

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: 06/29/17**

JULY 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 June 5, 2017.

6. NEW PUBLIC HEARING

**Segall/Dentler Residence Demolition/New SFD
Project 17-1858-DP/CDP**

Planner: Lucy Graham

Hearing on the request of David Ferrin of Arketype Architects Inc., agent for Anthony S. Segall and Deborah Dentler, to consider Project 17-1858-DP/CDP (application filed February 13, 2017) for approval of a Development Plan and Coastal Development Permit to allow the demolition of an existing single-story residence, the construction of a new 2,034 square foot two-story house with 921 square feet of patios and decks under the provisions of the Planned Residential Development (PRD) Zone District; and to approve an Exemption pursuant to §15302, §15303 and §15304 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-321-012, addressed as 5157 Eighth Street.

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

7. OTHER BUSINESS

- a.** Request for a determination that the City's Capital Improvement Plan (CIP) is consistent with the General Plan and Coastal Plan of the City of Carpinteria pursuant to Government Code §65401.
- b.** According to Section 2.32.040 of the Carpinteria Municipal Code, the Planning Commission shall elect a chair and vice-chair from among its members at its first regular meeting after July 1st of each year.

8. MATTERS PRESENTED BY COMMISSIONERS

9. DIRECTOR'S REPORT

- a. Distributed Information
 - i. Action Minutes of the Architectural Review Board meeting of May 25, 2017 and June 15, 2017
 - ii. City calendar for the month of July 2017
 - iii. Community Development Project Status Report as of June 29, 2017
 - iv. Construction Permit Report as of June 29, 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., July 13, 2017. The next regular Planning Commission meeting will be held on Monday, August 7, 2017 at 5:30 p.m. in the Council Chamber.

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

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the Community Development Department by email at lorenae@ci.carpinteria.ca.us or by phone at (805) 755-4410 or the California Relay Service at (866) 735-2929. Notification two business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

CALL TO ORDER and ROLL CALL Chair Moyer called the meeting to order at 5:30 p.m. Commissioners Present: John Moyer, Chair David Allen Jane L. Benefield John Callender, Vice-Chair Glenn La Fevers Others Present: Steve Goggia, Community Development Director Nick Bobroff, Senior Planner Lucy Graham, Associate Planner Approximately 3 interested persons	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair Moyer called for the flag salute.	PLEDGE OF ALLEGIANCE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR a. Minutes of the regular Planning Commission meeting held May 1, 2017 MOTION Upon a motion by Commissioner Benefield, seconded by Commissioner Callender, the Planning Commission voted 3-0 (Benefield, Callender and Moyer voted yes; La Fevers and Allen abstained) to approve the minutes of the regular Planning Commission meeting held May 1, 2017 as presented.	CONSENT CALENDAR
NEW PUBLIC HEARING a. Castiglia Residence Addition/Remodel Planner: Lucy Graham Project 17-1853-CUP/CDP Hearing on the request of David Rhea of Residential Design Works, agent for Julie Castiglia, to consider Project 17-1853-CUP/CDP (application filed on February 1, 2017) for approval of a Conditional Use Permit and a	NEW PUBLIC HEARING

Coastal Development Permit to allow an interior remodel and addition of approximately 750 square feet to a single-family residence and structural alterations to an existing nonconforming portion of the structure within the required rear yard setback under the provisions of the Single Family Residential (6-R-1) Zone District; and to approve an Exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-292-017, addressed as 946 Concha Loma Drive.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Allen recused himself due to his home's close proximity to the site.

Associate Planner Lucy Graham presented the staff report. She said staff was recommending adoption of Resolution PC-17-006. She provided additional details about the project in response to commissioners' questions.

PUBLIC HEARING OPENED

Chair Moyer opened the public hearing at 5:45 p.m.

David Rhea, project architect, explained that the entry way was kept low because redoing it would result in more of the house needing to be remodeled. He also said they are trying to get a permit for a 6-foot hedge, because the house is located on a corner and the hedge keeps lights out. Regarding adding outdoor lighting, he said it is not a big deal.

Phil Castiglia, son of Julie Castiglia, said if the hedge comes down that the view would be of the medical offices. He asked for leniency and a creative way to retain it. He said headlights can be seen as cars approach and it's a nice sound barrier. He said his mom feels safe, but if the hedge was 3-feet that everyone would be looking into her windows.

PUBLIC HEARING CLOSED

Chair Moyer closed the public hearing at 5:55 p.m.

Community Development Director Steve Goggia clarified that the fence/hedge height is included in this CUP and an additional permit would not be needed.

Commissioner La Fevers commented that he appreciates the upgrade to the house and is glad the Commission is not debating size, bulk and scale. He expressed support for the higher elevation of the hedge facing the medical building but suggested dropping it down some. He said the hedge on the westerly side at four feet will provide screening from the busy street, open

the property up for views outside and provide screening from the lights. Regarding the front entry, he said he relies on the ARB for guidance regarding architectural features. He said he supports the applicant's intent to keep the remodel simple and would like the ARB to look at ways to accomplish its goals with minimal impact.

Chair Moyer said the project is a nice improvement to existing housing stock and expressed his support. He said the front of the house is not defined and suggested some definition like a small gable. He described the hedge as ugly but said he understands what they are trying to do.

Commissioner Benefield suggested that the hedge on the right be cohesive with the gate (have them blend). She said the entry way is not an issue for her and the ARB does not need to push that.

Commissioner Callender expressed support for the project. He made the following statements: Regarding the entry, he understands where the ARB is coming from but is sympathetic that a gable would be expensive. A lower hedge would be sufficient to address the street lights issue but he is uncomfortable with it as a solution, because it conflicts with General Plan policies for friendly and walkable neighborhoods. He'd be looking to see how much lowering is acceptable to the property owner (6 feet would be good), and 4 feet on the right would be a good thing. He'd be okay with it if we could come close to a meeting place between the applicant and the ARB and City. He would have a hard time voting in favor of the project with all the conditions, and there is a heavier burden on the applicant than he would be happy to make.

MOTION

Commissioner La Fevers moved that they approve the project in accordance with the conditions and the resolution attached by staff, including the findings and motion in regards to the entry way, that the applicant go back to the ARB to discuss possible minor variations to the entry way that could help define it further, with those details to be worked out between applicant and ARB. With regards to the hedge, the easternmost portion, the height should be brought down to maintain the screening of the medical building, at somewhere in the range of 8 feet (would be up to ARB). The rest of hedge should come down to 4 feet, including the gate, to open up the parcel on the western side. Details with regards and exact dimensions of hedge on eastern side would be up to applicant to work out with ARB and staff.

Commissioner Callender seconded the motion. Commissioner Benefield stated that she did not want to give the ARB a height number for the hedge on the eastern side.

MOTION AMENDED

Commissioner La Fevers amended the motion to state that the height of the hedge be left up to the ARB for the purpose of screening. Commissioner Callender seconded the amended motion. Motion passed 4-0 (Benefield, Callender, La Fevers, and Moyer voted in favor).

Commissioner Allen rejoined the meeting at 6:17 p.m.

b. Selfridge Residence Addition/Remodel
Planner: Lucy Graham
Project 17-1862-CUP/CDP

Hearing on the request of Martha Selfridge, owner and applicant, to consider Project 17-1862-CUP/CDP (application filed on March 22, 2017) for approval of a Conditional Use Permit and Coastal Development Permit to allow for an interior remodel and addition of approximately 185 square feet to an existing single-story single-family residence and nonconforming one-car garage under the provisions of the Single Family Residential (6-R-1) Zone District; and to approve an Exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-381-017, addressed as 5596 Calle Arena.

Associate Planner Lucy Graham presented the staff report. She said staff was recommending adoption of Resolution PC-17-007 thereby approving the project.

PUBLIC HEARING OPENED

Chair Moyer opened the public hearing at 6:26 p.m.

Martha Selfridge, owner/applicant, said the hedge is for privacy and when she purchased the home it surrounded the entire lot. She explained that the parked cars are what makes it hard to see when exiting the driveway, not the hedge. She said she is okay with reducing the hedge next to the driveway to 3 feet.

PUBLIC HEARING CLOSED

Chair Moyer closed the public hearing at 6:30 p.m.

MOTION

Upon a motion by Commissioner Benefield, seconded by Chair Moyer, the Planning Commission voted unanimously to approve the resolution and

CUP/CDP request for the property at 5596 Calle Arena to remodel the property and expand the garage into the already existing non-conforming configuration.

c. Omni Catering Storage Buildings
Planner: Nick Bobroff
Project 16-1837-DP/CDP

Hearing on the request of Shawn Godkin, agent/architect for Sarah Dandona, Omni Catering, to consider Project 16-1837-DP/CDP (application filed August 4, 2016) for approval of a Development Plan and Coastal Development Permit to allow the construction of a screened equipment storage area comprised of three prefabricated "roll-off" containers under the provisions of the Central Business (CB) Zone District and to approve an Exemption pursuant to §15303 and §15304 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-253-001, addressed as 4835 Carpinteria Avenue.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Chair Moyer disclosed that he viewed the property yesterday.

Senior Planner Nick Bobroff presented the staff report. He said staff was recommending approval of the project as submitted. He provided additional details about the project in response to commissioners' questions.

PUBLIC HEARING OPENED

Chair Moyer opened the public hearing at 6:44 p.m.

Shawn Godkin, agent/architect for Omni, shared that the catering is mostly for weddings and a new client is the Pacifica Graduate Institute. Regarding working towards the City's goal of a more visitor-serving business at the location, he said they are open to discussions about it.

PUBLIC HEARING CLOSED

Chair Moyer closed the public hearing at 6:50 p.m.

Commissioner Benefield commented that containers are her least favorite way to store things and she hopes they will be well-maintained.

Mr. Bobroff explained that the zone district and the 150-foot deep lot allows for more flexibility to accommodate the use of storage containers. He said there had been no complaints from neighbors about the property.

Commissioner Allen noted that many jurisdictions only investigate issues if

a complaint is received. He encouraged the public to call the City to address issues and said identities are kept private. MOTION Upon a motion by Commissioner La Fever, seconded by Commissioner Benefield, the Planning Commission voted unanimously to adopt Resolution PC-17-005 thereby approving the Development Plan and Coastal Development Permit to allow the construction of a 560 square foot screened equipment storage enclosure at 4835 Carpinteria Avenue.	
OTHER BUSINESS According to Section 2.32.040 of the Carpinteria Municipal Code, the Planning Commission shall elect a chair and vice-chair from among its members at its first regular meeting after July 1st. Due to vacation scheduling conflicts, the Planning Commission decided to postpone the election until all commissioners could participate in the process. Commissioner Allen said he would be unable to attend the General Plan Update meeting in July. The meeting is scheduled for July 19th at City Hall at 5:30 p.m. and the public is encouraged to attend.	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield asked for information on the CDD's routine for providing feedback to a person filing a complaint. Commissioner Callender encouraged all to view videos he has been posting on YouTube about sea level rise. He said he is trying to foster a wider discussion in the community about the topic.	MATTERS PRESENTED
DIRECTOR'S REPORT a. Distributed Information i. Action Minutes of the Architectural Review Board meeting of May 11, 2017 and May 25, 2017 ii. City calendar for the month of June 2017 iii. Community Development Project Status Report as of May 31, 2017 iv. Construction Permit Report as of May 31, 2017	DIRECTOR'S REPORT

DRAFT

Community Development Director Steve Goggia reviewed the distributed information. Among other things, he announced that a mural by John Wullbrandt is coming to Carpinteria and will be located at Carpinteria and Linden Avenue facing the bank parking lot. Upon request, Senior Planner Nick Bobroff provided a status update on the 150-room hotel project on Via Real. He explained that a drainage ditch on the property with willows qualified as a wetland, and a discussion about revisions will be taking place due to a required 100-foot setback.	
ADJOURNMENT - Chair Moyer adjourned the meeting at 7:20 p.m. ATTEST: _____ Chair, Planning Commission _____ Secretary, Planning Commission	ADJOURNMENT

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: July 3, 2017

ITEM FOR CONSIDERATION

Segall/Dentler Residence
17-1858-DP/CDP

Request for a Development Plan and Coastal Development Permit to demolish the existing single family residence and construct in its place a new two-story 2,034 square foot single family residence. The existing 520 square foot detached garage located partially within the required rear setback would be remodeled and integrated into the new project.

Report prepared by: Lucy Graham, Associate Planner
Community Development Department


SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department


SIGNATURE

Owner: Anthony R. Segall & Deborah Dentler

Applicant: David Ferrin, Architect

Project Location: 5157 Eighth Street

APN: 003-321-012

Zoning: Planned Residential Development
(PRD-20)

General Plan Designation: Medium Density
Residential (MDR)



I. RECOMMENDATION

Staff recommends the Commission adopt Resolution PC-17-008, thereby approving Project 17-1858-DP/CDP to allow the demolition and replacement of the existing single family residence with a new two-story 2,034 square foot single family residence, and a remodel of the existing 520 square foot garage located partially within the required rear setback.

II. PROPOSED PROJECT DESCRIPTION

Development Plan: The proposed project would demolish an existing 1,416 square foot single-story house, build a new 2,034 square foot two-story house with three bedrooms and two bathrooms, and remodel an existing 520 square foot two-car garage to include a green roof and solar panels. The proposed residence's 921 square feet of new exterior patios and decks would include a front porch, a back patio, and a second-floor deck, split between the front, rear, and west elevations respectively. Maximum height of the residence, as measured from the lowest finished grade at the front of the residence to the top of the highest ridge would be 21 feet seven inches. The garage near the east property line would be remodeled with a garage door replacement, new dormer window, and new siding to match the new residence. A second garage on the property crosses the west property line and is not being affected by this proposal.

The project proposes to landscape the property using native and/or drought-tolerant plants and will add three trees to the site. Storm water management measures will consist of dispersing runoff onsite, replacing a portion of the driveway pavement with permeable pavers, and installing a bioretention gravel bed. The existing sandstone front wall (circa 1900) will remain and be protected in place. The front porch roof, as proposed, would extend six feet into the required front setback and will therefore require approval of a Modification.

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

Plans are attached as Exhibit 1, Attachment B. Photos of the story poles, which were left in place from March 2017 until July 2017, are included as Exhibit 2. Public comment letters received to date are included as Exhibit 3.

III. BACKGROUND

Site Characteristics and Background

Property Setting

The project site is located on the south side of Eighth Street, between Maple Avenue and Walnut Avenue. The 6,649 square-foot lot is developed with an existing one story single-family residence of 1,416 square feet with a front porch of 110 square feet and two detached garages located partially within the rear setback.

The 350-square foot garage to the west straddles the western property line and is in shared ownership with 5139 Eighth Street. There are reciprocal easements allowing both property owners use of the driveway to access the garage. The 520-square foot garage to the east is entirely on the applicants' property and is used as the main garage for this property. There is a shared ingress/egress driveway easement with the condominium development at 5175 Eighth Street allowing for vehicular access to the garage.

A low sandstone wall runs along the street frontage of several of the properties on this block of Eighth Street, including the subject property. A recent phase I historic resources report prepared for the project by Post/Hazeltine Associates found the sandstone wall to be a significant historic resource, although the existing house was not deemed so as a result of additions to the structure in the 1980s and changes to most of the original fenestration. As stated previously, the sandstone wall is proposed to remain and be protected in place, consistent with the recommendations of the historic resources report.

The project site is located in the Downtown/Old Town Neighborhood (Community Design subarea 2). The area exhibits a mix of housing types and sizes. Immediately adjacent to the subject property is a two-story three-unit condominium building to the east, single-family cottage-style homes to the west and south and a lot to the north, across Eighth Street, developed with a duplex and a single-family home.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation.

Legal Nonconforming Status

The subject property is legal nonconforming with respect to the side setback requirement of the PRD zone district. There are two garage structures at the rear of the property, one of which crosses the west property line. No structural changes to that building are requested as part of this project; if structural changes are required or proposed at a later date however, a Conditional Use Permit will be required.

Architectural Review Board (ARB)

Preliminary Review

In March 2017, the project was reviewed by the ARB for preliminary review of the project. Staff presented an overview of the proposed project. The proposed new structure is a two-story single-family dwelling, mid-century modern in style, with a nearly flat butterfly roof and exterior decking. A new front porch and eastern rear yard wall would be designed to visually relate to the existing historic wall along the property's frontage. Proposed exterior finishes include dark ipé wood, painted plaster and wood siding, concrete and stone accents, and thermoplastic polyolefin (TPO) roofing. Colors proposed consist of earth tones, including brown, ivory and orange accents.

The original proposal included a plan to remodel the garage at the rear of the property on the east side, such that the existing garage door facing to the north would have been closed off and a new garage door installed on the eastern wall of the garage. An expanded access easement across the neighboring condominium development's driveway would have been required to provide sufficient maneuvering access into the remodeled garage.

The applicant presented the project to the Board and noted that the proposed porch encroachment into the front setback generally aligns with neighboring residences. The project architect presented additional information on the design and water-/energy-efficient features of the project as well as

steps taken to address neighbor's privacy concerns, such as the use of a high railing for the second floor deck and frosted glass and strategic window placement on the building's side elevations.

Public comment on the project consisted of mixed neighbor comments from Paul Edmunds, Donna Schroeder, Phylene Wiggins, and Christine Culver.

Boardmembers expressed general support for the project, including the overall design and massing, semi-flat roof, window placement, and front porch. Suggested changes to the project were a different shade of orange (or altogether different accent color) and a different tree and plantings in the front yard and parkway. The Board recommended preliminary approval of the project to the Planning Commission with the following comments:

- Applicant should revise the proposal to add an oak tree to the front yard and more appropriate plantings for the parkway; and
- The orange accent color proposed should be replaced with a different shade of orange or a different color.

Copies of the Minutes from the March 30, 2017 ARB Meeting are attached as Exhibit 4.

IV. ENVIRONMENTAL

This project is categorically exempt from environmental review pursuant to Sections 15302 [Replacement or Reconstruction] and 15304 [Minor Alternations to Land] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 2 Categorical Exemptions consist of construction and location of limited numbers of new, small facilities or structures. Class 4 Categorical Exemptions consist of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

In light of the existing residence's age and character, as well as the sandstone wall along the street frontage, a Phase I Historic Resources report was prepared to evaluate the existing structures for any historical significance pursuant to the City's CEQA Guidelines and Environmental Thresholds. The report found that despite the age of the cottage, it lacked sufficient integrity to qualify as a significant historic resource. The sandstone wall, however, was deemed a significant historic resource and any proposal to alter the wall would require a Phase 2 Historic Resources Report. As the project proposes no changes to the wall and the project is otherwise consistent with the above-described CEQA Guidelines, an exemption is appropriate.

For more detail, see the attached Notice of Exemption, included as Exhibit 5.

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.

Project Revisions

The original project proposal included a plan to remodel the garage at the rear of the property on the east side, such that the existing garage door facing to the north would have been closed off and a new garage door installed on the eastern wall of the garage. An expanded access easement across the neighboring condominium development's driveway would have been required to provide sufficient maneuvering access into the remodeled garage. The expanded easement was not obtained, so the project was revised to maintain the garage door in its existing location on the north side of the garage and to add permeable pavers to a portion of the rear yard to allow for access to the garage.

Some project revisions were made in response to the ARB's comments from the March 30, 2017 meeting. The Board voted to recommend approval of the project with comments that the applicant should revise the proposal to add an oak tree to the front yard and more appropriate plantings for the parkway and replace the orange accent color proposed with a different shade of orange or a different color.

The revised plans show the oak tree proposed for the front yard as well as clustered plantings to allow for pedestrian-friendly access, and the orange accent color proposed for the project was changed to a darker orange as recommended by the ARB. An adjacency privacy study was also added to the revised plan sets to demonstrate how privacy issues with neighbors to the east were minimized.

Zoning Code Requirements

The subject property is zoned PRD-20, as is defined in CMC §14.14, Planned Residential Development District. This zone district provides for a mix of residential uses and densities (up to 20 units per acre). The proposed use of the property for one unit is a permissible use subject to the approval of a Development Plan and Coastal Development Permit.

The following table lists the project's conformance with the applicable PRD zone district development standards.

Standard	Requirement/Allowance	Proposal
Setbacks		
Front*	50 feet from centerline of street or 20 feet from property line, whichever is greater.	<i>Residence:</i> 55 feet from centerline of street and 20 feet from property line. <i>Porch:</i> 49 feet from centerline of street and 14 feet from property line.
Side (East)	5 feet min.	<i>SFD:</i> 11 feet <i>Garage:</i> 5 feet
Side (West)**	5 feet min.	<i>SFD:</i> 11 feet <i>Garage:</i> 0 feet
Rear***	15 feet min.	<i>SFD:</i> 53 feet <i>Garage:</i> 5 feet
Height	30 feet	21 feet 7 inches
Building Coverage	50% max. (3,325 square feet)	36% (2,392 square feet)
Open Space	20% min. (1,330 square feet)	41% (2,723 square feet)
Density	3 units max.	1 unit
Parking	2 garage spaces	2 garage spaces

*See Setback Modification discussion below.

**See Legal Nonconforming discussion below.

***See Accessory Structure discussion below.

Setback Modification

The proposal includes a request for a Modification to allow for the encroachment of new construction into the required front yard setback. Projections of eaves or ornamental features are allowed to extend up to three feet into a required setback; the applicant, however, is requesting a covered porch that extends six feet into the front yard setback, which will thus require approval of a Modification.

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

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

In order to grant the requested Modification, the Commission must find that the project would result in at least one of the above described public benefits. A case can be made that the project would meet the intent of findings “1” and “3,” providing for a project with additional energy efficient heating and cooling features and a greater open space area than the minimum required. The project proposal includes a solar energy system, low-energy usage design features, and a planted “green” roof on the remodeled garage. The amount of open space provided with the project is 2,723 square feet, more than twice the minimum required. Much of this landscape area is either located at the front of the lot, or visible from the Eighth Street right-of-way, which will contribute to a pedestrian friendly neighborhood.

Legal Nonconforming Status

The subject property is legal nonconforming with respect to the side setback requirement of the PRD zone district. There are two garage structures at the rear of the property, one of which crosses the west property line. No structural changes to that building are requested as part of this project; if structural changes are required or proposed at a later date however, a Conditional Use Permit will be required.

Accessory Structures

The two existing garages on the property are located within the required rear yard setback. Pursuant to Section 14.50.020(3) of the Municipal Code, accessory structures must conform to the height requirements and the front and side yard setback regulations of the district, but an accessory structure may be located in the required rear yard setback if it is located no closer than ten feet to the principal structure and it occupies no more than forty percent of the rear yard. The legal nonconforming garage to the west, which would not be affected by this project, does not meet the side setback requirement and would therefore require a Conditional Use Permit if structural alterations or expansion were proposed. The garage to the east, which would be remodeled as part of this project, complies with the height limit, meets the side setback requirement and does not occupy more than forty percent of the rear yard.

General Plan/Coastal Plan

The project site has a General Plan/Coastal Land Use Plan designation of Medium Density Residential. The project site is in Design Subarea 2 (Downtown/ Old Town Neighborhood) in the Community Design Element of the City’s General Plan/Coastal Plan and is subject to the following policies:

Land Use Element

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

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

The proposed project involves redeveloping an existing lot to replace the existing single family residence with a new larger residence. The property is properly zoned for, and sufficiently large enough, to accommodate up to three dwelling units. Thus, the proposal to maintain one unit on this property, located within the City's downtown neighborhood, is consistent with the intent of this Objective and Policy to preserve the small town character and encourage revitalization of neighborhoods.

The proposed replacement residence is mid-century modern in design. The new two-story residence would maintain the same building footprint as the existing residence to be replaced, although the new residence would be noticeably taller and larger than the existing single-story cottage. It is acknowledged however, that there are several other larger, two-story structures nearby. Although the proposed style is not prevalent in the City and the nearly flat roof is unique in the immediate surroundings, the architectural design and color scheme is compatible with the neighboring properties, and there are examples of flat roofs on commercial buildings and on residences in other neighborhoods of the city. The proposed design provides ample articulation around the structure for visual interest, with the exception of the western wall which is rather large and uninterrupted. Staff believes the project proposal overall is sensitive to the scale of surrounding homes and generally preserves the small beach town character of this area consistent with the intent of the above Objective and Policy.

Community Design Element

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

The new two-story residence would be five feet seven inches taller and larger than the existing single-story cottage but in keeping with several large, two-story structures in the area. The placement of the structure on the parcel is similar to that of adjacent properties, including the front porch as proposed (which will extend into the front yard setback). The proposed architectural style of mid-century modern is not prevalent in the immediate area, but it was found compatible with neighboring properties by the ARB. The design provides ample articulation around the structure for visual interest, except for the western wall which is rather large and uninterrupted (to buffer the neighboring property). The decks and patios of the project are oriented to the front, western side, and rear of the property and generally minimize privacy impacts to adjacent neighbors. Staff believes the proposed project is generally in keeping with the scale of surrounding homes and the wider neighborhood context, consistent with the intent of this Objective.

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

The project proposes an architectural style known as mid-century modern, which is rare in the immediate vicinity of the property, but it is not unprecedented in the City in commercial developments and some residences. The project also attempts to incorporate design elements from the existing neighborhood as well as the appearance and character of the existing residence. For example, the new residence will make use of board and batten siding, and the sandstone wall along the street

frontage is echoed in the front porch and eastern wall. This architectural treatment contributes to the eclectic but cohesive character of the Eighth Street corridor, consistent with this Objective.

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

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

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

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

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

The new residence would feature a covered front porch, main entry, and low stone wall facing Eighth Street, creating a well-defined front yard and maintaining the pedestrian-friendly nature of the street. The two-car garage, which would provide off-street parking for the residence, is existing and would remain behind the new residence and would not be overly visible from Eighth Street. While the project’s mid-century modern architectural style and nearly flat roof are somewhat unique for the surrounding area, its color scheme, exterior finishes, and scale are complementary to nearby homes, and the roof style minimizes view impacts from adjacent properties when compared with a more traditional pitched-roof structure of a similar size. As designed, the proposed project can be found consistent with the above-prescribed Objective and Policies.

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

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

The proposed project includes new drought-tolerant landscaping in the front yard, an existing historic low height stone wall, and a new covered front porch. The front porch extends six feet into the front setback, which generally matches the building footprint of the existing residence and adjacent residences. These design elements create an attractive, inviting frontage consistent with the intent of the above Objective and Policy.

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

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

Exterior light fixtures are shown on the project plans and renderings. It appears the proposed fixtures are consistent with the City's above-described lighting policies. If approved, the project's lighting will be considered and reviewed by CDD staff and the Architectural Review Board as part of final design review.

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

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

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

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

Consistent with the above Objective and Policies, the proposed residence would be designed to meet or exceed all current energy efficiency requirements of the California Building Code. The project includes a photovoltaic solar electric system on the south side of the roof of the garage, which will provide further energy savings. New landscape and hardscape areas have been designed to utilize drought tolerant, low water-usage plantings, and permeable materials to allow for onsite retention of storm water runoff.

Subarea 2. The Downtown and Old Town

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

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

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

The existing residence is one of several single story cottages built around 1900 on the 5100 block of Eighth Street. The proposed replacement residence is a larger, two story structure that will nevertheless remain a single family dwelling with size, massing and scale appropriate for the neighborhood and the Downtown area. The project will have a well-defined front yard and a pedestrian-friendly front porch. Staff believes the proposed project can thus be found consistent with the above Objective and Policies.

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

Consistent with this Policy, the existing low stone wall in the front yard will remain, set back about one foot from the public sidewalk, with a landscape planting area between the wall and sidewalk; no side yard walls in the front yard setback area are proposed.

CDS2 Implementation Policy 20: *Driveways should be as narrow as practical to make pedestrian use of the sidewalks safer and more pleasant. Parking of vehicles across the sidewalk should be prohibited and enforced.*

The existing driveways and aprons, one to the east and one to the west of the subject residence, are being maintained in their same location. As part of the project, a paved area between the rear of the new residence and the existing eastern garage will accommodate a turn-around so residents can exit the property “head out.” Therefore, the project can be found consistent with this Policy.

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.*

Consistent with the intent of these Policies, the proposed project would maintain the existing number of dwelling units and therefore is not expected to result in any increase to the number of daily trips associated with the existing property. The existing driveway location would be maintained; however, the expanded garage entrance/exit area would improve conditions for residents of the subject property by providing sufficient room for vehicles to turn around and exit the property “head out,” as required by the Municipal Code.

Open Space, Recreation and Conservation Element

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.*

OSC-10-Implementation Policy 52: *Ensure that soil erosion and the off-site deposition of soils is not exacerbated through development.*

The proposed project has been reviewed by the Public Works Department and found to qualify as a Tier I (small) project with respect to the City's storm water requirements. Public Works has reviewed the site-specific storm water control plan prepared for the project and confirmed that it complies with the applicable site design and low impact development measures required of a Tier I project, consistent with the above Policies. These measures include use of permeable hardscape materials throughout, removal of existing impervious surfaces and replacement with new permeable surfaces, and directing downspouts for all structures into adjacent landscape areas.

If approved, the City's standard erosion/sedimentation control and water quality conditions of approval related to construction activities would be included in the project conditions of approval. These measures would require water quality impacts related to construction activities to be accounted for and addressed in the final working drawings prior to issuance of any building/grading permits.

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

As discussed elsewhere in this report, the proposed project can be found consistent with the applicable community design element policies for the downtown neighborhoods: The architectural style, detailing and design elements are appropriate for the site and compatible with the neighborhood setting. The overall scale of the new residence is similar to most of the surrounding residences, the stepped back second floor of the two-story building helps to mitigate the size of the structure so that it better relates to the surrounding development pattern.

Policy OSC-13h: *Plans for development shall minimize cut and fill operations. Plans that do not minimize cut and fill shall be denied.*

The project site is generally flat and presently improved with residential development. The proposed project intends to maintain the existing site conditions. Consistent with this policy, no major grading or cut and fill operations are proposed as part of the project outside of standard excavation and recompaction, and minor re-contouring for drainage purposes. A geotechnical survey was performed on the site, and it was recommended that a geotechnical engineer observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. If the project is approved, this would be included in the project conditions of approval.

Objective OSC-16: *Preserve Carpinteria's cultural resources.*

Policy OSC-16a: *Carefully review any development that may disturb important archaeological or historically valuable sites.*

A low sandstone wall runs along the street frontage of several of the properties on this block of Eighth Street, including the subject property. A Phase I historic resources report prepared for the project by Post/Hazeltine Associates found the sandstone wall to be a significant historic resource, although the existing house was not deemed so as a result of additions to the structure and changes to most of the original fenestration. As stated previously, the sandstone wall is proposed to remain and be protected in place, consistent with the recommendations of the historic resources report. Therefore, the project can be found consistent with the intent of the above Objective and Policy.

Safety Element

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

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

S-1-Implementation Policy 2: *Site specific geotechnical studies are required to more accurately determine the potential for liquefaction. These studies shall be performed prior to new construction and for the retrofit of critical facilities. The studies should include site-specific depth to groundwater and soil composition. Areas having liquefiable sediments should be identified, and structures should be designed to withstand liquefaction.*

According to Figure S-2, Seismic and Slope Stability Hazards, of the City's General Plan/Coastal Plan, the project site is located in an area with a high potential for liquefaction. A site-specific geotechnical study was prepared to more accurately determine the potential for liquefaction risk and identify appropriate construction specifications. The project is required to comply with the recommendations outlined in the site specific geotechnical study in order to ensure consistency with the above Objective and Policies.

Noise Element

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

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

The City's standard conditions relating to construction timing and noise attenuation are included in the recommended Conditions of Approval. The conditions limit construction hours to Monday through Friday, from 7:00 a.m. to 5:00 p.m. The conditions also require construction equipment to be outfitted with standard noise reduction measures and any loud, stationary equipment to be located/buffered so as to not create a nuisance situation for adjacent land uses. These measures would ensure consistency with the above Policies.

Public Facilities and Services Element

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

The proposed project has been reviewed by the Carpinteria Sanitary District, Carpinteria-Summerland Fire Protection District and the Carpinteria Valley Water District. All agencies indicated

an ability to continue to serve the property. Where appropriate, the service providers have provided condition letters which have been included with the City's conditions of approval.

VI. DEVELOPMENT IMPACT FEES

As the project involves replacing an existing single family dwelling with a new single family dwelling, and would not result in a net increase of dwelling units, the project is exempt from payment of the City's Development Impact Fees. However, the project may still be subject to fees from other Special Districts including the Carpinteria Sanitary District, the Carpinteria-Summerland Fire Protection District, the Carpinteria Valley Unified School District and/or the Carpinteria Valley Water District.

VII. ACTION OPTIONS

1. Adopt Resolution PC-17-008, thereby approving Project 17-1858-DP/CDP to grant a Development Plan and Coastal Development Permit, including a Modification to the City's required setback design standards, to demolish an existing 1,416 square foot single-story house and construct in its place a new 2,034 square foot two-story house with 921 square feet of patios and decks, and remodel an existing 520 square foot two-car garage; and adopt the findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to a future Commission hearing.
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-17-008
Attachment A: Findings
Attachment B: Preliminary Plans
Attachment C: Conditions of Approval

Exhibit 2 Story Pole Photographs

Exhibit 3 Public Comment letters

Exhibit 4 March 30, 2017 ARB Meeting Minutes

Exhibit 5 Notice of Exemption

EXHIBIT 1: RESOLUTION

**PLANNING COMMISSION HEARING
PROJECT NO. 17-1858-DP/CDP
July 3, 2017**

Segall/Dentler Residence

RESOLUTION NO. PC-17-008

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CARPINTERIA APPROVING DEVELOPMENT PLAN AND COASTAL
DEVELOPMENT PERMIT NO. 17-1858-DP/CDP FOR DEMOLITION AND
REPLACEMENT OF A SINGLE FAMILY DWELLING WITH A NEW TWO-STORY
SINGLE FAMILY RESIDENCE LOCATED AT 5157 EIGHTH STREET
(APN 003-321-012).**

REQUESTED BY DEBORAH DENTLER & ANTHONY R. SEGALL

WHEREAS, the Planning Commission of the City of Carpinteria has considered an application for a Development Plan filed by David Ferrin; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on (March 7, 2017); and

WHEREAS, the Planning Commission has considered a request for a modification of the zoning district requirement for the front yard setback to allow for a porch roof that extends six feet into the front yard setback as specified in Chapter 14.14.060; and

WHEREAS, the Carpinteria Architectural Review Board has considered the proposed project on March 30, 2017 and recommended preliminary approval; and

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

WHEREAS, the project is exempt from the California Environmental Quality Act under Guidelines Sections 15302 and 15304 as the project includes replacement and reconstruction of existing structures and minor alterations to land; and

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

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

1. The Development Plan is approved making the findings outlined in Attachment A.
2. The Development Plan consistent with the plans shown in Attachment B is approved subject to the conditions set forth in Attachment C.

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

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER(S):

ABSTAIN: COMMISSIONER(S):

John Moyer, Chair

ATTEST:

Steve Goggia, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 3rd day of July 2017.

EXHIBIT 1
ATTACHMENT A: FINDINGS

PLANNING COMMISSION HEARING
PROJECT NO. 17-1858-DP/CDP
July 3, 2017

Segall/Dentler Residence

ATTACHMENT A: FINDINGS

PLANNING COMMISSION HEARING PROJECT NO. 17-1858-DP/CDP July 3, 2017

Segall/Dentler Residence

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 February 10, 2017, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on March 7, 2017. Said application and all related material have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Architectural Review Board at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property.
- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners

within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemptions §15302 [replacement or reconstruction] and §15304 [minor alterations to land]. Class 2 Categorical Exemptions (§15302) allow replacement of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Class 4 Categorical Exemptions (§15304) consist of projects involving minor private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees.

1.3 Development Plan Findings

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

As discussed in the Planning Commission staff report dated July 3, 2017 and hereby incorporated by reference, the project is consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that multiple residential dwellings are listed as permitted uses under the Planned Residential Development (PRD-20) Zoning designation. The General Plan/Coastal Plan designation of Medium Density Residential (MDR) supports this finding. The subject 6,649 square foot parcel could support up to three dwelling units although the project proposes one dwelling unit without requiring any variance or modification from the zone district standards. For these reasons, the above finding can be made.

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

This finding can be made as the subject 6,649 square foot parcel could support up to three dwelling units although the project proposes one dwelling unit without requiring any variance or modification from the zone district standards, and the parcel is outside the Flood Hazard Overlay.

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

The project site is located in a developed urban area and outside the Environmentally Sensitive Habitat Area (ESHA) Overlay. The site does not contain any environmentally sensitive habitat area, or provide any habitat value for endangered, rare or threatened species,

nor does the project have the ability to impact fish or wildlife as it involves the reconstruction of a single family residence on a previously developed residential lot within a developed urban neighborhood. There are no known sensitive resources or native vegetation that would be impacted as a result of this project.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, because the project is an infill development that would replace one existing residence in a developed neighborhood. Standard conditions of approval address any temporary construction impacts of the project and the implementation of storm water best management practices. For these reasons, the project would not cause substantial environmental damage.

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

There are two private easements for ingress and egress on the property, but there are no recorded easements acquired by the public at large for access through the property.

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

The project does not have the potential to adversely affect these services in that these services are currently available to the existing residence and the residences located in the neighborhood surrounding this property. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

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

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

The project involves replacing an existing single family residence with a new single family residence within an urbanized, residential part of the City. The proposed structure is generally compatible with the surrounding development in terms of its size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Beach Neighborhood. Therefore, this finding can be made.

1. *The modification to zoning standards for the front yard setback is necessary to*

accommodate an innovative project which will result in: energy efficient heating/cooling and provision of a larger amount of open space or landscaping than the minimum requirements of the district.

The project includes a solar energy system, low-energy usage design features, and a green roof on the remodeled garage, and the amount of open space provided with the project is more than twice the minimum required. Therefore, this finding can be made.

1.4 Coastal Development Permit Findings

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following findings:

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

The project includes the demolition of an existing 1,416 square foot single-story house, construction of a new 2,034 square foot two-story house, and remodel of an existing 520 square foot two-car garage to include a green roof and solar panels. Maximum height of the residence, as measured from the lowest finished grade at the front of the residence to the top of the highest ridge would be 21 feet seven inches. As discussed in the Planning Commission staff report dated July 3, 2017 and hereby incorporated by reference, the project is consistent with the General/Coastal Plan's applicable Land Use Element, Community Design Element, Open Space Element and Noise Element Objectives and Policies in that the project involves reconstruction of a single family dwelling which fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale. The use of the dwelling will not change.

ATTACHMENT B: PRELIMINARY PLANS

PLANNING COMMISSION HEARING

PROJECT NO. 17-1858-DP/CDP

July 3, 2017

Segall/Dentler Residence



WEST DRIVEWAY



VIEW EAST ACROSS STREET



AERIAL PHOTO KEY



EAST DRIVEWAY



VIEW NORTH ACROSS STREET



VIEW NORTHWEST ACROSS STREET

1

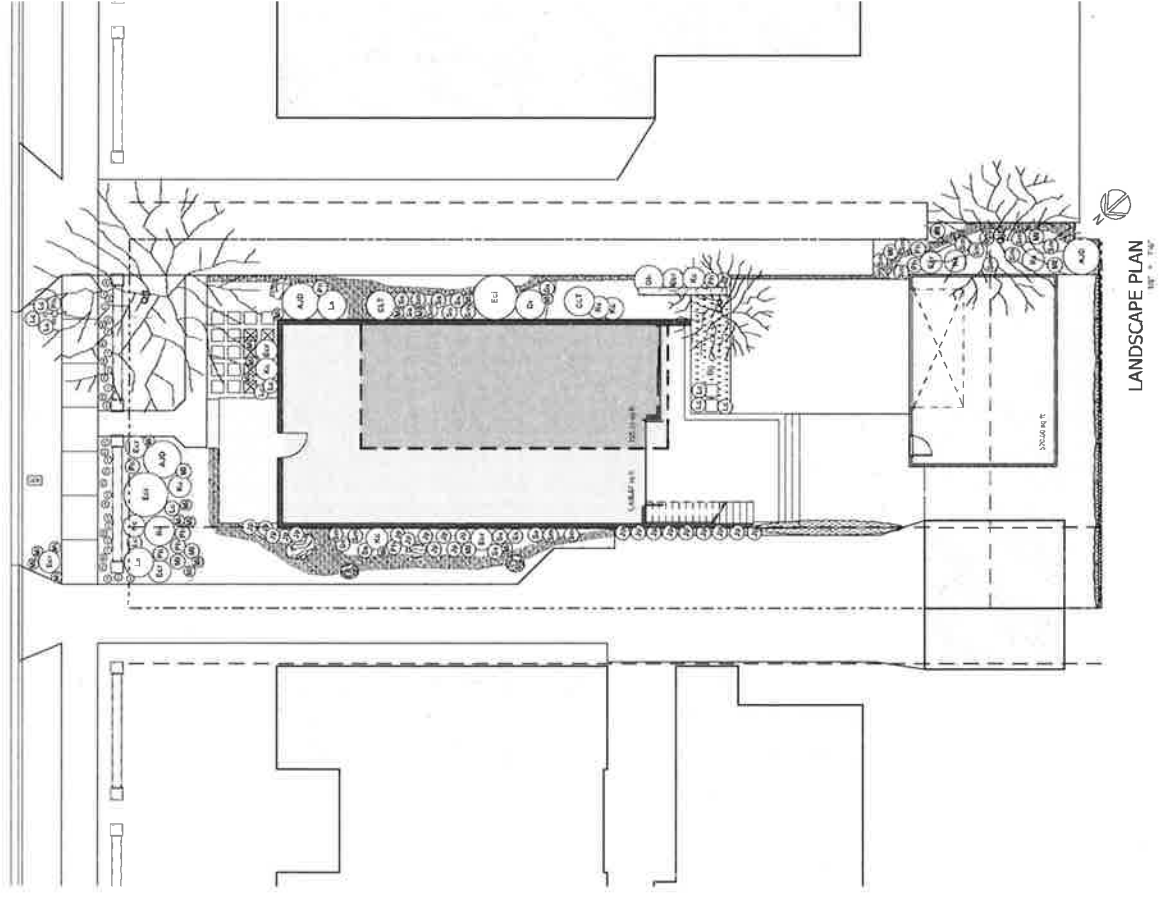
SOUTHWEST VIEW OF PROPERTY



PLANT AND MATERIALS LIST

TREES, TREE-LIKE SHRUBS

Botanical Name	Common Name	Container	Qty	Mature Size	WUCOLS
<i>Cercis occidentalis</i>	Western Redbud	15 GAL	1	15'w x 15'h	Low
<i>Quercus john-ruddii</i>	Tuckers Oak	1 GAL	1	20'w x 20'h	Low
<i>Quercus laevis</i>	Island Oak	5 GAL	1	20'w x 20'h	Low
LARGE SHRUBS					
<i>Artemisia tridentata</i>	John Dumbley Manzanita	1 GAL	2	5'w x 2'h	Low
<i>Ceanothus 'T. Blue'</i>	Mexican Blue	1 GAL	2	4'w x 12'h	Low
<i>Buddleia davidii</i>	Island Bush Poppy	1 GAL	3	4'w x 6'h	Low
<i>Dendromecon rigida</i>	Bush Poppy	1 GAL	3	4'w x 6'h	Low
<i>Eleagnus argentea</i>	Ashy Leaf Buckthorn	1 GAL	3	4'w x 3'h	Low
<i>Lupinus albus</i>	Silver Bush Lupine	1 GAL	2	4'w x 4'h	Low
SMALL SHRUBS					
<i>Eriogonum cicutum</i>	Cornish Buckthorn	1 GAL	7	3'w x 1'h	Low
<i>Koeberlinia</i>	Heartleaf Periwinkle	1 GAL	7	3'w x 3'h	Low
<i>Rosa sp.</i>	Fuchsia-Powered Goodberry	1 GAL	3	4'w x 3'h	Low
<i>Salvia sp.</i>	Hummingbird Sage	4 INCH	12	2'w x 2'h	Low
<i>Symphoricarpos mollis</i>	Creeper Strawberry	4 INCH	16	2'w x 1'h	Low
PERENNIALS					
<i>Ajuncus patens</i>	Blue Rush	1 GAL	22	1.5'w x 1.5'h	Low
<i>Wolffia longifolia</i>	Slender Blue-Winged	1 GAL	7	2'w x 2'h	Low
<i>Polypodium</i>	Polypodium	1 GAL	11	2'w x 3'h	Low
GRASSES					
<i>Blue Grama</i>	Blue Grama	4" or Seed	12'w x 1'w x 1'h	Low	
<i>Cynodon dactylon</i>	Cynodon dactylon	1 GAL	10	2'w x 2'h	Low
<i>Coastal Pines</i>	Coastal Pines	4"	20	1'w x 2'h	Low
VINES					
<i>Celastrus scandens</i>	Celastrus scandens	1 GAL	1	10'-15'	Low
<i>Vitis californica</i>	California Wild Grape	1 GAL	4	10'-15'	Med
SIMULANTS					
<i>Celastrus scandens</i>	Celastrus scandens	1 GAL	28	1'w x 1'h	Low
PLANT & MATERIAL SOURCES					
ANNIES ANNUALS - 1500 S. GATEWAY BLVD. - LOS ANGELES, CA 90007					
LAS PITAS NURSERY - 1500 S. GATEWAY BLVD. - LOS ANGELES, CA 90007					
SUNSHINE NURSERY - 1500 S. GATEWAY BLVD. - LOS ANGELES, CA 90007					
THE THEODORE PINE FOUNDATION - 1500 S. GATEWAY BLVD. - LOS ANGELES, CA 90007					
CRUSHED SHALE: R/L TRUCKING CO. INC. 1500 S. GATEWAY BLVD. - LOS ANGELES, CA 90007					
GROUND MATERIALS					
ORGANIC MULCH (OAK, STANBURY, CHIPS/BARK LEAVES)					
SANDS (ONE GRAVEL BED IN FLOWLINE)					
EXISTING LEACH GRAVEL TO REMAIN					
1" THICK MANHOLE DUST COVER MIN. 3" THICK CRUSHED SHALE (2" FILL AT Joints)					
PERVIOUS CONCRETE PAVING BY ANGELUS BLOCK STONE OR EQUAL					
NATURAL SANDSTONE VINES OVER CONCRETE					
20" HONED CONCRETE CURB SPAT					
20" SQUARE HONED CONCRETE STEP STONE					

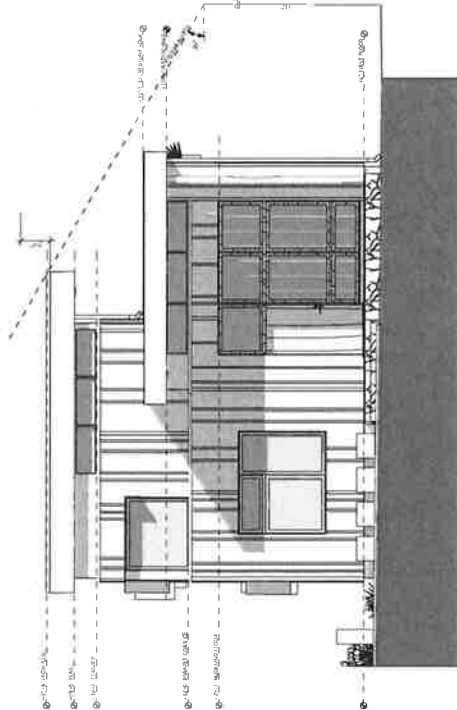


LANDSCAPE PLAN

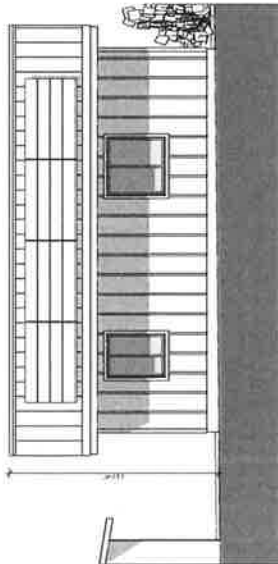


ELEVATION KEYNOTES

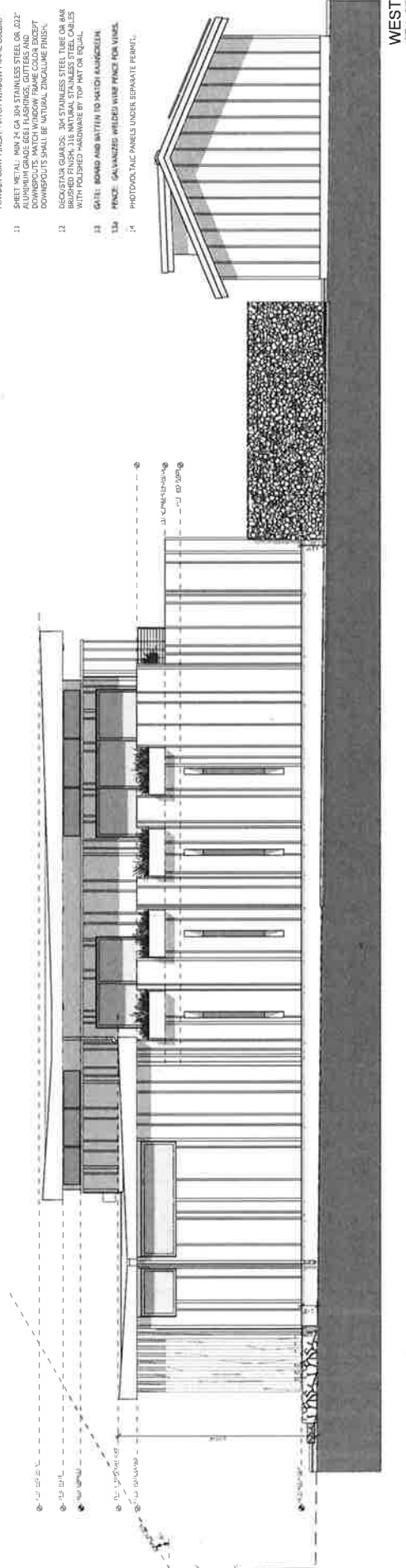
1. ROOFING: CLASS A GAF BURGRAND FREEDOM G2 W/ 120 SELF-ADHERING SINGLE PLY MEMBRANE ROOFING (EER: 1597, UL EIR 1306-01) WITH HEAT WELD JOINTS AT CLEAN/SEAM/RYL WOOD SHINGLING, DARTY FORT 744.
2. METAL ROOFING: 24 GA STANDING SEAM WITH BARE ZINCALUME FINISH, FLASHINGS TO MATCH. 16" OC RUS.
3. EAVES & SOFFITS: HORIZONTAL: EXTERIOR: PLASTER PER MATCH EXISTING. INTERIOR: PLASTER PER MATCH EXISTING. WILLIAMS SWAPPER BRIDGE INTEND. PROVIDE SAMPLE FOR ARCHITECT APPROVAL BEFORE ORDERING.
4. EAVES: PITCHED ROOFS: PRIME AND PAINT DOPESED WOOD SHEDDING AND BATTERS: TO MATCH FASCIA, REPAIR/REPLACE EXISTING AS NECESSARY.
5. FASCIA: EXTERIOR PLASTER: MATCH 02 EAVES & SOFFITS, TO CLOSELY MATCH EXTERIOR 02 EAVES & SOFFITS. REPAIR/REPLACE EXISTING AS NECESSARY.
6. EXTERIOR PLASTER: 7/8" THICK WITH INTEGRAL METAL LATH 1/2 LAYERS GRADE 17 PAPER 20/30 FINE SAND MATCH SHIRWIN WILLIAMS SW-258 MEDIO DORNO.
7. WOOD BANSCHER: RANDOM VERT VARIABLE SIZE R/L BATTERS OVER 19/32" 11-11 NO GROOVE SHIP LAP JOINT SCATCH-SAND R/L K/NOOD, APPLY HOZ2 OVER 2/2 BATTERS OVER 19/32" 11-11 NO GROOVE SHIP LAP JOINT BARKER, FULL BODY STAIN, SHIRWIN WILLIAMS SW-014 SHERATON SAGE AND BATTERS SW-7735 PALM LEAF.
8. WOOD SIDING: EXISTING BOARD AND B/ OIC BATTEN SIDING, REPAIR AND REPLACE AS NEEDED, PAINT TO MATCH 12 WOOD BANSCHER.
9. CONCRETE: NATURAL COLOR, VERT FACE USE 8" NOMINAL BOARD FORM, HORIZ SURFACES USE FINE SAND FINISH.
10. STONE: NATURAL STAMSTONE WALL OR PATO FRIER, MATCH COLOR/PATTERN/JOINT OF EXISTING FRONT WALL.
11. GARAGE DOOR: PAINT TO MATCH FASCIA.
12. CONVENTIONAL WINDOWS AND EXTERIOR GLASS DOORS: FRAMES MATCH ANDERSEN SERIES 100 COLOR COCOA BEAN, SEE WINDOW DOOR SCHEDULES AND DETAILS.
13. FRAMELESS GLASS PANEL: DOOR: COVERGLASS NATURAL ANODIZED ALUMINUM HARDWARE, LOW IRON GLASS.
14. PREFAB PLANTER: 46" 18" 18" "NICE" PLANTER, ORANGE.
15. SHADOW BOX/SHADE CANOPY: WELDED METAL WITH MARINE GRADE POWDER COAT FINISH, MATCH WINDOW FRAME OR PREFAB PLANTER COLOR AS SHOWN.
16. CORNICE: METAL RECESSED REVEAL WITH MARINE GRADE POWDER COAT FINISH, MATCH WINDOW FRAME COLOR.
17. SHEET METAL: MIN 24 GA 304 STAINLESS STEEL OR .022" ALUMINUM GRADE 6061 FLASHINGS, GUTTERS AND DOWNSPOUTS SHALL BE NATURAL ZINCALUME FINISH.
18. BACKSTOP GUARDS: 304 STAINLESS STEEL TUBE OR BAR, BRUSHED FINISH, 316 NATURAL STAINLESS STEEL CABLES WITH POLISHED HARDWARE BY TOP HAT OR EQUAL.
19. GATE: BOARD AND BATTEN TO MATCH KANSASCIUM.
20. FENCE: GALVANIZED WIRE FENCE FOR VINES.
21. PHOTOGRAPHIC PANELS UNDER SEPARATE PERMIT.



NORTH



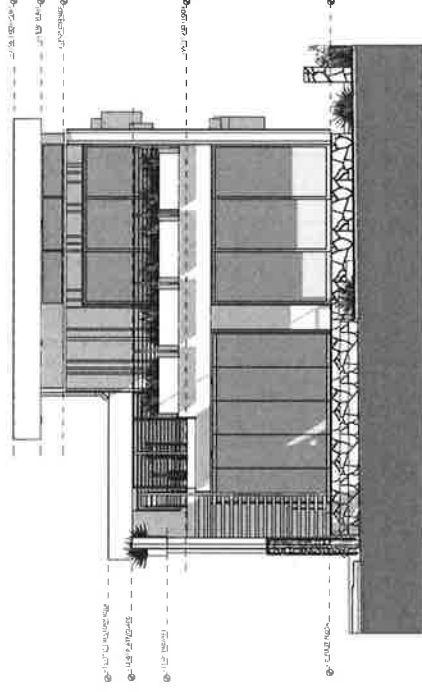
SOUTH GARAGE



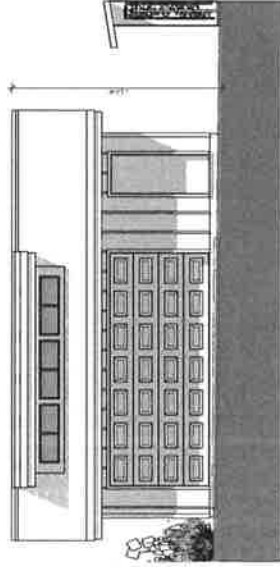
WEST

ELEVATION KEYNOTES

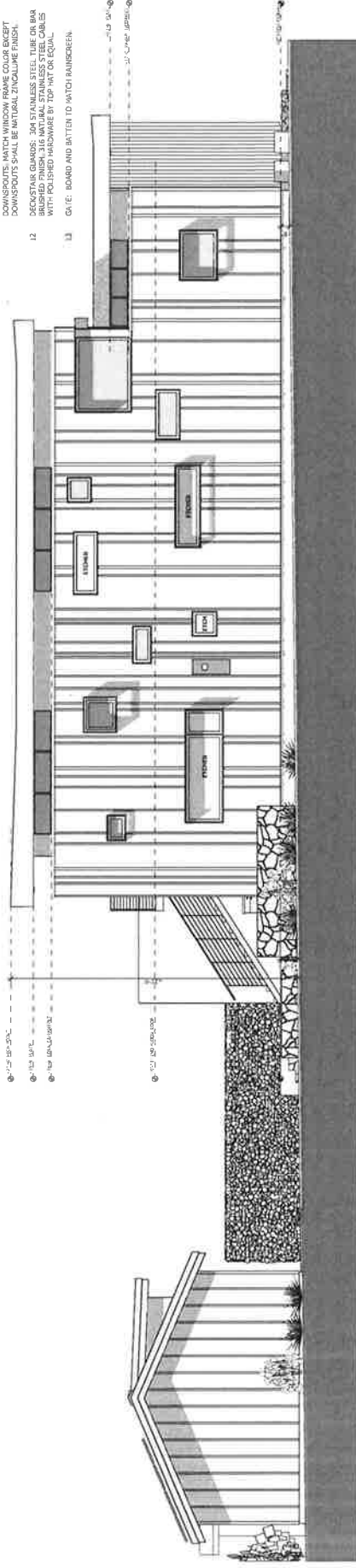
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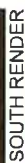
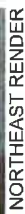


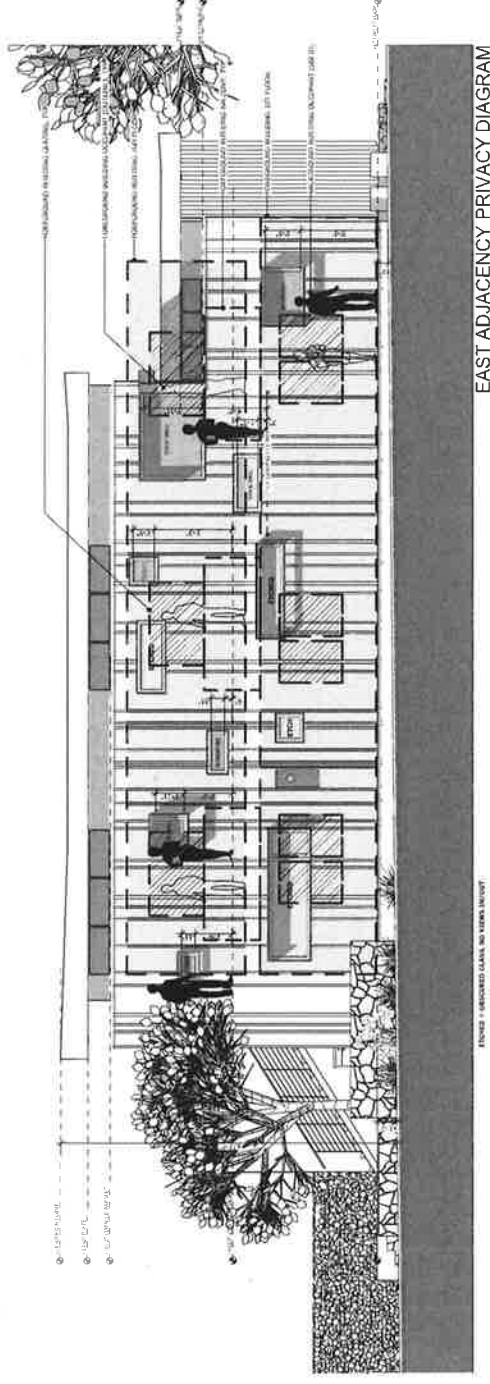
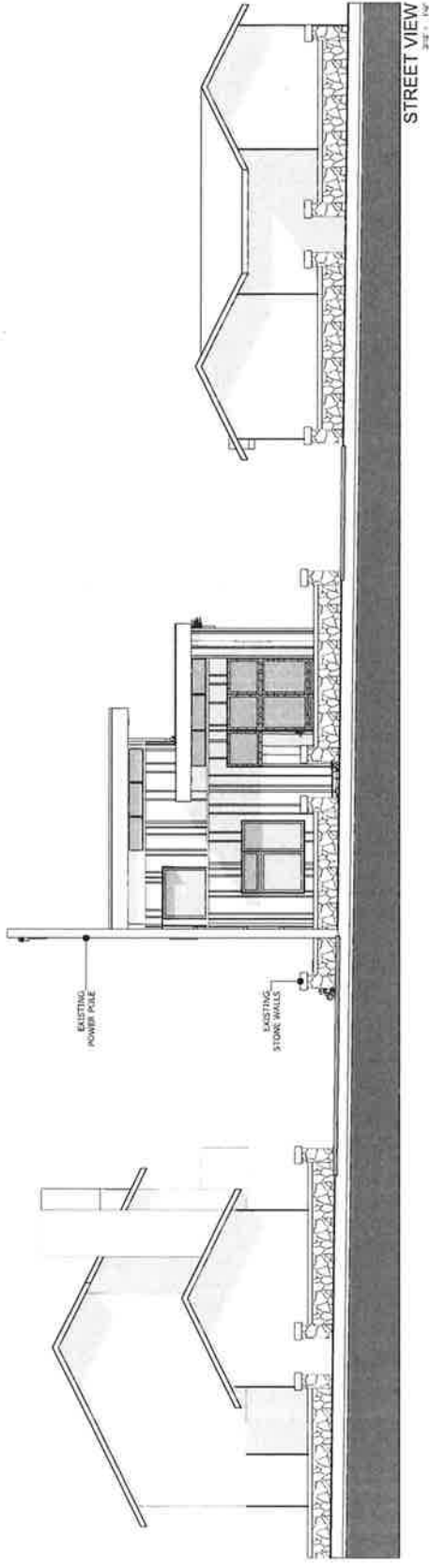
SOUTH



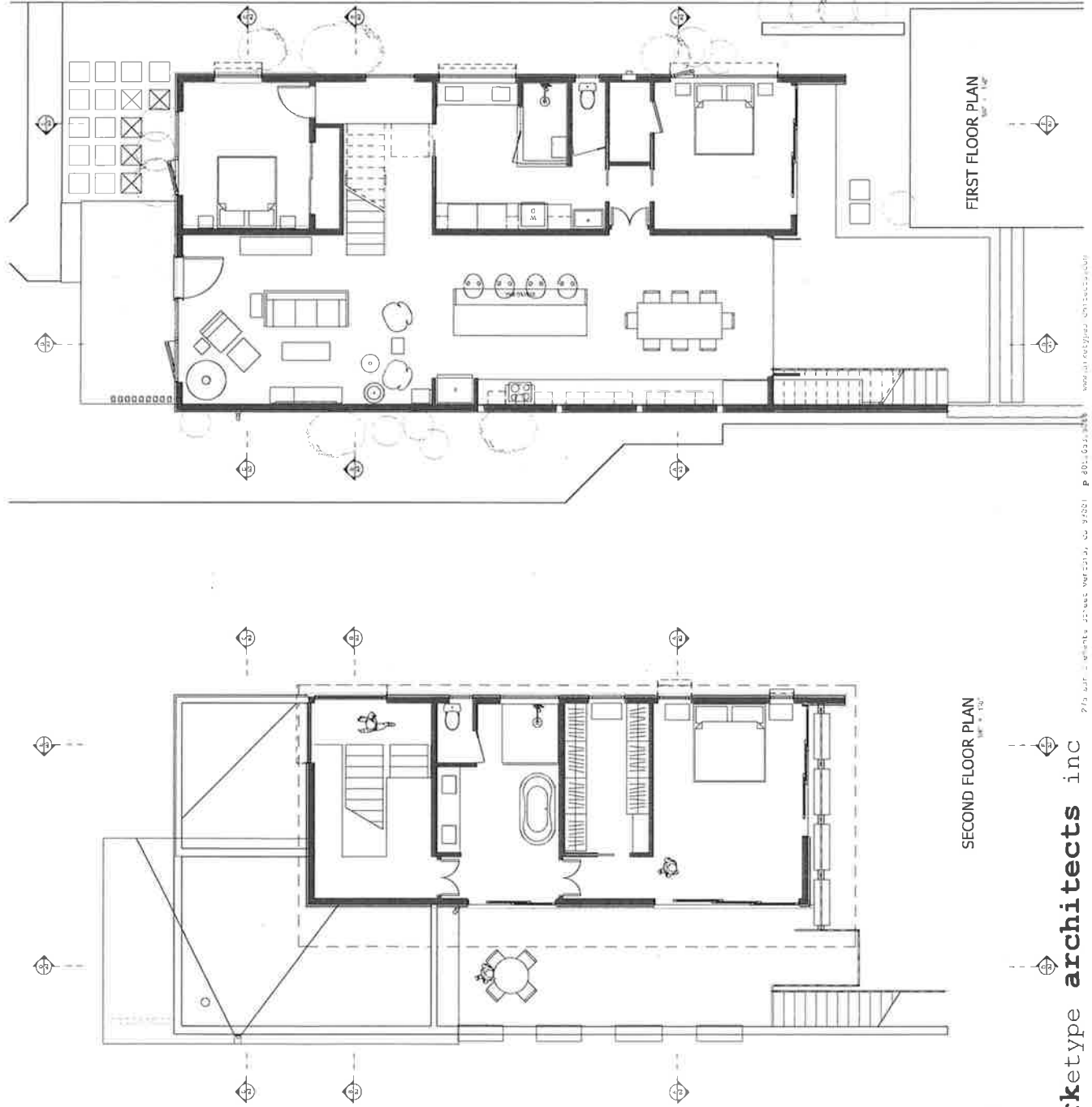
NORTH GARAGE

EAST
1/4" = 1'-0"





EAST ADJACENCY PRIVACY DIAGRAM



SECOND FLOOR PLAN
1/8" = 1'-0"

FIRST FLOOR PLAN
1/8" = 1'-0"

PLAN KEY/NOTES

- 01 ROOFING PER ELEVATION NOTES
- 02 GUTTER OR DOWNSPOUT FINISH PER ELEVATION NOTES
- 03 LAQUER ROOF INTERNAL TO ROOF
- 04 PLANTED ROOF
- 05 PROVIDE 1" CONDUIT RISER TO ROOF MOUNTED PHOTOVOLTAIC PANELS UNDER SEPARATE PERMIT
- 06 VENT OR CHIMNEY
- 07 STONE VENEER FINISH PER ELEVATION NOTES
- 08 CONCRETE PLAZA DECK PAVING ON STANDOFFS
- 09 HARDWOOD DECK OR STAIR TREADS
- 0A CONCRETE FINISH FINISH PER ELEVATION NOTES
- 0B PREFABRICATED PLANTER PER ELEVATION NOTES
- 0C CLAUD PER ELEVATION NOTES
- 0D HANDRAIL
- 0E NEW EXPOSED STEEL BEAM PAINT
- 0F CAUDRY PER ELEVATION NOTES

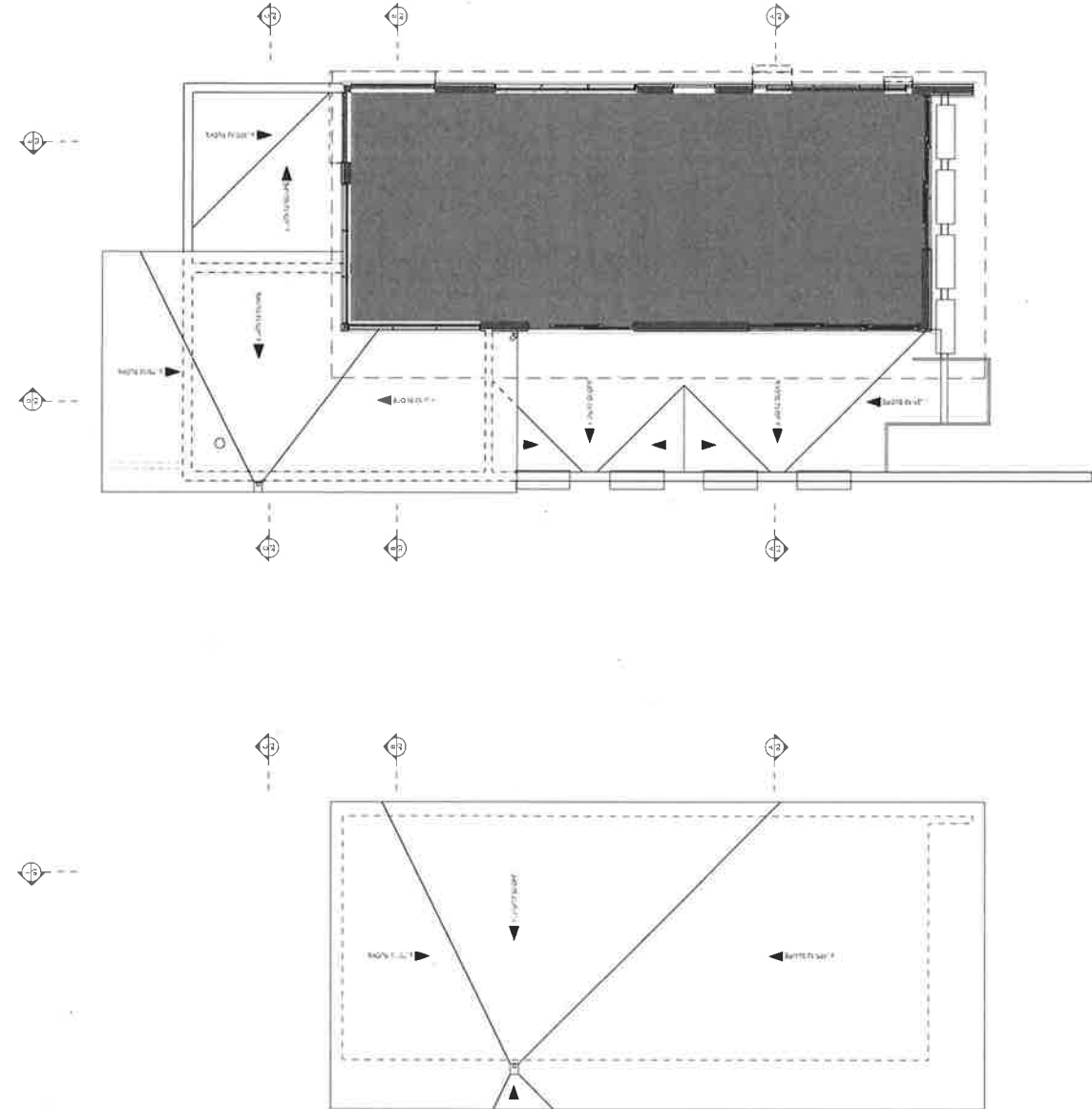
BUILDING ELEMENT KEY

- NEW STUD WALLS, PARTERS AND CEILING FRAMING, INSULATE PER SECTION NOTES
- STRUCTURAL MEMBER
- NEW REINFORCED CONCRETE SLAB AND/OR FOOTING
- EXISTING CONCRETE SLAB & FOOTINGS
- EXISTING STUD WALLS, PARTERS AND CEILING FRAMING, INSULATE PER SECTION NOTES



PLAN KEYNOTES

- 01 ROOFING PER ELEVATION NOTES
- 02 CUTTER OR DOWNPOUT / FINISH PER ELEVATION NOTES
- 02a LEADER BOX INTEGRAL TO ROOF
- 03 PLANTED ROOF
- 04 PROVIDE 1" CONDUIT (ESSE TO ROOF MOUNTED PHOTOVOLTAIC PANELS UNDER SEPARATE PERMIT)
- 05 VENT OR CHIMNEY
- 06 STONE VENERE FINISH PER ELEVATION NOTES
- 06a CONCRETE PLAZA DECK PAVED ON STANDOFFS
- 06b HARDWOOD DECK OR STAIR TREADS
- 06c CONCRETE FINISH FINISH PER ELEVATION NOTES
- 07 PREFABRICATED PLANTER PER ELEVATION NOTES
- 08 GUARD PER ELEVATION NOTES
- 08a HANDRAIL
- 09 NEW EXPOSED STEEL BEAM PAINT
- 10 CANOPY PER ELEVATION NOTES



UPPER ROOF PLAN

LOWER ROOF PLAN

BUILDING ELEMENT KEY

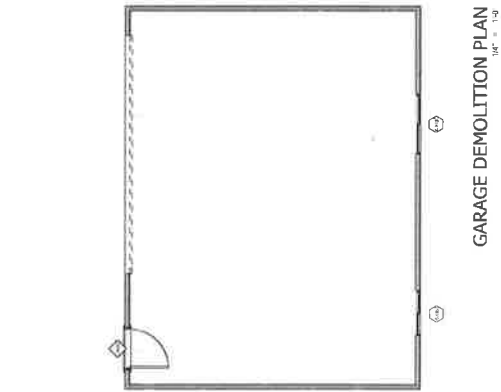
- NEW STUD WALLS, RAFTERS AND CEILING FRAMING, INSULATE PER SECTION NOTES
- STRUCTURAL MEMBER
- NEW REINFORCED CONCRETE SLAB AND/OR FOOTING
- EXISTING CONCRETE SLAB & FOOTINGS
- EXISTING STUD WALLS, RAFTERS AND CEILING FRAMING, INSULATE PER SECTION NOTES

DEMOLITION KEYNOTES

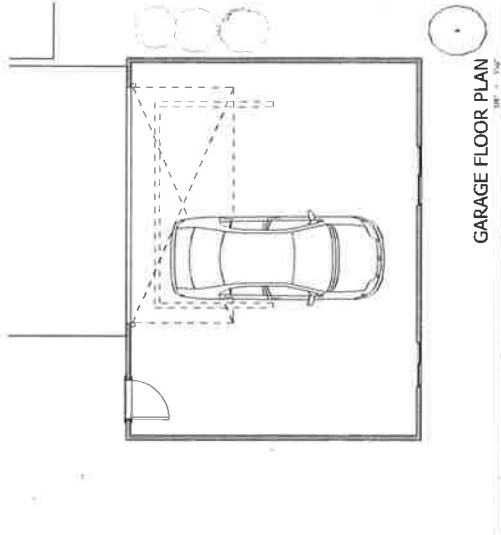
- 01 EXISTING WALL TO REMAIN, TYP
- 02 EXISTING ELECTRICAL WIRING, OUTLETS, CONDUITS AND PHOTOVOLTAIC PANELS TO REMAIN, TYP
- 03 EXISTING FLOOR FINISH TO REMAIN
- 04 EXISTING SKYWAY CEILING OR WALL TO REMAIN

DEMOLITION KEY

- EXISTING STUD WALLS TO REMAIN
- EXISTING STUD WALLS TO BE REMOVED INCLUDING DOORS AND WINDOWS



GARAGE DEMOLITION PLAN



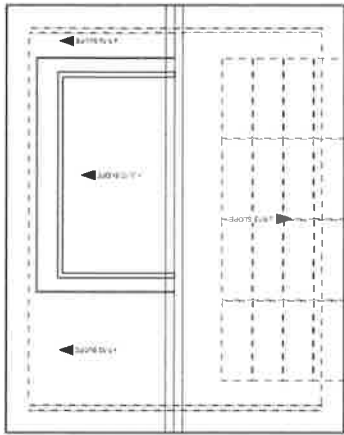
GARAGE FLOOR PLAN

PLAN KEYNOTES

- 01 ROOFING PER ELEVATION NOTES
- 02 GUTTER OR DOWNSPOUT FINISH PER ELEVATION NOTES
- 03 LEADER BOX INTEGRAL TO ROOF
- 04 PLANTED ROOF
- 05 PROVIDE 1" CONDUIT RISER TO ROOF MOUNTED PHOTOVOLTAIC PANELS UNDER SEPARATE PERMIT
- 06 VENT OR CHIMNEY
- 07 STONE VENEER FINISH PER ELEVATION NOTES
- 08 CONCRETE PLAZA DECK PAVERS ON STANDOFFS
- 09 HARDWOOD DECK OR STAIR TREADS
- 10 CONCRETE FINISH FINISH PER ELEVATION NOTES
- 11 PREFABRICATED PLANTER PER ELEVATION NOTES
- 12 GARAGE PER ELEVATION NOTES
- 13 HANDRAIL
- 14 NEW EXPOSED STEEL WALK PAINT
- 15 GROUND PER ELEVATION NOTES
- 16 ELECTRIC CAN CHANGIA

BUILDING ELEMENT KEY

- NEW STUD WALLS, RAFTERS AND CEILING FRAMING
- INSULATE PER SECTION NOTES
- STRUCTURAL MEMBER
- NEW REINFORCED CONCRETE SLAB AND/OR FOOTING
- EXISTING CONCRETE SLAB & FOOTINGS
- EXISTING STUD WALLS, RAFTERS AND CEILING FRAMING, INSULATE PER SECTION NOTES

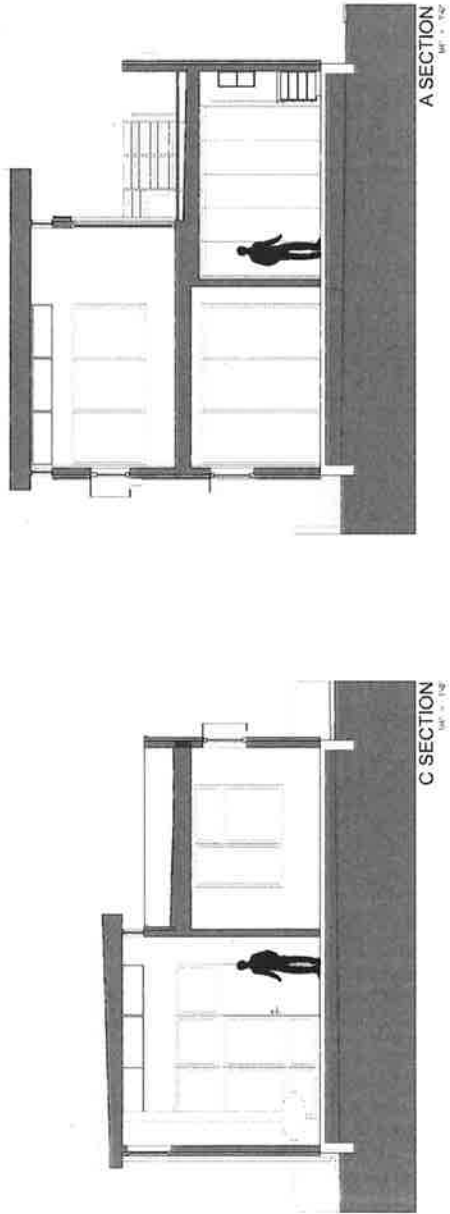


GARAGE ROOF PLAN

215 EAST LAMAR AVENUE, SUITE 200, DENVER, CO 80202 P 303.733.3088 www.arketypearchitects.com

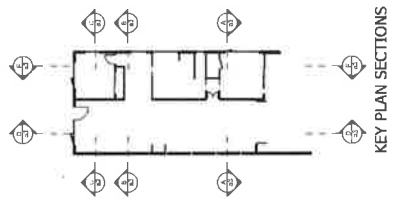
SECTION KEYNOTES

- 01 HEADER OR BEAM PER STRUCTURAL PLANS
- 02 MIN 2x4 @ 16" O.C. JOIST PER #2 STUDS (MAX. 10' HEIGHT) WITH 1/2" MIN. GAPS BETWEEN STUDS. TOP OF STUDS TO BE PLATED, LAP ALL TOP PLATE SPICES 12" MIN. & WALL 6-16G EACH SIDE. WALL 4-16G EACH SIDE @ CORNERS & INTERSECTIONS. TOP AND BOTTOM PLATES TO BE 1/2" MIN. GAPS BETWEEN STUDS. TOP OF STUDS TO BE IN CONTACT W/ CONCRETE OR MASONRY.
- 03 PROVIDE FURNISH CLASSIC ECO (DAS-6) LOW DENSITY OPEN CELL SPRAY IN FOAM INSULATION (R-37/10) BETWEEN FRAMING PER ENR 1826 AVERAGE R-VALUE AND THICKNESS AS FOLLOWS:
 - R-26 (7" TH) BETWEEN RAFTERS UNDER SHEATHING
 - R-19 (3.5" TH) EXTERIOR WALLS BETWEEN FRAMING
 - R-13 (1.5" TH) INTERIOR WALLS BETWEEN FRAMING
- 04 5/8" PAPERLESS (TYPE X) GYPSUM BOARD OVER INTERIOR WALLS AND CEILING. INSTALL LEVEL 5 FINISH-AT-CONCRETE FINISHED SPACE AND LEVEL 4 AT UNFINISHED SPACE.
- 05 PROVIDE 2X FIVE STOP BLOCKING @ THE FOLLOWING LOCATIONS:
 - 1. AT ALL INTERSECTIONS BETWEEN CONCEALED VERT & HORIZ SPACES SUCH AS RAFTERS, SHIPPED CLUGS & CLUGS
 - 2. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCL. FURRED SPACES, AT CLUG & FLOOR LEVELS, & AT 10' INTERVALS, BOTH VERT & HORIZ
 - 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A MINIMUM OF 1/2" MIN. GAPS BETWEEN STUDS & NONCOMBUSTIBLE MATERIALS
- 06 SUFTT



BUILDING ELEMENT KEY

- NEW STUD WALLS, RAFTERS AND CEILING FRAMING
- INSULATE PER SECTION NOTES
- STRUCTURAL MEMBER
- NEW REINFORCED CONCRETE SLAB AND/OR FOOTING
- EXISTING CONCRETE SLAB & FOOTING



KEY PLAN SECTIONS

Sections

Abstract



- 06 SOFFIT



NEW STUD WALLS, RAFTERS AND CEILING FRAMING,
IN EXISTING SECTION NOTES

- NOTES

- THE
CONSTRUCTION OF
THE SECTION

- 7

- EXISTING CONCRETE SLAB & FOOTINGS

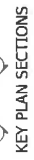


EXHIBIT 1
ATTACHMENT C: CONDITIONS OF APPROVAL

PLANNING COMMISSION HEARING
PROJECT NO. 17-1858-DP/CDP
July 3, 2017

Segall/Dentler Residence

ATTACHMENT C: CONDITIONS OF APPROVAL



PLANNING COMMISSION HEARING PROJECT NO. 17-1858-DP/CDP July 3, 2017

Segall/Dentler Residence

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

PROJECT DESCRIPTION

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

A request for demolition of an existing 1,416 square foot single-story house, construction of a new 2,034 square foot two-story house with three bedrooms and two bathrooms, and remodeling of an existing 520 square foot two-car garage to include a green roof and solar panels. The proposed residence's 921 square feet of new exterior patios and decks would include a front porch, a back patio, and a second-floor deck, split between the front, rear, and west elevations respectively. Maximum height of the residence, as measured from the lowest finished grade at the front of the residence to the top of the highest ridge would be 21 feet seven inches. The garage near the east property line would be remodeled with a garage door replacement, new dormer windows, and new siding to match the new residence. The garage which crosses the west property line is not being affected by this project proposal.

The project will landscape the property using native and/or drought-tolerant plants and will add three trees to the site. Storm water management measures will consist of dispersing runoff onsite, replacing a portion of the driveway pavement with permeable pavers, and installing a bioretention gravel bed. The existing sandstone front wall (circa 1900) will remain and be protected in place.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. The applicant shall obtain final review from the Architectural Review Board prior to issuance of a Building Permit. Plans shall be submitted for final ARB review and shall include complete working drawings including but not limited to lighting, colors, exterior materials, landscaping and irrigation, as applicable.
3. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Monitoring:** CDD shall review proposed lighting on plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.
4. All materials and colors used in construction and all landscape materials shall be as represented to the Architectural Review Board and any deviation will require the express review of the Board.
5. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.
6. 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.

7. In the event archaeological remains are encountered during periods of construction, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are able to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 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.
8. If human remains are unearthed, State of California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission. **Plan Requirements and Timing:** Construction plans shall contain the above measures as specifications prior to issuance of Building Permits. **Monitoring:** CDD staff shall confirm this requirement is printed on the final construction plans.

9. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.
10. 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.
11. 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.
12. Sixty five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by the California Green Building Code and Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on grading and construction plans. Applicant shall complete the Post-Construction Waste Reduction and Recycling Summary Report and submit it to Public Works for review and approval. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance. **Monitoring:** Public Works shall review and approve the Post-Construction Waste Reduction and Recycling Summary Report prior to occupancy clearance.
13. 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.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

14. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. 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 July 3, 2017. Substantial conformity shall be determined by the Community Development Department Director.
15. This Coastal Development Permit is not valid until a Building Permit for the development has been obtained. Failure to obtain said Building Permit shall render this Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.
16. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
17. Within one year after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Coastal Development Permit null and void.
18. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.

19. 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.
20. 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.
21. 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.
22. The applicant shall complete a School District sign-off form, which may include payment of applicable School Mitigation Fees, prior to issuance of building permit.
23. 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.
24. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
25. 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.
26. 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.
27. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the 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.

28. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
29. Compliance with the attached Departmental and District letters is required as follows:
 - a. Carpinteria Public Works Department letter dated April 4, 2017
 - b. Carpinteria Sanitary District letter dated February 22, 2017
 - c. Santa Barbara County Air Pollution Control District letter dated February 27, 2017
 - d. Carpinteria Valley Water District letter dated February 28, 2017
 - e. Carpinteria Summerland Fire District letter dated June 19, 2017

Approved by the Planning Commission on July 3, 2017

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

Applicant/Property Owner

Date

EXHIBIT 2: STORY POLE PHOTOGRAPHS

**PLANNING COMMISSION HEARING
PROJECT NO. 17-1858-DP/CDP
July 3, 2017**

Segall/Dentler Residence





Story Pole Photographs
Segall/Dentler Residence
Page 2

EXHIBIT 3: PUBLIC COMMENT LETTERS

**PLANNING COMMISSION HEARING
PROJECT NO. 17-1858-DP/CDP
July 3, 2017**

Segall/Dentler Residence

Brandy Walker
5170 8th St. #B
Carpinteria, Ca. 93013
(805) 566 - 9422
bywalker@gmail.com

June 27, 2017

Carpinteria Planning Commission
5775 Carpinteria Ave.
Carpinteria, CA 93013

Dear Carpinteria Planning Commission,

I have lived in Carpinteria in the same location at the above address since 1995. This location is directly across the street from the proposed development in Project 17-1858-DP/CDP. I very much wanted to be at the public hearing on July 3rd but I am unable to attend so putting my concerns in writing. I am hoping this letter will be read by everyone on the Carpinteria Planning Commission.

During all of my years in Carpinteria, I have been an active part of the community. My community service includes: volunteering as a mentor at the Carpinteria Middle School, serving as a member of Seaside Theater for years when it existed, and serving at my church. I care very much about the community of Carpinteria.

I was very shocked and dismayed when I saw the design of this project since it is so out of character for Carpinteria. One of the things I love about living here is the small beach town community feel. Friends and family visiting from out of town marvel that a classic beach town such as Carpinteria still exists. They are completely captivated by the look and feel here in Carpinteria that is so absent in other towns and cities.

I feel very strongly the type of design outlined in the project is very incongruent with the unique charm of Carpinteria and the small beach town feel. It is a cold, austere, modern design that is very different from other residential (not commercial) properties, and feels out of place with the eclectic, cottage/bungalow type housing that is prevalent in Carpinteria and on this street. I realize the type of design outlined exists in the area known as Sandyland, but that does not justify its encroachment into other areas of Carpinteria. Sandyland is a private community on the outskirts with a secured entrance only for residents. Our neighborhood is the Downtown and Old Town area with high pedestrian and vehicle traffic. The approval of such a design in a downtown location especially across the street from the historic Carpinteria Valley Baptist church and the block containing the Carpinteria Historical Museum, Veterans Building and library sets a troubling precedent. It will open the door for further development of a type that could destroy the lovely charm and small beach town community feel of Carpinteria that make so many people want to visit and live here. Once that door is opened, it will be difficult to shut and reverse the tide of further such development.

I feel very fortunate to live in a town in which many of the leaders care about community and preserving the unique look and feel of this town. I hope that they will gravely consider the impact of approving such a design. I understand people want to renovate and develop and I am not opposed to renovation and/or development. I am very open to designs that are in character for this community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brandy Walker', with a stylized, flowing script.

Brandy Walker

June 28, 2017

Dear Planning Commissioners:

I respectfully submit the following comments and information regarding **Project 17-1858-DP/CDP, the proposed development for 5157 8th Street** (APN 003-321-012). I also submit two requests for your consideration.

COMMENTS REGARDING ARCHITECTURAL REVIEW BOARD (ARB) MINUTES FOR MARCH 30, 2017

(using meeting minutes at <http://www.ci.carpinteria.ca.us/agendas/arb/arbagitf041317.pdf>)

Boardmember Cox stated the proposed design would constitute “a big change” from the existing setting. I agree. This “big change” is clearly contradictory to several Community Design Elements and Policies of the City’s General Plan. Specifically (emphasis added):

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 patterns*.

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

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

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

The proposed redevelopment design for 5157 8th St has an “industrial” style in that it has very similar aesthetic lines to a shipping container, an iconic symbol of industry (Figure 1a). Exactly **0% of local single-family dwellings in the neighborhood have this industrial-like design** which is box-like and incorporates an extremely low aspect (slope) roof. No Multiple Occupancy Homes in the neighborhood have this look either.

I have collected photographic evidence on all the single-family dwellings in the area bounded by Linden Ave, Carpinteria Avenue, the nearby creek, and the railroad tracks (see Figure 2), which I refer to hereafter as “the local neighborhood”. Using data found on the Zillow.com website, I identified 59 homes in the local neighborhood that are single family dwellings (Table 1) and none of them remotely resemble the proposed design for 5157 8th St (Figure 3). Thus, the proposed project does not fit in with the dominant district development pattern (nonconforming with **Objective CD-1**) nor does it match with the historic regional building types (Fig 1b and nonconforming with **Objective CD-2**). The roof design completely disregards **Policy CD-5d**, and the industrial look is incompatible with the local beach character of our charming small town (nonconforming to **OSC-13b**).

Boardmember Reginato stated that the design is similar to some “small beach town cottages”. I disagree for the reasons listed above and the photographic evidence presented in Figure 3.

Boardmember Ellinwood commented that the flat roof fits into the wider neighborhood and offers two examples of commercial buildings that are on and adjacent to Linden Street. I feel this comparison is unfounded as there are clear design and permitting differences between commercial properties and single-family dwellings. Commercial building on the edge of the local neighborhood do not define the character of a neighborhood; homes where families live do this.

In summary, I feel that the ARB in approving the submitted plans did not consider all the available data regarding the suitability of the proposed design with important elements and policies presented in the City's Planning documents. **I request that the Planning Commission reconsider the ARB's findings based on the evidence and arguments submitted.**

OTHER COMMENTS TO THE PLANNING COMMISSION REGARDING THE PROPOSED DESIGN

The property at 5157 8th St. is located in the **Downtown/Old Town Neighborhood** of Carpinteria (Community Design subarea 2). The "Old Town" name is well-earned as the neighborhood features many Craftsman cottages and larger homes that have taken care to adopt a Craftsman-inspired design to fit in with the locale. The median year in which the 59 local, single-family houses were built is **1920**, and there are numerous structures that date to the late 1800s (Table 1). The Carpinteria Valley Baptist Church, while not a single-family home, graces the neighborhood with its elegant lines, and thereby sets the overall aesthetic of the 5100 block of 8th Street (Figure 1b). Clearly, **a contemporary, shipping container-like design as is proposed for 5157 8th St is in stark contrast to the existing small beach town character present in the Downtown/Old Town Neighborhood.**

Carpinteria is unique among all of southern California's beach towns in maintaining a welcoming, family-friendly appearance. Key to this friendly appearance is maintaining the historic or Craftsman-inspired look that makes Carpinteria so popular with locals and it's a key component that keeps visitors and their dollars coming back. New developments should aim to preserve what gives the Downtown and Old Town area of Carpinteria its special personality and unique sense of place, not destroy it.

I am not against new development, and I feel other elements of the currently proposed plan (size, amount of open space) fit well with the neighborhood. **I therefore respectfully request that the Planning Commission propose that, in addition to the submitted design, one or more alternatives that better meet the Community Design Elements and Policies be submitted for consideration, and that the current plan not be approved until other viable designs are offered.**

Thank you very much for your attention and service to this community.

Sincerely,

Donna Schroeder
5175B 8th Street
Carpinteria, CA 93013

Figure 1a.



Figure 1b.



Figure 2. Local neighborhood definition (red outline).



Table 1. Single Family Homes identified in Figure 2 using data from Zillow.com.

Address	Year Built	Address	Year Built
5307 Willow Pl	2013	691 Walnut Ave	1920
671 Oak Ave	2011	729 Olive Ave	1920
750 Olive Ave	2002	751 Olive Ave	1920
690 Maple St	1993	5081 8th St	1916
654 Oak Ave	1992	5256 8th St	1915
5353 8th St	1988	651 Walnut Ave	1915
5160 6th St	1987	608 Maple St	1912
780 Oak Ave	1977	5095 8th St	1911
714 Oak Ave	1965	5154 7th St	1911
5110 7th St	1962	5053 7th St	1910
910 Maple St	1956	5146 7th St	1910
740 Oak Ave	1955	5157 8th St	1910
5415 8th St	1953	669 Olive Ave	1910
652 Oak Ave	1953	689 Olive Ave	1910
5280 8th St	1951	842 Walnut Ave	1910
764 Oak Ave	1951	5161 7th St	1906
949 Palm Ave	1951	5141 7th St	1900
845 Walnut Ave	1950	5190 7th St	1900
956 Walnut Ave	1948	586 Palm Ave	1900
855 Walnut Ave	1946	607 Walnut Ave	1900
624 Maple St	1944	707 Oak Ave	1900
690 Olive Ave	1941	709 Olive Ave	1900
940 Walnut Ave	1940	951 Maple St	1900
5377 8th St	1931	5317 8th St	1892
5161 6th St	1930	690 Palm Ave	1890
670 Olive Ave	1928	876 Maple St	1888
710 Olive Ave	1928	5035 7th St	1882
501 Walnut Ave	1926	5395 8th St	1880
5345 8th St	1924	750 Palm Ave	1880
873 Walnut Ave <i>no data</i>			

Figure 3. Single Family Homes listed in Table 1.



Figure 3. Single Family Homes listed in Table 1. - Continued



Figure 3. Single Family Homes listed in Table 1. - Continued

714 Oak Ave



5110 7th St



910 Maple St



740 Oak Ave



5415 8th St



652 Oak Ave



Figure 3. Single Family Homes listed in Table 1. - Continued

5280 8th St



764 Oak Ave



949 Palm Ave



845 Walnut Ave



956 Walnut Ave



855 Walnut Ave (no view from street)



Figure 3. Single Family Homes listed in Table 1. – Continued

624 Maple St



690 Olive Ave



940 Walnut Ave



5377 8th St



5161 6th St



670 Olive Ave



Figure 3. Single Family Homes listed in Table 1. – Continued

710 Olive Ave



501 Walnut Ave



5345 8th St



691 Walnut Ave



729 Olive Ave



751 Olive Ave



Figure 3. Single Family Homes listed in Table 1. – Continued

5081 8th St



5256 8th St



651 Walnut Ave



608 Maple St



5095 8th St



5154 7th St



Figure 3. Single Family Homes listed in Table 1. – Continued

5053 7th St



5146 7th St



5157 8th St



669 Olive Ave



689 Olive Ave



842 Walnut Ave



Figure 3. Single Family Homes listed in Table 1. – Continued

5161 7th St



5141 7th St



5190 7th St



586 Palm Ave



607 Walnut Ave



707 Oak Ave



Figure 3. Single Family Homes listed in Table 1. – Continued

709 Olive Ave



951 Maple St



5317 8th St



690 Palm Ave



876 Maple St



5035 7th St



Figure 3. Single Family Homes listed in Table 1. – Continued

5395 8th St



750 Palm Ave



873 Walnut Ave



June 28, 2017

Planning Commission
c/o Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

RE: Segall/Dentler Residence Demolition/New SFD Project 17-1858-DP/CDP

Dear Planning Commissioners:

I am writing to submit my comments about the above-referenced project. First, I wish to address the recommendation of the Architectural Review Board at its March 30, 2017 meeting. I have used the minutes on file from that meeting to address the issues raised.

At that meeting, the above project was deemed as fitting in with the larger neighborhood. In his rationale, ARB Member Ellinwood compared the nearly flat roof design of the project with the Smart & Final building and a commercial property located at 5050 Seventh Street. Since the project under consideration is a residential property, I believe that the comparison with two commercial properties (which have different design guidelines) is inappropriate. ARB Member Reginato indicated that the project was similar to some "small beach town" cottages. There are NO single or multi-family dwellings within the Subarea 2 (Downtown and Old Town area), where the property is located, that have the design of the proposed project. Hence, the comparison to some "small beach town" cottages lacks context. ARB Member Cox indicated his support of the unique elements of the project and acknowledged that the project would constitute a "big change" from the existing setting. In their recommendation, I believe that the ARB failed to utilize the current General Plan/Local Coastal Land Use Plan (dated April 2003) guidelines when considering the project. Those guidelines are as follows (highlights for applicable emphasis):

Land Use Objectives & Policies

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

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

Citywide Community Design Objectives

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

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

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

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

In short, in approving the plans, the ARB did not consider all the available information regarding the suitability of the proposed design with important elements and policies of the City's General Plan.

I request that the Planning Commission reconsider the ARB's findings based on the above information.

Second, I wish to submit additional comments about the design element.

Carpinteria is unique among California beach towns for its community charm. The charm of our small beach town is a point of great civic pride and attracts many visitors who create economic opportunity for local businesses. The city blocks in Subarea 2 (Downtown and Old Town), with their cottages, bungalows, multi-family structures and historic buildings (such as the Carpinteria Valley Baptist Church), represent the heart of our community. The streets in this neighborhood have a high level pedestrian and vehicle traffic due to parades, markets, festivals, and other events, such as the Avon Breast Cancer Walk, CEF's Orchard to Ocean run/walk and the recent Open Streets event, that are held in the immediate vicinity. Eighth Street, where the property is located, is a major downtown thoroughfare.

The charm of our city seriously is threatened when new developments seek to impose modern designs where they don't fit. The stark, boxy, fortress-like style of this project is completely out of character for the surrounding streets and does not fit the Subarea 2 neighborhood. If approved, this type of design would set a precedent, inviting other developments of a similar nature and quickly destroying the character of the neighborhood. Numerous examples of this dynamic abound, including Venice Beach (CA) and portions of Santa Barbara's Mesa area. New buildings in the downtown area should be compatible with the iconic, small-town quality of this neighborhood.

I wish to convey that I am not opposed to new development. In my comments to the ARB, I stated that I'm pleased with the goal of creating an energy-efficient and environmentally-friendly dwelling and appreciate the use of California native plants. I am requesting that in addition to the current plan, other alternatives (one or more) that better align with the General Plan guidelines be offered for consideration. Further, I am requesting that the current plan not be approved until other viable designs are offered.

Thank you for your consideration and for your work on behalf of our community.

Sincerely,

Phylene Wiggins
5175 Eighth Street, Unit A
Carpinteria, CA 93013

EXHIBIT 4: ARB MEETING MINUTES (MARCH 30, 2017)

PLANNING COMMISSION HEARING

PROJECT NO. 17-1858-DP/CDP

July 3, 2017

Segall/Dentler Residence

Boardmember Ellinwood supplemented his previous comments by expressing that he would prefer to see scalloped or fishtail shingles, rather than staggered shingles, on the front gable. Similarly, he recommended the applicant reconsider the vertical paneling at the top of the gable. Additionally, he proposed the applicant consider incorporating a contrasting color for the gable end detailing. Chair Johnson added that the applicant could consider similar detailing on the large gable end on the south side elevation to break up the mass.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Ellinwood to recommend preliminary approval of the project to the Community Development Director with the following comments:

- Applicant to return with more details, including landscape plan, lighting plan, and details on exterior finishes, doors, and windows;
- Applicant to consider modifications to the detailing on the front gable end and possible similar detailing on the south (side) elevation gable end to break up the mass; and
- Applicant to consider a contrasting color for the exterior finishes.

VOTE: 4-0

PROJECT REVIEW

- 2) Applicant: David Ferrin, Architect for Anthony R. Segall & Deborah Dentler
Project: 17-1858-DP/CDP
Planner: Lucy Graham
Project Location: 5157 Eighth Street
Zoning: Planned Residential Development (PRD-20)

Request of David Ferrin, architect for Anthony R. Segall & Deborah Dentler to consider Project 17-1858-DP/CDP for preliminary review of a proposal to demolish and replace an existing single family home with a new 2,034 square foot two-story single family dwelling. The existing detached garage located at the rear southeast corner of the property would be remodeled. The property is a 6,649 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-321-012 addressed as 5157 Eighth Street.

Staff presented an overview of the proposed project. The Board was asked to provide input on the new proposed dwelling. The property owner introduced herself and explained her appreciation for the neighborhood and her respect for historical architecture. She noted that the proposed porch encroachment generally aligns with neighboring residences. The project architect presented additional information on the design and water-/energy-efficient features of the project as well as steps taken to address neighbor's privacy concerns, such as the use of a high railing for the second floor deck, and frosted glass and strategic window placement on the building's side elevations.

Public Comment:

Boardmembers accepted three letter of public comment from Donna Schroeder, Phylene Wiggins, and Christine Culver.

Paul Edmunds, of 5139 Eighth Street, commented that he was not opposed to the project but asked for clarification on any proposed changes to the shared-driveway easements between his property and the subject property; staff clarified that no changes were proposed.

Donna Schroeder commented that she owns a condo at 5175 Eighth Street and had some concerns with the project: she had been unaware of the extent of the proposed expanded ingress/egress easement prior to this meeting, she was concerned about privacy impacts between her condo and the subject property, and did not feel the flat roof fit with the neighborhood.

Phylene Wiggins commented that she also owns one of the condos at 5175 Eighth Street, that the shared ingress/egress easement has yet to be negotiated and that the height and shade of the new structure may be excessive and could create a “dark alley” effect for their shared driveway. She added that while the landscaping, colors and efficiency features are great, the architectural design does not seem to fit in the neighborhood.

Boardmember Discussion:

Boardmember Ellinwood commented that the flat roof fits in to the wider neighborhood, which does have several flat roofs such as Smart & Final and the commercial building at 5050 Seventh Street, and that the design, massing and colors (except the orange) are appropriate. He felt the proposed porch encroachment into the setback was appropriate.

Boardmember Reginato stated that the proposed design is similar to some “small beach town” cottages, and he approved of the project overall, except for the colors which are not beachy. He added that he would like to see a privacy study to address any issues with neighbor privacy, that the west side elevation is rather large and out of scale with the rest of the residence. He thought it should be restudied; he also believed it would be nice to add a decorative sandstone band to the bottom of that wall.

Boardmember Cox commented that he was supportive of the unique elements of the project although it would constitute a big change from the existing setting; he stated that he would prefer an oak tree in the front yard and that shrubberies in the parkway may not work and should be replaced with something more pedestrian friendly.

Chair Johnson stated that the proposed colors are acceptable if the bright orange were replaced with more of a burnt orange and that he liked the massing and random placement of windows.

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

- Applicant should revise proposal to add an oak tree to the front yard and more appropriate plantings for the parkway; and
- The orange color proposed should be replaced with a different shade of orange, or a different color.

VOTE: 4-0

PROJECT REVIEW

- 3) Applicant: Kevin Moore, Architect for Scott Smigel
Project: 16-1844-DP/CDP
Planner: Nick Pelron
Project Location: 5080 Carpinteria Avenue

EXHIBIT 5: NOTICE OF EXEMPTION

PLANNING COMMISSION HEARING

PROJECT NO. 17-1858-DP/CDP

July 3, 2017

Segall/Dentler Residence

Notice of Exemption

Appendix E

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

County Clerk

County of: Santa Barbara

105 E Anapamu St, Room 407

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Ave

Carpinteria, CA 93013

(Address)

Project Title: Segall/Dentler Residence

Project Applicant: David Ferrin, Arketype Architects, 275 San Clemente St, Ventura, CA 93001

Project Location - Specific:

5157 Eighth Street, southern side of the street between Maple Avenue and Walnut Avenue

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Demolition and replacement of an existing single-family residence, resulting in a 2,034 square foot residence and 921 square feet of patios and decks.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Anthony R. Segall and Deborah Dentler

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

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Sections 15302 and 15304

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This project involves replacement of an existing single family dwelling. The proposal is located within an urbanized part of the City on a developed property that has no habitat value for endangered, rare or threatened species. The improvements would not result in an increased demand on existing public services, and the historic resource on-site (a ca. 1900 sandstone wall) will not be affected by the project.

Lead Agency

Contact Person: Lucy Graham, Associate Planner Area Code/Telephone/Extension: 805-755-4405

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: July 3, 2017

ITEM FOR CONSIDERATION

Project 17-1884-GC

Request for a determination that the City's Capital Improvement Plan (CIP) is consistent with the General Plan and Coastal Plan of the City of Carpinteria pursuant to Government Code §65401.

Report prepared by: Steve Goggia, Director
Community Development Department



I. RECOMMENDATION

Staff recommends that the Planning Commission:

1. Review the list of new projects update amendment to the Capital Improvement Program (Attachment A);
2. Consider the conformity of these projects with the General Plan pursuant to Government Code Section 65401; and
3. Transmit a report to the City Council as required by Government Code Section 65401. This staff report and the subsequent letter reflecting the Planning Commission's action shall constitute the required report.

II. BACKGROUND

California Government Code Section 65401 states:

If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. *Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof. (emphasis added)*

The Capital Improvement Plan (CIP) is a compilation of proposed projects intended to implement various public projects and plans, including facilities plans and the General Plan/Local Coastal Plan. The CIP does not appropriate funds or otherwise commit the City to particular projects; rather, it serves as a budgeting tool for consideration by the City Council as funding becomes available. The CIP is comprised of the following eight categories:

- Alternative Transportation (Trails and Multi-Use Paths)
- General Facilities (Improvements to City Hall Campus)
- Highway Interchanges and Bridges (Carpinteria Avenue Bridge Replacement and Bailard Avenue Interchange)
- Parking Facilities (Parking Lot #2 Reconstruction and Parking Lot #4)
- Parks and Recreation Facilities (Park Improvements and Trail Acquisition)
- Storm Drain Facilities (Storm Drain Improvements throughout City)
- Streets and Thoroughfares (Sidewalk Infill and Street Improvements)
- Traffic Control Facilities (New Traffic Signals at Carpinteria Ave./Palm Ave. and Santa Ynez Ave./Via Real Intersections)

On December 12, 2016, and January 9 and 23, 2017, the Public Works Department presented the CIP to the City Council and public. The City Council reviewed and discussed the CIP at these public meetings. Subsequent to a Planning Commission determination that the CIP is consistent with the City's General Plan, the Public Works Department will present the CIP for adoption at a City Council meeting, tentatively set for July 24, 2017.

A summary project list of the proposed CIP is included as Attachment A. The full Draft CIP can be found on the front page of the City's website under the *What's New* box.

III. ENVIRONMENTAL

The determination of conformity with the General Plan pursuant to G.C. Section 65401 is not considered a "project" under the California Environmental Quality Act (CEQA). The CIP does not appropriate funds or otherwise commit the City to particular projects; rather, it serves as a budgeting tool, proposing Capital Budget appropriations to be recommended for adoption within the City's Operating Budget. Final appropriations would ultimately be included in the respective departmental budgets as funding becomes available. Pursuant to CEQA Guidelines Section 15378 (b)(4), the creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project, are not a project as defined by CEQA. As a government fiscal activity, the CIP is not subject to environmental review. Refer to the CEQA Exemption (Attachment B).

IV. POLICY ANALYSIS

The following Policies and Objectives support Carpinteria's plans to develop, and in some cases remodel/repair facilities within the City. The list of projects includes new/expanded parks and trails, sidewalk infill and street improvements, new traffic signals, Highway 101 improvements and storm drain improvements throughout the City. The CIP also includes improvements to the City Hall campus.

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

Policy LU-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.

Circulation Element Objective C-3: Provide a balanced transportation network with consistent designations and standards for roadways that will provide for the safe and efficient movement of goods and people through the community.

Policy C-3a: Consider all possible means of funding capital improvements needed to meet traffic and transportation needs generated by buildout of the General Plan.

Policy C-3e: In addition to existing at grade railroad crossings located at Linden, Palm, Dump Road, and Sandyland Cove Road, establish at grade or grade separated railroad crossings in order to improve vehicular and emergency access to the Beach neighborhood and ensure that emergency access routes and crossings of U.S. 101 are maintained.

Policy C-3f: Improve travel characteristics of the city's circulation plan by:

- planning and developing a continuous and direct east/west surface street route north of and parallel to Highway 101 to improve the efficiency of local traffic circulation;
- considering the westerly extension of Via Real to Casitas Pass Road and from Vallecito to Linden;
- prioritizing maximum protection for coastal waters, ESHA and agricultural resources in considering potential road extensions.

Policy C-3i: Develop and implement programs that improve the circulation and parking systems of the downtown area.

Policy C-3j: Develop a prioritized Capital Improvement Program directed at roadway improvements.

Policy C-3l: Provide sufficient parking and loading space in commercial and industrial areas to minimize interference with efficient traffic circulation.

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

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

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

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

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

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

Policy C-8a: Integrate the development of bicycle routes and pedestrian pathways in additional areas of the city, and encourage the utilization of such routes for commuting as well as recreational purposes.

Policy C-8b: Provide adequate right-of-way and improvements for bicycle lanes, when called for in future street dedications.

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

Open Space, Recreation & Conservation Element Objective OSC-14: Provide for adequate park and recreation facilities to meet the needs of the community and visitors.

Policy OSC-14a: Increase coastal and recreational access for all segments of the population, including the disabled and elderly, while protecting natural resources, particularly environmentally sensitive habitat areas.

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

Open Space, Recreation & Conservation Element Objective OSC-15: Maintain the existing trail system and provide additional recreation and access opportunities by expanding the trail system.

Policy OSC-15c: Pursue development of a trail and/or boardwalk system along the coastline.

OSC-15-Implementation Policy 70: Continue the development of a coastline trail to extend from Carpinteria City Beach to Rincon Beach Park with vertical access points placed as frequently as possible to encourage public access.

Safety Element Objective S-4: Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.

V. ACTION OPTIONS

1. Follow the staff recommendation and make a finding that the Capital Improvement Plan is consistent with the General Plan pursuant to Government Code pursuant to Section 65401.
2. Provide other direction to staff on the Government Code consistency finding.

VI. ATTACHMENTS

Attachment A	Summary project list of the proposed CIP
Attachment B	CEQA Exemption

Attachment A
Summary list of the proposed CIP

Capital Improvement Plan
GP/CP Conformity Review
June 3, 2017

City of Carpinteria. CIP SUMMARY.

May 31, 2017

Project Code	Project Names	Total Cost	Description	Page #
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ALTERNATIVE TRANSPORTATION - AT

AT-02	UPRR Pedestrian Undercrossing at Calle Ocho.	2,714,000	Construct new Railroad undercrossing to accommodate bicyclists and pedestrians	1
AT-03	UPRR Multi-Use Trail Undercrossing at the Carpinteria Bluffs.	7,999,000	Construction of a new railroad undercrossing at the southwest corner of the Carpinteria Bluffs to accommodate bicyclists and pedestrians.	4
AT-05	Franklin Channel Multiuse Path.	898,000	Construction of a Class I Bike Path along the east side of Franklin Channel from Carpinteria Avenue to 7th Street.	7
AT-08	Santa Monica Channel Multiuse Path Extension.	1,649,000	Extension of the existing Multiuse Path located on the east side of the Santa Monica Channel from El Carro Lane north to Hwy 192.	10
AT-10	Carpinteria-Rincon Trail.	7,779,000	Construct Class I Bike Path between Carpinteria Avenue and Rincon County Park.	13
AT-11	Third Street Pedestrian Improvements.	366,000	Construct new trail along the west side of Third Street from Linden Avenue to Holly Avenue.	16
AT-14	Holly Avenue Multi-Use Trail Undercrossing of UPRR.	1,245,000	Construction of a new railroad undercrossing at Holly Avenue to accommodate bicyclists and pedestrians. This is a high priority project.	19
AT-15	Pedestrian Path from Salt Marsh Park to Linden Avenue.	978,000	Construct a pedestrian path from Salt Marsh Park, along Ash Avenue and then along the south side of UPRR tracks to Linden Avenue.	22
AT-16	Franklin Creek Bridge by Aliso School.	616,000	Construct a multiuse bridge over Franklin Creek Channel by Aliso School.	25
AT-18	Santa Clause Lane Trail.	8,255,000	Construct a Multiuse Path between the Santa Claus Lane southern terminus with the U.S. 101 Southbound Onramp and the northern terminus of Carpinteria Avenue.	28
AT-19	Lighting Project at Franklin Creek Pedestrian Overcrossing near Ninth Street.	58,000	Install three LED pedestrian lights and LED bollards at the existing pedestrian overcrossing of Franklin Creek near Ninth Street.	31
AT-20	Via Real Bike Lanes.	185,000	Widen the south side of Via Real and restripe for Class II Bike Lanes from Bailard Avenue to Via Real's terminus near Carpinteria Creek.	34
AT-21	Bike Path Lighting Project.	738,000	Install lighting on existing bike paths throughout City at Santa Monica Creek, Carpinteria Creek, El Carro, and along Franklin Creek from Sterling Road to Foothill High School.	37
Subtotal Alternative Transportation		\$33,480,000		

City of Carpinteria. CIP SUMMARY.

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GENERAL FACILITIES - GF

GF-02	Remodeling and/or Reconfiguration of City Hall.	2,242,000	Reconfiguration and/or Remodeling of the City Hall to improve energy and work space efficiency including a vehicle wash rack, recycling facility and ADA access.	40
GF-03	Construction of EOC/Sheriff Sub-Station.	10,790,000	Construction of 10,000 square foot EOC/Sheriff Sub-Station.	43
GF-07	Public Works Yard Cover Structure.	785,000	Construction of a carport style cover structure with solar panels in the Public Works Yard for equipment and materials storage.	46
GF-10	Transit Stop Improvements.	\$462,000	Improvements to existing transit stops throughout City.	49
GF-11	Install Fire Sprinkler System at the Public Works Maintenance Facility.	\$138,000	Install upgraded fire sprinkler system at the Public Works Maintenance Facility.	52
GF-12	New Public Works Building at City Hall.	\$292,000	Construct new Public Works Building to free up use of existing garage for intended use.	55
GF-13	HVAC at City Hall.	\$238,000	Replace existing HVAC system at City Hall.	58
GF-14	City Hall Painting.	\$157,000	Re-paint City Hall.	61
GF-15	Relocate Shuttle Electric Port.	\$530,000	Relocate the existing Shuttle Electric Port from behind City Hall to the west side of the City Hall campus.	64
Subtotal - General Facilities		\$15,634,000		

City of Carpinteria. CIP SUMMARY.

May 31, 2017

Project Code	Project Names	Total Cost	Description	Page #
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HIGHWAY INTERCHANGES AND BRIDGES - HI

HI-01	Highway 101 Bailard Avenue Interchange.	30,948,000	Reconstruction of the 101/Bailard Avenue interchange to accommodate increasing traffic volumes. The project may include roundabouts at Carpinteria Avenue and Via Real and assumes the replacement of the 101 overcrossing structure.	67
HI-06	Santa Ynez Avenue Overcrossing	18,980,000	Replace existing Santa Ynez Avenue Bridge over Hwy 101.	70
HI-07	Carpinteria Ave Bridge over Carpinteria Creek - Bridge Work.	13,402,000	Replace the existing Carpinteria Avenue Bridge over Carpinteria Creek (Bridge work).	73
HI-08	South Coast 101 HOV Project.	107,000,000	Widen Hwy 101 through the City of Carpinteria to accommodate HOV lanes. Estimate is based on percentage of 101 HOV project that is within the City of Carpinteria which is approx. 25% of 428M.	76
HI-09	Hwy 101 Rehabilitation Project.	37,500,000	Caltrans SHOPP project to replace existing AC pavement on Hwy 101. Estimate is based on percentage of 101 Rehabilitation project that is within the City of Carpinteria which is approx. 25% of 150M.	79
Subtotal - Highway Interchanges and		\$207,830,000		

City of Carpinteria. CIP SUMMARY.

May 31, 2017

Project Code	Project Names	Total Cost	Description	Page #
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PARKING FACILITIES - P

P-04	Parking Lot #4.	1,298,000	Construct Parking Lot #4 between Linden Avenue and Elm Avenue adjacent to UP Railroad Right of Way.	82
P-05	Parking Lot #1 Reconfiguration.	413,000	Reconfigure Parking Lot #1 by expanding parking area into 9th street and create a pedestrian area on 9th Street between Yucca Lane and Lindon Avenue.	85
P-07	Parking Lot #2 and Cactus Lane Improvements.	1,344,000	Reconstruction of Parking Lot #2 paved surface and asphalt concrete curbing and install new lighting.	88
Subtotal - Parking Facilities		\$3,055,000		

City of Carpinteria. CIP SUMMARY.

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Project Code	Project Names	Total Cost	Description	Page #
PARKS AND RECREATION FACILITIES - PR				
PR-02	Memorial Park Trails and Access Improvements.	268,000	Construction of public restrooms and trail at Memorial Park.	91
PR-05	Replacement of playground structures at various City Parks.	2,302,000	Replacement of playground structures at Heath Ranch, Monte Vista, El Carro, Franklin Creek, Memorial, and Tomol Interpretative Play Area parks.	94
PR-06	Replacement of Lifeguard Tower.	208,000	Replacement of existing Lifeguard Tower at Linden Avenue.	97
PR-09	Linden Avenue Beach End Beautification.	472,000	Improvements to the Carpinteria Beach end of Linden Avenue in order to provide a more aesthetically pleasing urban park environment and transition to the beach park.	100
PR-14	Coastal Access Improvements, Trail Repair and Wetlands Restoration At Tar Pits.	401,000	Implement coastal habitat restoration and construct coastal access improvements and trail repair at Tar Pits Park.	103
PR-23	Multiuse Small Pool	262,000	Construction of a Multi-Purpose Pool at the Community Pool.	106
PR-29	Fifth Street Community Garden.	556,000	Construction of a community garden along the south side of Fifth Street between Linden Avenue and Holly Avenue.	109
PR-31	Construction of Casitas Pass Community Garden/Orchard.	1,195,000	Construction of a community garden on a portion of the Whitney Property east of Casitas Pass Road.	112
PR-32	Skate Park.	828,000	Construction of a new Skate Park at City Hall.	115
PR-34	Trail Parcels Acquisition.	373,000	Acquire parcels along Carpinteria Creek for habitat restoration and trail extension.	118
PR-35	Acquire Easements and Construct Trails at Bluff I and II	1,096,000	Acquire trail easements at Bluff I and Bluff II and construct trails.	121
PR-37	Replaster Community Pool.	64,000	Replaster Community Pool.	124
PR-39	Coastal Access Ramp.	418,000	Construct new coastal access ramp to beach at Higgins Bluff.	127
PR-40	Rebuild El Carro Park Parking Lot.	817,000	Rebuild the southern parking lot of El Carro Park.	130
PR-41	Replace El Carro Park Restroom/Utility Building.	379,000	Replace the existing restroom and utility building in El Carro Park.	133
Subtotal - Parks and Recreation Facilities		\$9,639,000		

City of Carpinteria. CIP SUMMARY.

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Project Code	Project Names	Total Cost	Description	Page #
STORM DRAIN FACILITIES - SD				
SD-01	Casitas Pass Storm Drain.	1,170,000	Construction of a storm drain line on Casitas Pass from El Carro Lane to Highway 101 then east to Carpinteria Creek.	136
SD-02	East Via Real Storm Drain.	1,157,000	Construction of a storm drain line along Poplar Street and along the north side of Via Real.	139
SD-03	Calle Arena Culvert.	334,000	Construction of a storm drain from Calle Arena to Carpinteria Creek.	142
SD-04	Upper Palm Avenue Storm Drain.	79,000	Construction of a storm drain line along Carpinteria and Palm Avenue from Vallecito to 8th St.	145
SD-05	Walnut Avenue Storm Drain.	1,377,000	Construction of a storm drain line along the north side of the UPRR from the terminus of Walnut Avenue to Carpinteria Creek.	148
SD-06	Beach Area Drainage Improvements.	4,826,000	Construction of street improvements in the beach area neighborhood north of 3rd St. and between Linden Avenue and Ash Avenue, to improve drainage. Project will include full or partial street reconstruction, concrete swales and roll curbs.	151
SD-07	Star Pine Road Storm Drain.	816,000	Installation of a 24" storm drain along Vallecito Road and Ogan Road north of Via Real and east of Linden overcrossing.	154
SD-12	Storm Drain System Retrofit Program.	801,000	Retrofit of existing drainage inlets in the City to reduce Storm Drain Pollution.	157
SD-13	Ash Avenue Storm Water Lift Station.	3,507,000	Construction of an underground storm water lift station near the intersection of Ash Avenue and 3rd street to drain the area during high tide flooding events.	160
SD-20	Via Real at Santa Ynez Avenue Storm Drain Improvements.	399,000	Construction storm drain improvements from west Cramer Circle to Santa Ynez Avenue to replace the existing open trench.	163
SD-21	Repairs to Malibu Channel.	203,000	Perform the necessary repairs to Malibu Channel from Linden Avenue to Franklin Creek.	166
SD-22	Conduit Installation for Recycled Water Project.	5,652,000	Installation of recycled water transmission conduit for future connection to recycled water sources from the Carpinteria Sanitary District.	169
Subtotal - Storm Drain Facilities		\$20,321,000		

City of Carpinteria. CIP SUMMARY.

May 31, 2017

Project Code	Project Names	Total Cost	Description	Page #
STREETS AND THOROUGHFARES - ST				
ST-05	Downtown Sidewalk Infill Project.	1,109,000	Installation of infill sidewalk in the downtown district.	172
ST-13	Via Real Widening at Reef Motel.	263,000	Widening of Via Real at the Reef Motel to provide for continuous Class II Bike Lanes.	175
ST-18	Casitas Pass Road Traffic Calming.	363,000	Installation of landscaped medians along Casitas Pass Road and bulb outs at the Cameo Road intersection with Casitas Pass Road.	178
ST-19	Linden Ave/Foothill Road Intersection Improvements.	710,000	Construction of intersection improvements for ADA compliance and to accommodate pedestrians, bicyclists and truck turning movements.	181
ST-27	Intersection improvements at Cramer Avenue and Carpinteria Avenue.	20,000	Install new crosswalk east of Cramer Road across Carpinteria Avenue.	184
ST-32	Bailard Avenue Street Improvements.	208,000	Construct sidewalk infill and ADA facilities and curb and gutter along Bailard Avenue between Carpinteria Avenue and Via Real.	187
ST-37	Parking, Driveway and Sidewalk improvements at and near City Hall.	173,000	Install new driveways and ADA access at City Hall, new sidewalk immediately east of City Hall, and sidewalk in-fill and restripe for parallel parking along Carpinteria Avenue between City Hall and Dump Road.	190
ST-43	Sixth Street Parking Reconfiguration.	24,000	New striping plan for the south side of 6th Street between Linden Avenue and Mable Avenue in order to reconfigure parking.	193
ST-48	Crosswalk Relocation at Carpinteria and Elm Avenue.	82,000	Replace the two existing crosswalks at the intersection of Carpinteria Avenue Elm Avenue and add bulb-outs at the intersection of Carpinteria Avenue and Holly Avenue.	196
ST-55	Ninth Street Parking and Sidewalk Improvements.	1,047,000	Install new curb, gutter and sidewalk on the south side of 9th Street and reconfigure the on-street parking and add cul-de-sac from Holly Avenue to Franklin Creek. This is a high priority project.	199
ST-56	Santa Monica/Via Real Intersection Modification.	5,472,000	Address operation deficiencies at the intersection of Santa Monica Avenue and Via Real through the installation of a roundabout.	202
ST-57	Carpinteria Ave Bridge over Carpinteria Creek - Roadway.	3,015,000	Replace the existing Carpinteria Avenue Bridge over Carpinteria Creek (Roadway work).	205
Subtotal - Streets and Thoroughfares		\$12,486,000		

City of Carpinteria. CIP SUMMARY.

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Project Code	Project Names	Total Cost	Description	Page #
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TRAFFIC CONTROL FACILITIES - TC

TC-01	Carpinteria Avenue/Palm Avenue Intersection Improvements.	266,000	Install a new traffic signal at the intersection of Carpinteria Avenue and Palm Avenue along with an interconnect system to the existing traffic signal at the intersection of Casitas Pass Road and Carpinteria Avenue in order to coordinate traffic signal operations.	208
TC-02	Santa Ynez Avenue/Via Real Intersection Improvements.	259,000	Install a new traffic signal at the intersection of Santa Ynez Avenue and Via Real along with an interconnect system to the existing traffic signal at the intersection of 7th Street and Carpinteria Avenue in order to coordinate traffic signal operations.	211
Subtotal - Traffic Control Facilities		525,000		
Total		\$302,970,000		

Attachment B
CEQA Exemption

Capital Improvement Plan
GP/CP Conformity Review
June 3, 2017

Notice of Exemption**Appendix E**

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

County Clerk

County of: Santa Barbara

105 East Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: City of Carpinteria Capital Improvement Plan

Project Applicant: City of Carpinteria

Project Location - Specific:

Citywide Carpinteria

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The CIP does not appropriate funds or otherwise commit the City to particular projects; rather, it serves as a budgeting tool, proposing Capital Budget appropriations to be recommended fo

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: City of Carpinteria

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

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: 15378(b)(4)

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The CIP does not appropriate funds or otherwise commit the City to particular projects; rather, it serves as a budgeting tool, proposing Capital Budget appropriations to be recommended for adoption within the City's Operating Budget. Final appropriations would ultimately be included in the respective departmental budgets as funding becomes available.

Lead Agency

Contact Person: Steve Goggia, CDD Director

Area Code/Telephone/Extension: (805) 755-4414

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Richard Johnson, Chair.

ROLL CALL

Boardmembers present: Richard Johnson
Dylan Chappell
Grant Cox
Jim Reginato

Boardmembers absent: Scott Ellinwood

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

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: Foster Markolf for Carpinteria Beautiful
Project: 17-1871-ARB
Planner: Nick Bobroff
Project Location: 4954 Carpinteria Avenue
Zoning: Central Business (CB)

Request of Foster Markolf on behalf of Carpinteria Beautiful to consider Project 17-1871-ARB for preliminary/final review of a proposal to install an 8'x40' painted mural celebrating the Carpinteria Valley's agricultural heritage on the southeast side elevation of an existing building, visible from Carpinteria and Linden Avenues. The property is a 3,780 square foot parcel zoned Central Business (CB) and shown as APN 003-153-010 addressed as 4954 Carpinteria Avenue.

Staff provided an overview of the proposed mural, its construction and installation, and explained that if the Board was satisfied with the proposal, a recommendation for preliminary/final approval was warranted.

Foster Markolf, on behalf of Carpinteria Beautiful shared a 1"=1' scaled painting of the mural. He explained in greater detail the installation of the mural, including its attachment to the exterior building wall.

Public Comment: Multiple members of the audience generally expressed their support for the proposal. No individual speakers participated.

Boardmember Discussion:

Overall, the Board was in support of the proposed mural, noting that it looks great and would be a nice addition to the downtown.

Boardmember Cox inquired about the expected lifespan of the mural. Mr. Markolf explained the mural could remain indefinitely provided it is properly maintained and cared for.

Boardmember Reginato suggested the use of stainless hardware for the attachment of the mural to the wall. He also suggested the panels be thoroughly treated and the top and side edges of the mural be

sealed to keep water/moisture from getting trapped behind the panels, but leave the bottom open (for any moisture to escape). As an alternative, Boardmember Cox suggested a MiraDRAIN product (or similar) could be installed behind the panels to help manage moisture.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Cox to recommend preliminary/final approval of the project to the Community Development Director with their comments attached.

VOTE: 4-0

PROJECT REVIEW

- 1) Applicant: Bildstein Architecture & Planning for Russell Salzgeber
Project: 17-1863-CON
Planner: Nick Bobroff
Project Location: 447 Concha Loma Drive
Zoning: Single Family Residential (20-R-1)

Request of Bildstein Architecture & Planning for Russell Salzgeber to consider Project 17-1863-CON for conceptual review of a request to complete a lot line adjustment between two adjoining lots under common ownership and develop each lot with a primary single family residence of approximately 2,813 square feet and a detached secondary dwelling unit of approximately 1,018 square feet (inclusive of garages). Both lots would share a private drive accessed from Concha Loma Drive. The lots are 0.78 acres and 4.89 acres in size, respectively, are zoned Single Family Residential (20-R-1) and shown as APNs 003-370-005 and -010 addressed as 447 Concha Loma Drive.

Staff presented the concept to the Board. Among the items raised for discussion by staff were neighborhood compatibility, architecture/design, consistency with the secondary dwelling units provisions, archaeological considerations, flood zone requirements and Environmentally Sensitive Habitat constraints. Staff asked that the public and members of the Board provide feedback on the concept.

Ellen Bildstein, architect, explained that the rationale for placing the second unit at the front of the lot was to better respond to the shape and dimensions of the lot and allowing the primary residence to take better advantage of available ocean views toward the back of the lot. She felt that the second unit size and massing better related to adjacent structures.

Russ Salzgeber, property owner and applicant, explained he was seeking a “low key” design that fits the neighborhood and provides residences for his family to reside in.

Public Comment:

Carlyle Hall, who is interested in purchasing the property immediately to the north at 457 Concha Loma Drive, felt that the proposal was too intensive for the lot as it would basically max out the buildout potential for “Lot 1.” He explained that it would also significantly impact ocean views for the property to the north. He believed the second unit should be placed at the rear of the lot, consistent with the accessory use character of these types of units. He felt the lot line adjustment effectively serves as a lot split, and overly concentrates development on the upper lot. He believed

the proposal would adversely impact coastal views and thus be inconsistent with the CA Coastal Act.

Judy Jackson, whose daughter is also interested in the property immediately to the north, thought the proposal was too intense, likening it to something found in Los Angeles. She said she was hoping for something softer, perhaps in a different style that more quietly fit the neighborhood.

David Powdrell asked about the future development potential for the remainder of “Lot 2,” and what sort of traffic impacts that might generate. He also asked whether the property/driveway would remain gated.

Susan Van der Kar noted that she echoed some of the other commenters’ concerns. She explained she was particularly bothered by the driveway and the increased level of activity anticipated for it given its proximity to her family’s property/units (at 435 Concha Loma Drive). She asked, that a minimum, a wall or fence be erected along the driveway to provide some buffering. She also stated that she believed the secondary dwelling unit should be placed at the back.

Joanne Jackson feels that Carpinteria has successfully managed to ensure that new construction remains sensitive to Carpinteria’s small beach town scale and charm. She felt that the proposed residences for “Lot 1” could be made to better fit the surrounding development pattern through further study of massing and clustering of development. She felt that the high volume ceiling heights read as two-story structures and would have impacts for neighbors on protected ocean views.

Scott Van der Kar asked about the disposition of the drainage inlet at the front of the property and whether this would be improved as part of the project. He also asked how the driveway design and any turn-around would be impacted by future additional units on “Lot 2.”

Boardmember Discussion:

Boardmember Chappell explained that he was having a difficult time understanding the reasoning for the design. He felt the lot line adjustment was unnecessary, and that sufficient room remained on the lower lot to design both a primary residence and second unit, while still meeting flood zone requirements. He was not in favor of placing the second unit at the front of “Lot 1.” He also felt the overall site layout did not fit the property or the greater neighborhood. He explained that while he appreciates modern architecture, the proportions of the proposed buildings seemed off. He did not feel like the proposal fit Carpinteria and recommended the design be more sensitive to neighbor concerns.

Boardmember Cox agreed with Boardmember Chappell. He added that it felt too dense or cramped, almost like an apartment development.

Boardmember Reginato felt that the project could be designed so that placing the primary unit at the front of the lot would work. He pointed out this would likely also result in less traffic down the private drive. He felt like the project included a lot of hardscape areas and would prefer to see this reduced/softened. He also wanted to see the building architecture further softened. He suggested any clerestory windows be reoriented to the north or south. He asked about frontage designs and requested that no tall fences be proposed/used.

Boardmember Johnson noted that the building footprint for the primary residence on “Lot 2” would be challenging due to the amount of elevation change. He suggested the building pad be moved

down onto the lower lot, allowing the proposed development for “Lot 1” to be further spread out. He noted that he could understand the rationale for wanting to locate the second unit at the front of “Lot 1” but acknowledge the Zoning Code requirements that state otherwise. He recommended the architects confirm driveway width, design, slope with the Fire District; he also recommended the driveway be buffered from the neighbors. Finally, he felt the general direction of the building architecture to be acceptable, noting it was low key and small scale.

ACTION: No action taken; public comments received and conceptual feedback provided by Boardmembers.

VOTE: N/A.

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held May 11, 2017.

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

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Chair Johnson adjourned the meeting at 6:53 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, June 15, 2017.

All Boardmembers present indicated they would be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

ACTION MINUTES

The meeting was called to order at 5:34 p.m. by Richard Johnson, Chair.

ROLL CALL

Boardmembers present: Richard Johnson
Dylan Chappell
Grant Cox
Scott Ellinwood
Jim Reginato

Boardmembers absent: None

OTHERS PRESENT: 6 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

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

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

Staff presented the project and described the revisions made to the project in light of the ARB's previous comments.

Rafael Hernandez, project applicant, explained they were happy with the outcome of the project, and had attempted to keep the remodel/improvements simple.

Public Comment: None.

Boardmember Discussion:

The Boardmembers were in unanimous agreement that the applicant had successfully responded to their comments.

Boardmember Cox felt the existing landscaping in the front yard was adequate.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Chappell to recommend final approval to the Community Development Director as submitted.

VOTE: 5-0

PROJECT REVIEW

- 2) Applicant: Arvand Sabetian
Project: 17-1865-ARB
Planner: Marysol Smith
Project Location: 751 Olive Avenue
Zoning: Single Family Residential District (6-R-1)

Hearing on the request of Arvand Sabetian, applicant, to consider Project 17-1865-ARB for preliminary review of an interior remodel and addition of approximately 328 square feet. The existing 1,111 square foot three-bedroom, two-bath residence would be remodeled and expanded into a 1,439 square foot four-bedroom, three-bath residence. In the process, the existing kitchen and one of the existing bathrooms would be relocated and two windows on the front elevation would be removed. A storage structure located between the garage and the main residence would be demolished to make way for the addition. The property is a 6,969 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-325-002, addressed as 751 Olive Avenue.

Staff described the project and explained that given the scope of the remodel, repairs and addition, the project presented an opportunity to establish a more cohesive exterior treatment for the residence.

Arvand Sabetian, project applicant, explained his goals for the project as wanting to modestly repair and improve the livability of the (currently vacant) residence. He also presented photos of the existing residence, noting his intent is to match existing colors and finishes. He provided a cut sheet for a new exterior wall sconce.

Public Comment: Two public comment letters were submitted to the ARB:

George Johnson, 729 Olive Ave, indicated that his only concern with the proposed addition, is that the increased living area would worsen the property's existing insufficient parking situation. Unless more parking could be provided onsite, he was thus not in favor of the project. He also believes the front yard fence is unpermitted, encroaches into the City's right-of-way and should be removed as part of the project.

William and Danece Stapleton, 671 Oak Avenue, expressed their support for the project, noting that improvements to the property would benefit the neighborhood.

Boardmember Discussion:

Boardmember Ellinwood pointed out that the plans were drawn inconsistently. He noted he preferred a single gable solution for the rear wing of the home, but that if the applicant opted to continue with the double gable design, then at minimum, the plans need to show the necessary cricket for the valley between the gables. He suggested if the applicant were willing to consider further improvements to the home, the entry porch could be made more substantial.

Boardmember Johnson inquired whether the existing windows as shown in the photographs would be retained, or new windows would be installed as shown on the drawings. The applicant clarified that the existing windows and window trim would remain, as these were comprehensively updated recently.

Boardmember Chappell indicated he also preferred a single gable solution for the rear wing of the home.

The Board indicated they would generally prefer a more decorative light fixture, but that the selected fixture may be acceptable for the rear porch, where it would not be visible from the street.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Chappell to continue the project to the June 29th meeting with the following comments:

- Return with more complete and accurate drawings, that at minimum address the following:
 - Gable roof solution for rear wing of the home, including new addition;
 - Consistent fascia treatment for the entire residence;
 - Accurate window representations.

VOTE: 4-0 (Reginato recused himself from participation)

PROJECT REVIEW

- 3) Applicant: Tony Xiques for Gary Zerlin
Project: 16-1847-CUP/CDP
Planner: Marysol Smith
Project Location: 760 Palm Avenue
Zoning: Planned Residential Development (PRD-20)

Hearing on the request of Tony Xiques, agent for Gary Zerlin to consider Project 16-1847-CUP/CDP for preliminary review of a Conditional Use Permit and a Coastal Development Permit to allow for a 390 square foot second-story addition to an existing legal nonconforming single story residence located partially in the required rear setback. The total square footage of the residence and attached garage would increase from 1,029 square feet to 1,419 square feet. Maximum height of the residence would increase to 20 feet eight inches. The property is a 10,454 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-324-001, addressed as 760 Palm Avenue.

Staff presented the project, explained the code violation history that preceded the project, and raised several concerns with the proposal to construct the second floor addition within the required side and rear setbacks. Staff recommended the project be redesigned to not encroach into the required setbacks.

Gary Zerlin, project applicant and Tony Xiques, project designer, explained their goal was to retain and improve the existing residence, staying within the existing building envelope. They explained they were reluctant to build out rather than up because they did not want to impact the existing landscaping or interfere with available areas for onsite parking.

Public Comment: None.

Boardmember Discussion:

Boardmember Ellinwood explained that while the architecture seemed reasonable, the second floor addition's dimensions and resultant floor plan was awkward. He pointed out the bedrooms were very narrow and had limited head height. More significantly, he felt the proposed project could set a poor precedent for allowing significant new construction within a required setback. He explained that building a single story addition within the allowed building envelope would be likely to gain more support and allow for greater flexibility in developing a logical floor plan. He suggested if the applicant has other long-term plans for the property, then a comprehensive master site plan would be useful.

Boardmember Cox pointed out that much of the property's existing mature landscaping helps to screen the subject residence from view.

Boardmember Chappell echoed many of Boardmember Ellinwood's comments. He noted he was having trouble supporting the proposal given the available options for designing an addition that did not need to encroach into the required setbacks.

Boardmember Johnson explained that the story poles do not accurately reflect the total mass and bulk of the proposed addition, since the larger dormers were not represented by the story poles. He suggested the applicants explore other options such as building a ground floor addition outside of the setbacks, or sliding the second floor addition over to not encroach into the setbacks. He noted that given the existing condition of the residence, it may require substantial expense and reconstruction to add a second floor to the structure; thus a ground floor addition may be more economical and more likely to receive support from the City.

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Ellinwood to continue the project to a future meeting with the following comments:

- Consider alternative designs that do not require new encroachments into the required setbacks.

VOTE: 4-0 (Reginato recused himself from participation)

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held May 25, 2017.

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

VOTE: 4-0 (Ellinwood abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: Staff shared the Commission's recent actions on the Omni Catering Storage Enclosure project and the Castiglia Residence, and explained both projects would be returning to the ARB for final review soon.

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Chair Johnson adjourned the meeting at 6:46 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, June 29, 2017.

All Boardmembers present indicated they would be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

JULY 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 5:30pm Planning Commission-CC TV	4 Independence Day Holiday (City Hall Closed)	5 10am Parks Dept Staff Mtg – Side Cf Rm 5:30pm Fire District Board Mtg – CC TV	6 8am Downtown BAB Mtg-Side Cf Rm 8:45 am Carp First Mtg – Side Cf Rm 2pm All CDD Staff Mtg – Side Cf Rm	7 5pm- 8pm 1st Friday Events – Downtown	8 8am-6pm CERT Training – CC 10am – 2pm ABOP-PW Yard
9	10 8am-5pm City Auditor-Side Cf Rm 9am Large Projects Coordination Mtg – – Blue Rm 3pm Council Closed Session – CC & Blue Conf Rm 5:30pm City Council Mtg – CC TV	11 8am-4:30pm City Auditor – CC 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-5pm City Auditor – CC 10am Parks Dept Staff Mtg – Side Cf Rm 5:30pm Water District Board Mtg – CC TV	13 8am-5pm City Auditor –Side Cf Rm 2:30pm Code Compliance Mtg– Blue Rm 5:30pm ARB Mtg – CC	14 8am-5pm City Auditor – Side Conf Rm	15 8am-6pm CERT Training – CC
16	17 5:30pm Gen Plan Update Mtg – CC	18 10am Staff Mtg – Blue Conf Rm 2pm PW Staff Mtg – Blue Conf Rm 2:30pm Planning Staff Mtg – Side Conf Rm 5pm HOSTS Mtg - CC	19 9am Cycle California Coast – CC 10am Parks Dept Staff Mtg – Side Cf Rm 2:30pm C3H Homelessness Mtg – CC	20 10:30am IDAG – Blue Conf Rm 2:30pm Code Compliance Mtg– Blue Rm 5:30pm Traffic Safety	21 9am – 12pm BEACON Mtg – CC	22 10am – 2pm ABOP-PW Yard
23	24 9am Large Projects Coordination Mtg – – Blue Conf Rm 3pm Council Closed Session – CC & Blue Conf Rm 5:30pm City Council Mtg-CCTV	25 10am Staff Mtg – Blue Conf Rm 10am Franklin Creek Nutrient TMDL – CC 2pm PW Staff Mtg – Blue Conf Rm 2:30pm Planning Staff Mtg – Side Conf Rm	26 10am Parks Dept Staff Mtg – Side Cf Rm 1:30pm SB County CERT Committee-CC 5:30pm Water District Board Mtg – CC TV	27 8:30pm Harassment Trng Prep –CC 9am Creative Housing Solutions – BI Rm 9:30am Elected Official/Commissioner Workplace Harassment Training – CC 11am Staff Homeless Pop Mtg –Blue Rm 1pm Elected Official/Commissioner Work Harassment Training Prep –CC 2pm Elected Official/Commissioner Workplace Harassment Training – CC 2:30pm Code Compliance Mtg– Blue Rm 5:30pm ARB Mtg – CC (Tentative)	28	29
30	31					

City of Carpinteria
Planning Activity Summary

June 2017

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

Last Edited 06/29/2017

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
17-1883-DP/CDP/TPM	Bob Gobuty	4716	Seventh St	remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units, subdivide property for condominium purposes.	Submitted 6/22/17. Under review.	Nick	1	
17-1877-DP/CDP	Phari, LLC	1112	Linden Ave	Create 2 additional units & new covered carports	Submitted 5/26/2017. Under review. Incomplete 6/26/17.	Lucy	2	
17-1876-DP/CDP/TM	MAC Partners	6380	Via Real	Lagunitas six 2-story commercial buildings and 1 building for retail and restaurant	Submitted 5/26/2017. Incomplete 6/16/2017.	Marysol	2	
17-1868-DP/CDP	Carpinteria Sanitary District	5300	Sixth Street	Demolition of existing modular offices and the construction of a new 4,118 square foot one-story office building.	Submitted 4/12/2017. IDAG 4/20/2017. Incomplete 5/12/2017.	Marysol	2	
17-1867-EMP17-1867-EMP	Venoco, Inc.	5661	Carpinteria Ave.	Emergency fence at Sealwatch Overlook, along public trail and parking lot	Submitted 4/4/17. Request for additional information 4/24/17. Letter to applicant 6/20/17.	Steve	2	
17-1856-TPM/VAR/CDP	De Alba Family Trust	5031	Foothill Road	Lot Split	Submitted 2/9/17. Incomplete 3/6/17. Site visit on 3/30/17 with Building Inspector. Letter issued 4/20/17 re: Building Code issues to be addressed. Resubmittal 6/13/17. Comments back to applicant 6/27/17.	Nick	2	
17-1850-CDP17-1850-CDP	CA Dept. of Parks and Recreation	205	Palm Avenue	State Beach Phase II ADA Improvements	Submitted 1/3/2017. Incomplete 1/31/2017. Resubmittal 5/22/2017. Complete 6/15/2107.	Marysol	2	
16-1849-CUPR/TTM/CDP	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. Additional materials submitted 6/9/17 and 6/22/17, under review for completeness.	Lucy	2	
16-1840-DP/CDP	Cravens Lane, LLC	1300	Cravens Lane	Green Heron Springs Project- Demo (E) SFD; construct 30 new condominium units	Submitted 8/24/16. Incomplete 9/14/16. To Concept ARB 11/17/16. Resubmitted 1/12/17, under review. Incomplete 2/10/17. Concept ARB 3/16/17. Resubmittal 6-02-17. Incomplete 6/30/17.	Nick	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-ARB16-1812-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-CDP15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17.	Nick	2	
15-1799-CDP15-1799-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/FENCE	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.	Marysol	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	
17-1879-DP/CDP	Geoff Wells	924	Walnut Avenue	convert (E) church to SFD, construct new uncovered parking area & driveway.	Submitted 5/31/17. Complete 6/28/17. To Prelim ARB 6/29/17.	Nick	3	
17-1870-ARB17-1870-ARB	Gary Feramisco	1241	La Brea Lane	Front portico and exterior improvements	Submitted 5/1/2017. Incomplete 5/25/2017. Complete 6/15/2017. To ARB 6/29/2017.	Marysol	3	
17-1865-CON17-1865-CON	Arvand Sebatian	751	Olive Street	Rehab burnt SFD and 328 s.f. addition	Submitted 3/29/2017. Incomplete 4/26/2017. Complete 5/22/2017. To Prelim ARB 6/15/2017. ARB continued to 6/29/2017.	Marysol	3	
17-1855-ARB17-1855-ARB	Judy Sirianni	1150	Vallecito Road	Remodel and addition	Submitted 2/8/2017. IDAG 3/16/2017. Complete 3/9/2017. Prelim ARB approval 3/30/2017. Resubmitted 6/28/2017. Under review.	Marysol	3	
16-1847-CUP/CDP	Zerlin	5305	Eighth Street	Abate Zoning/Building Violations & construct (N) 2nd floor addition.	Submitted 11/15/2016. Incomplete 12/15/2016. Resubmittal 2/3/2017. Incomplete 2/15/2017. Resubmittal 4/24/2017. Complete 5/24/2017. To Prelim ARB 06/15/2017; cont'd with direction for redesign. Pending resubmittal.	Marysol	3	Yes
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. Prelim ARB approval 3/30/17. Env. review underway. Awaiting updated biological/wetland reports.	Nick	3	

15-1767-CDP15-1767-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	
17-1872-TUP17-1872-TUP	St. Joseph's Church	1532	Linden Avenue	Annual Festival	Submitted 05/05/2017. Incomplete 05/26/2017. Complete 6/15/2017. Approved 6/28/2017. In 10-day appeal period.	Marysol	4	
17-1871-ARB17-1871-ARB	Carpinteria Beautiful	4954	Carpinteria Avenue	new public mural	Submitted May 1, 2017. ARB approved 05/25/17. CDP approved 6/5/17.	Nick	4	
16-1832-SIGN16-1832-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 ARB 5/11/17. likely to be withdrawn.	Steve	4	
15-1788-CDP15-1788-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	
17-1858-DP/CDP	Anthony Segall & Deborah Dentler	5157	Eighth Street	SFR Demo/Rebuild	Submitted 2/13/2017, Complete 3/7/17, ARB Preliminary approval 3/30/17. Scheduled for PC 7/3/17.	Lucy	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. Purchased, awaiting for confirmation that new owner does not want to pursue plans.	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/LCPA	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	

16-1841-DPR/CDP	Carpinteria Valley Arts Council	855-865	Linden Avenue	Art Center expansion and remodel. 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. PC approved 4/3/2017. Pending resubmittal of materials for Final ARB.	Marysol	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	
17-1863-CUP/CDP	Selfridge	5596	Calle Arena	Add'n to SFD, garage	Submitted 3/22/17. Complete 4/20/17, ARB Preliminary approved 5/11/17. PC approved 6/5/17. Waiting for working drawings to schedule for Final ARB.	Lucy	9	
17-1853-CUP/ARB	Julie A. Castiglia	946	Concha Loma Drive	SFR Addition/Remodel	Submitted 2/1/2017, ARB Preliminary Approval 3/16/17. Additional materials rec'd from applicant 4/26/17. Complete letter 5/26/17. PC approved 6/5/17. Waiting for hedge photos and working drawings to schedule for Final ARB.	Lucy	9	
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. ARB preliminary approval 4/13/17. PC approved 5/1/17. Schedule for Final ARB.	Nick	9	
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. PC approved 6/5/17. To Final ARB 6/29/17.	Nick	9	Yes

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/TPM	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-CPD17-1852-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. Pending submittal of BP application.	Marysol	10	
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. Final ARB approved 6/15/17.	Nick	10	
16-1829-ARB16-1829-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	
05-1204-DPCDP05-1204-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	
17-1860-CUP/CDP	Thom Vernon	502	Maple Avenue	Structural repairs to nonconforming garage structures	Submitted 3/13/17. Incomplete 4/12/17. Resubmitted 4/20/17. Complete 4/26/17. PC denied 5/1/17. Appeal period ended 5/11/17; no appeals filed. BP for demo submitted 6/26/17, under review.	Nick	12	yes

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. Final ARB approval 4/13/17. BP submitted 4/18/17, in plan check.	Nick	12	
13-1683-CDP13-1683-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	
17-1875-SIGN17-1875-SIGN	Vogue Signs/Procore	6305	Carpinteria Avenue	Signs	Submitted 5/3/2017. Director Approval 5/30/2017. Building Permit application submitted 5/31/2017. Building Permit issued 6/7/2017.	Marysol	13	
17-1874-SIGN17-1874-SIGN	Mike Reese / Silver Sands	349	Ash Avenue	New sign	Submitted 5/16/2017. Approved 6/5/2017. Building Permit issued 6/21/17.	Marysol	13	
17-1869-SIGN17-1869-SIGN	Vogue Signs / Continental Advanced Lidar Solution	6307A	Carpinteria Avenue	Monument sign and wall signs	Submitted 4/21/2017. Director Approval 5/30/2017. Building Permit application submitted 5/31/2017. Building Permit issued 6/7/2017	Marysol	13	

15-1798-DP/PM/CDP	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. CC approved Final Map acceptance 4/24/17. Parcel Map Recorded 5/24/17. Building Permits ready to issue 5/31/17. BP issued 6/28/17.	Nick	13	
15-1786-CUP/CDP	Verizon Wireless	6267	Carpinteria Avenue	Wireless Telecommunications Facility	Submitted 08/14/15. Incomplete 08/31/15. Complete 11/112/15. PC 12/07/15. PC Action letter 12/8/15. Appeal period ends 12/17/15. CCC appeal period ends 1/8/16. In Building Review 02/25/16. BP Issued 04/20/16.	Shanna	13	
17-1864-ARB17-1864-ARB	City of Carpinteria		Linden Ave & Carpinteria Ave	Downtown "T" landscape retrofit	Submitted 3/29/17, under review. ARB approved 4/13/17. To CC for awarding of contract.	Nick	14	
17-1857-FENCE17-1857-FENCE	Tom Kenny	4292	Carpinteria Ave	New Fence (wall)	Submitted 2/10/2017, "Incomplete" 2/23/2017; add'l materials submitted 4/26/17. Fence permit issued 5/17/17. Construction on hold until CVWD approves construction plans around water meters.	Lucy	14	Yes
16-1839-CDP16-1839-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	

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. BP issued; Site improvements underway.	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-ARB15-1791-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	
15-1785-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. Admin Regs presented to CC 4/10/17. CC approved Ordinance via Second Read 4/24/17. Applications being reviewed, licenses issued, and totals tallied.	Lucy Steve	14	
15-1776-ARB 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	
14-1748-CDP 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	
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-ARB13-1677-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/LCPA/ORD	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-CDP08-1483-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	
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	
17-1851-SIGN17-1851-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 for Director level approval received 4/7/2017. Director Approval 4/28/2017. Applications for proposed signs to be submitted seperately.	Marysol	15	
16-1846-SIGN16-1846-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. BP finalized.	Marysol	15	



Permit Report

6/1/2017 - 06/29/2017

Permit #	Permit Date	Site Address	Owner Name	Project Description	Valuation	Status	Issued Date	Code Compliance Violation	Fire Permit Required
12071	6/29/2017	5455 Eighth St #53	PRESSMAN JEROME/ALVINA TRUSTEES (for) PRESSMAN FAM REV TR	Relocate unpermitted washer and dryer to inside unit to existing pantry. [Abatement of CMC Violation]	0	In Review Building		Yes	
12070	6/29/2017	4695 El Carro Lane	RAUCH, MARK/MARIANNE LIVING TRUST 5/1/08	Tear off existing composition. Install lifetime composition. (23 squares)	10,900	Issued	6/29/2017		
12069	6/28/2017	6430 Via Real	SCHAFF, VICTOR WILLIAM & SUSAN MARIE REVOCABLE TRUST	Demolition permit to remove existing interior tenant improvements in preparation for new tenant improvement construction.	20,000	In Review Building			Yes
12068	6/28/2017	1141 Church Lane	RBU Invetments LLC	Replace gas line from meter to house.	2,500	Issued	6/28/2017		
12067	6/27/2017	4875 Eighth Street	PARRISH, THOMAS C	Remove furniture and rugs from a one car garage. [As per CMC Violation found on Inspection on Sale]	0	Issued	6/27/2017	Yes	
12066	6/27/2017	4802 Sawyer	HESS, MATTHEW JUSTIN	Remove and replace damaged slap (per plans). Remove and replace wall framing (per plans). Test electrical. Remove and replace damaged electrical as necessary. Remove and replace cabinets and plubmin fixtures (per plan), Countertops and flooring as necessary.	30,000	In Review Planning			
12065	6/26/2017	4311 Carpinteria Avenue		Remove walls, vault celing, move kitchen, demo a bath, new bath and add french doors,	50,000	In Review Building			
12064	6/26/2017	4775 Seventh Street	FINNIGAN, TIMOTHY M	Build a new 400 square foot garage.	20,000	In Review Planning			

12063	6/26/2017	1358 La Mesa Plaza	POLLARD, BRADLEY RAYMOND	Jacuzzi installation. Pour reinforced concrete pad, dig trench from electrical panel to jacuzzi site. lay electrical conduit in trench, make connections from electrical panel to jacuzzi disconnect to jacuzzi. Install approximately 3' tall concrete block wall for aesthetic jacuzzi enclosure.	175	Issued	6/28/2017		
12062	6/26/2017	502 C Maple Avenue	500 MAPLE LLC	Remove existing porch and overhang/remove existing garage along with the plumbing, electrical and existing shower in "B"	2,500	In Review Building		Yes	
12061	6/26/2017	4311 Carpinteria Avenue		Subfloor rotted and a few joists sistered or replaced master bedroom.	7,000	In Review Building			
12060	6/26/2017	1493 Trenora Street	MTI Capital inc.	Permit an as built accessory structure.	6,000	In Review Planning		Yes	
12059	6/20/2017	4246 Carpinteria Avenue #5	ROWAN DAVID L/PENELOPE H	Replace horizontal furnace in attic.	1,500	Issued	6/20/2017		
12058	6/20/2017	4327 Carpinteria Avenue	CHAGOLLA, JESUS & BEATRICE 2002 REVOCABLE TRUST 8/30/02	Change stove to gas console heater.	1,000	Issued	6/22/2017		
12057	6/19/2017	5446 Eighth Street Units 9 - 12	TOPALIAN, RENE F & MELANIE SUE 2005 TRUST	Remove existing gravel roof and apply class "A" white pvc total of 30 squares.	16,000	Issued	6/19/2017		
12056	6/19/2017	477 Concha Loma Dr	ABCO VENTURE PROPERTIES, INC	Deck for Yurt - 24 inches	5,000	In Review Building		Yes	
12055	6/19/2017	477 Concha Loma Dr	ABCO VENTURE PROPERTIES, INC	Retaining wall - 129 ft	6,000	In Review Building		Yes	
12054	6/15/2017	349 Ash Avenue	SILVER SANDS VILLAGE INC	New sandblasted sign. 2 posts with cement	900	Issued	6/21/2017		
12053	6/13/2017	1360 Santa Monica Road	LAMMER FAMILY TRUST 11/4/10	adding nw w.c. to existing bedroom and rebuilding exterior staircase that accesses (e) family room.	12,000	In Review Building			

12052	6/12/2017	1481 Anita Street	VESEY FAMILY TRUST 3/28/14	As built storage room in garage needs to be permitted. It meets code as shown by drawing or measurements of measurements of space for parking. Redo electrical installation to spa with conduit, wire and shutoff switch to meet electrical code. Shutoff to be mounted on house wall 13 feet away from spa and accessible. (Abatement of Inspection on Sale CMC violations by new owner)	300	In Review Planning		Yes	
12051	6/12/2017	1541 Meadow Circle	PEREZ, LETICIA	Install new HVAC system that conforms to code and HOA guidelines	0	In Review Planning			
12050	6/12/2017	1407 Sterling Avenue	Tim Bell	Demolish 8 x 18 aluminum back patio cover.	100	Issued	6/12/2017	Yes	
12049	6/12/2017	4709, 4725, 4755, 4757, 4729 Sandyland Rd (Common Condo Area)	Los Meganos HOA	Re-piping water lines from six meters to the six buildings.two trenches carrying one inch P.E. pipe (Total approx 300 feet) Job includes tracer wire, regulators, pressure relief valves and hose bibbs.	10,000	Issued	6/12/2017		
12048	6/12/2017	4929 Nipomo Dr	HUERTA EZEQUIEL L/ESTHER L	Replacing roof on garage, 300 sq ft	1,400	Issued	6/12/2017	Yes	
12047	6/9/2017	784 Maple Street	SHAW, JEFFREY	Upgrade new 200 AMP panel (electrical) in the same location as existing panel.	3,000	Issued	6/9/2017		
12046	6/9/2017	4980 Sandyland Rd 213	wilson, elizabeth	Reorient kitchen, replace bathroom fixtures, replace ceiling, wall & floor finishes, reroute some plumbing and electrical	50,000	In Review Building			
12045	6/8/2017	777 ARBOL VERDE ST	POLLOCK STEPHEN/LUCIA CHRISTINE	Kitchen remodel, cupboards & floor refinishing, upgrade electrical, new can lights	15,000	Issued	6/12/2017		

12044	6/7/2017	130 Ash Avenue	Sandpiper Condos - HOA	Tear off existing down to plywood. Install (2) layers, firesheet, and 60 mill DVC membrae.	30,550	Issued	6/7/2017		
12043	6/7/2017	130 Ash Avenue	Sandpiper Condos - HOA	Tear off existing down to plywood. Install (2) layers, firesheet, and 60 mill DVC membrae.	30,550	Issued	6/7/2017		
12042	6/6/2017	5458 Cameo Road	SOICHER, DEAN B	Upgrade electrial panel from 100A to 200A	1,000	Issued			
12041	6/5/2017	1159 Church Lane	GONZALES, MARK	Remove old furnace, install new 8090 modulating furncace. Add A/C cooling.	9,705	Issued	6/7/2017		

Total Records: 31

6/29/2017