lucy	3	
17-1855-ARB	Judy Sirianni	1150	Vallecito Road	Remodel and addition	Submitted 2/8/2017. IDAG 3/16/2017. Complete 3/9/2017. To Prelim ARB 3/30/2017.	Marysol	3	
16-1844-DP/CDP	Sunburst Wines	5080	Carpinteria Ave	New retail wine bar	Submitted 10/13/16. Incomplete 11/4/16. Prelim ARB 3/16/17, cont'd to 3/30/17.	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 March 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	855-865	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 11/2/2016. To PC 4/3/2017.	Marysol	5	
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. Prelim ARB approval 3/16/17. To PC 5/1/17.	Nick	5	Yes
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 ib 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. To Final ARB 4/13/17.	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	

15-1798-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. To CC for Final Map acceptance 4/24/17.	Nick	7	
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/TP	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 approved 2/16/2017. Complete 2/17/2017. Director Approval 3/6/2017.	Marysol	10	
17-1851-SIGN	Montana Avenue Capital Partners	6303-6309	Carpinteria Avenue	Sign Permit - Sign Program for Carpinteria Corporate Center	Submitted 1/18/2017. Prelim ARB approved 3/16/2017. Resubmittal pending for Director level approval.	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	

15-1785-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. Site improvements underway.	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	
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	
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. Approved 2/23/2017. BP issued 2/23/2017. Under construction 3/30/2017.	Marysol	14	
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, under construction.	Nick	14	
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	
14-1729-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 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	
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. BP issued 11/16/2016.	Marysol	15	
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	15	
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. Completed.	Nick	15	

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. Completed.	Steve	15	
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. File Closed; project never completed.	Shanna	15	
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	15	



Permit Report

3/1/2017 - 03/30/2017

Permit #	Permit Date	Site Address	Owner Name	Project Description	Valuation	Status	Issued Date	Code Compliance Violation	Fire Permit Required
11989	3/29/2017	4506 La Tierra Lane	SALINAS, BERNARDO CRUZ	Remove existing non-permitted storage room located at rear of the residence. Remove 6 ft wood fence and replace with a 3 ft wood fence.	2,500	Issued	3/29/2017	Yes	
11988	3/28/2017	5455 Eighth St #50	DAVIS, ROD S	Expose plumbing in wall for existing washer/dryer. Remove drywall and then install new drywall. Washer/dryer located in first floor pantry. [Code Compliance Case, request to permit as-built unpermitted installation]	2,000	Issued	3/28/2017	Yes	
11987	3/27/2017	6307 Carpinteria Avenue	Carp Two, LLC	Demolish approximately 5,000 sf of interior non-bearing walls and doors, including roof top units and misc. plumbing and electrical.	25,000	In Review Building			
11986	3/27/2017	4565 Chapparal Drive	COPELAND FAMILY TRUST 12/3/99	Tear off existing roof on flat roof and install Lifetime Composition. 27 squares	12,080	Issued	3/27/2017		
11985	3/22/2017	4650 Carpinteria Ave.	LAVENDER BLUE, LP	Tenant Improvement: create partitions and (2) 1-hour Fire-rated walls to create 4 commercial spaces: 4650#A (vacant) and #B (Manager's office) and #4660 (fitness studio, approximately 4-8 people per class), #4670 (offices).	5,600	In Review Planning		Yes	

11984	3/22/2017	1088 Linden Ave #B	OMAHONEY JERI L	Bypassed underground leak on gas line. Rerouted under house (approx. 15 feet)	2,000	Final	3/22/2017		
11983	3/22/2017	1111 Vallecito Road	CARPINTERIA COMMUNITY CHURCH	Repair of gas distribution system.	15,916	Issued	3/22/2017		
11982	3/21/2017	4652 Fourth	TIM FINNIGAN		5,000			Yes	
11981	3/21/2017	5455 Eighth St # 5	RAMIREZ, ABEL	Check and confirm that former owner's washer and dryer plumbing has been removed and sealed properly	600	Final	3/21/2017	Yes	
11980	3/20/2017	1225 Franciscan Ct #2	EVANS 1990 FAMILY TRUST	Kitchen remodel, relocate sink, new cabinets	7,500	Issued	3/27/2017		
11979	3/16/2017	4312 La Quinta Drive	HUERTA, DIANE M LIVING TRUST	Remove gravel roof and install PVC. 7 squares.	6,230	Issued	3/16/2017		
11978	3/15/2017	5529 Calle Arena	WEINBERG FAMILY TRUST 10/24/90	Solar, 12 panels, 3.54 kw, 180 sq. ft.	5,300	Issued	3/16/2017		
11977	3/13/2017	6267 Carpinteria Ave	6267 CARP AVE LLC	Remove and replace (2) existing Raypak boilers with (2) new Raypak boilers. replace in same location. Re-connect to existing utilities.	35,900	Issued	3/20/2017		
11976	3/10/2017	6303 Carpinteria Avenue	6303 CARPINTERIA AVENUE, LLC	35,500 sq ft interior tenant improvement, remodel (E) restrooms, install new skylights	1,200,000	In Review Planning			Yes
11975	3/9/2017	4315 La Quinta Drive	RIFE, ELAINA	Change out 50 gallon water heater in the same location. (Laundry room)	1,552	Issued	3/9/2017		
11974	3/7/2017	1474 Camellia Circle	NOBBE, RALPH W/SHARADI L REVOCABLE TRUST 8/8/12	Installation of flush roof mounted p.v. panels 5,040 KW.	11,088	Issued	3/13/2017		

11973	3/6/2017	1301 Vallecito Road	STRICKLAND, JOE	Add a french door on the west side of the residence (remove two windows). Add an 88 square foot deck and pergola.	10,000	In Review Building			
11972	3/6/2017	5324 Star Pine Road	PITTERLE, BRYN	French door addition to dining room at existing window. Frame out existing single wall	1,500	Issued	3/7/2017		
11971	3/1/2017	1471 Andrea Street	WEBER, GEORGE CHARLES	Remove existing comp shingl roof and install new 30 year comp class A shingles.	8,800	Final	3/1/2017		

Total Records: 19

3/30/2017