

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: 08/31/17**

SEPTEMBER 5, 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 August 7, 2017.

6. NEW PUBLIC HEARING

**a. De Alba Family Parcel Map
Project 17-1856-TPM/VAR/CDP**

Planner: Nick Bobroff

Hearing on the request of Irene Stoyanoff and the De Alba Family Trust to consider Project 17-1856-TPM/VAR/CDP for approval of a Tentative Parcel Map, Variance and Coastal Development Permit (application filed on February 9, 2017) for approval under Carpinteria Municipal Code Chapters 16 and 14 to divide a 14,183.3 (net) square foot parcel into two parcels of 7,583.5 and 6,599.8 (net) square feet respectively in the 7-R-1 Single Family Residential Zone District; and to consider a Variance from the lot area, lot width and side setback requirements of the R-1 Single Family Residential Zone District to allow proposed "Parcel 2" to be smaller in area and narrower in width than the R-1 Zone District Requirements, and to allow the existing residences on both of the proposed parcels to encroach into one of their respective required side setbacks; and to approve an Exemption pursuant to §15301 and 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

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

**b. California Edison El Carro Park Easement
Project 17-1887-GC**

Planner: Steve Goggia

Hearing on the request of Matt Roberts, City of Carpinteria Parks and Recreation Director, to consider Project 17-1887-GC (application filed on August 21, 2017) for a determination that the granting of an overhead easement to Southern California Edison (SCE) to install, maintain and operate a fiber optic telecommunication system in addition to SCE facilities on an existing approximately 135-foot pole line, and the quitclaim of approximately 350 feet of SCE easements on the El Carro Park property that are no longer needed, is consistent with the General Plan/Coastal Plan of the City of Carpinteria pursuant to Government Code §65402. The application involves APN 004-005-005, addressed as 5300 El Carro Lane.

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

7. OTHER BUSINESS

- a. 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 August 17, 2017
 - ii. City calendar for the month of September 2017
 - iii. Community Development Project Status Report as of August 31 , 2017
 - iv. Construction Permit Report as of August 31, 2017

10. ADJOURNMENT

Notes

All actions of the Planning Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within 10 calendar days of the Commission's action. Appeal deadline for items on this agenda: 5:00 p.m., September 15, 2017. The next regular Planning Commission meeting will be held on Tuesday, September 5, 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 5:45 p.m. Commissioners Present: John Moyer, Chair Jane L. Benefield John Callender, Vice-Chair Glenn La Fevers Commissioners Absent: David Allen Others Present: Steve Goggia, Community Development Director Nick Bobroff, Senior Planner Approximately 5 interested persons	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair Moyer called for the flag salute.	PLEDGE OF ALLEGIANCE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR a. Minutes of the regular Planning Commission meeting held July 3, 2017. MOTION Upon a motion by Commissioner Callender, seconded by Commissioner La Fevers, the Planning Commission voted 4-0 (Benefield, Callender, La Fevers and Moyer in favor) to approve the minutes of the regular Planning Commission meeting held July 3, 2017 as presented.	CONSENT CALENDAR
NEW PUBLIC HEARING a. Wells Residence Planner: Nick Bobroff Project 17-1879-DP/CDP Hearing on the request of Brian Banks, Siemens Planning, LLC, agent for Geoff Wells to consider Project 17-1879-DP/CDP (application filed on	NEW PUBLIC HEARING

May 31, 2017) for approval of a Development Plan and a Coastal Development Permit (and a modification to the single family residential parking requirements) to convert a former church building into a single family residence, under the provisions of the Planned Residential Development (PRD-20) Zone District; and to approve an Exemption pursuant to §15301, 15303 and 15304 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 004-047-021, addressed as 924 Walnut Avenue.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Benefield disclosed that she visited the property.

Senior Planner Nick Bobroff presented a staff report that included a description, background information, a zoning analysis, and Development Impact Fee (DIF) information. He said staff was recommending approval of the project.

Commissioner Callender said the overall fairness of the DIF assessment should be reevaluated. He noted charges in some fee categories increased while others decreased, and the applicant was being charged a total of \$18,564 when there had been an overall decrease after the conversion.

Community Development Director Steve Goggia said the same point had been discussed at the GranVida project hearing. He explained that the City cannot take from one fee category and give to another. He said the issue can be brought up with the City Council when the DIF program comes up for review; however, he does not think DIF laws can be adjusted. He also noted there is higher demand for park/public spaces from residential properties compared to commercial ones.

PUBLIC HEARING OPENED

Chair Moyer opened the public hearing at 6:00 p.m.

Brian Banks, architect/agent for the applicant, clarified some architectural details that had been modified and said staff had done an excellent job.

Jim Swinford, 892 Walnut Avenue, expressed support for the project and noted positive comments are being heard from neighbors around the block. He commented that the property was starting to look abandoned.

Applicant Geoff Wells responded to the concern raised about the DIFs. He said he is glad to spend the money as long as it goes back into the community. He said he does not want to take the issue up with the City Council.

PUBLIC HEARING CLOSED Chair Moyer closed the public hearing 6:07 p.m. Commissioner Benefield complimented the report prepared by the historical consultant and expressed her support for the project. MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Benefield, the Planning Commission voted unanimously to adopt Resolution PC-17-010, approving the conversion of the former church building to a single family residence, including a required parking modification.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield spoke about how people come to her to complain about certain properties looking terrible and she often files complaints on their behalf. She noted she filed one three months ago and it feels as if nothing has happened. She asked how the process can be made better. Community Development Director Steve Goggia explained that he did send Code Compliance to the property, but the owner is being difficult. He noted in some instances property owners cooperate and there is instant cleanup. He said he would send Code Compliance out again.	MATTERS PRESENTED
DIRECTOR'S REPORT a. Distributed Information i. City calendar for the month of August 2017 ii. Community Development Project Status Report as of July 31, 2017 iii. Construction Permit Report as of July 31, 2017 Community Development Director Steve Goggia stated that the County of Santa Barbara is drafting a cannabis land use ordinance, and Mr. Bobroff has been attending meetings and monitoring its development. Mr. Goggia also announced that the next General Plan Update meeting is scheduled for Monday, August 21st and will focus on sea level rise and adaptation policies. He noted some upcoming projects, such as Green Heron Spring and	DIRECTOR'S REPORT

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Lagunitas, and said Carpinteria Unified School District will be presenting a modular "Gen7" building to the ARB this month. He said the Segall/Dentler midcentury modern residence at 5157 Eighth Street has been appealed and will be heard by the City Council in October.	
ADJOURNMENT - Chair Moyer adjourned the meeting at 6:25 p.m. ATTEST: _____ Secretary, Planning Commission _____ Chair, Planning Commission	ADJOURNMENT

PLANNING COMMISSION STAFF REPORT

MEETING DATE: September 5, 2017

ITEM FOR CONSIDERATION

Case 17-1856-TPM/VAR/CDP

Review of a request for a Tentative Parcel Map, Variance and Coastal Development Permit to allow the subdivision of a 14,183.3 (net) square foot parcel into two parcels of 7,583.5 and 6,599.8 (net) square feet in the 7-R-1 Single Family Residential Zone District. The Variance would allow deviation from the 7-R-1 Zone District lot area and lot width standards, and the side setback requirements.

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

 SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department

 SIGNATURE

Applicant: De Alba Family Trust

Project Location: 5031 Foothill Road & 1598
Linden Avenue

APN: 004-006-009

Zoning: Single Family Residential (7-R-1)

General Plan Designation: Low Density
Residential (LDR)



I. RECOMMENDATION

Adopt the attached Resolution PC-17-009, thereby approving Project 17-1856-TPM/VAR/CDP to allow the subdivision of a 14,183.3 (net) square foot parcel into two parcels of 7,583.5 and 6,599.8 (net) square feet, respectively, in the 7-R-1 Single Family Residential Zone District and a Variance from the 7-R-1 Zone District lot area, lot width, and the side setback requirements.

II. PROPOSED PROJECT DESCRIPTION

Tentative Parcel Map: The proposed Tentative Parcel Map (TPM No. 25,197) would subdivide one existing 14,183.3 (net) square foot parcel (30,465.4 gross square feet/ 0.70 acres gross) into two separate parcels as follows:

Proposed Parcel One: 19,865 square feet / 0.46 acres (gross)
(1598 Linden Avenue) 7,583.5 square feet / 0.17 acres (net)

Proposed Parcel Two: 10,600.4 square feet / 0.24 acres (gross)
(5031 Foothill Road) 6,599.8 square feet / 0.15 acres (net)

Both of the proposed parcels are currently developed. Proposed Parcel One is presently developed with a 1,302 square foot single family residence and a 447 square foot detached two-car garage. Proposed Parcel Two is improved with a 2,280.2 square foot single family dwelling with an attached two-car garage. Proposed Parcel Two also includes two unpermitted structures- a detached patio trellis structure and a detached storage building. Both structures are proposed to be removed. As part of the project, existing underground utilities, including sewer and water laterals would require alterations so that each (proposed) lot would have its own separate connections.

Variance: Variances from the 7-R-1 zone district lot requirements and development standards are requested for the following conditions:

Affected Parcel:	Requirement/Standard:	Proposal:
Proposed Parcel One (1598 Linden Avenue)	Side Setback, min. 10% of lot width (6 feet 6 inches avg)	5 feet
Proposed Parcel Two (5031 Foothill Road)	Side Setback; min. 10% of lot width (5 feet 9 inches avg)	5 feet
	Lot Area; 7,000 sq. ft. min.	6,599.8 square feet
	Lot Width; 65 feet min.	57 feet 6 inches (avg)

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

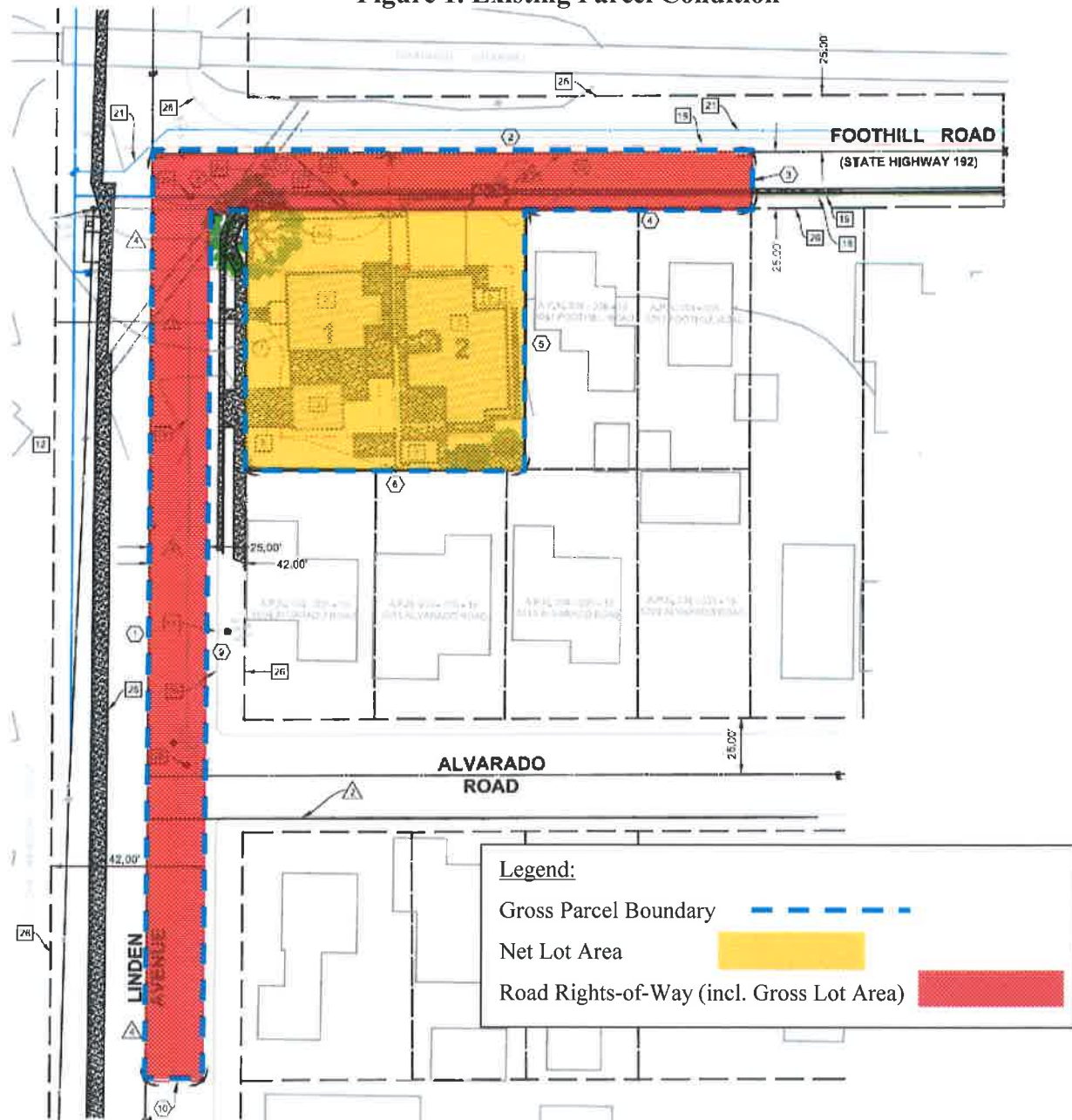
Tentative Parcel Map No. 25,197 is attached as Exhibit 1, Attachment B.

III. BACKGROUND

Site Characteristics

The project site is located on the southeast corner of the Linden Avenue and Foothill Road/State Route 192 (SR 192) intersection. The 30,465.4 square foot gross lot area encompasses a 14,183.3 square feet net lot area plus an additional 16,282.1 square feet of public road right-of-way inclusive of portions of Linden Avenue and Foothill Road/SR 192 (see Figure 1 below).

Figure 1. Existing Parcel Condition



The subject 14,183.3 net square foot lot is presently improved with two detached single-story, single family residences addressed as 1598 Linden Avenue and 5031 Foothill Road. The 1598 Linden Avenue residence is 1,302.85 square feet in size and also includes a 447 square foot detached two-car garage. The 1598 Linden Avenue residence is oriented to, and accessed from, Linden Avenue. The 5031 Foothill Road residence is 2,280.2 square feet, inclusive of an attached two-car garage. This residence also includes a 375 square foot detached patio trellis and a 165 square foot detached storage building, both of which are unpermitted and will be removed/modified as part of the project. The 5031 Foothill Road residence is oriented to, and accessed from, Foothill Road/SR 192.

The subject property is considered legal nonconforming with respect to unit density and building setbacks (see the Project History and Zoning Analysis “Legal Nonconforming Structures” discussions for additional details concerning the property’s existing nonconforming features).

The project site is located in the Santa Monica/Canalino/El Carro Neighborhood (Community Design Subarea 3), which comprises the bulk of the City’s single family residential neighborhoods north of U.S. 101. Immediately adjacent to the east of the subject property are similarly developed single family residences fronting on Foothill Road/SR 192. Immediately to the north (across Foothill Road/SR 192) is the Carpinteria First Baptist Church. To the west (across Linden Avenue), is the Meadows multi-family residential development. To the south, behind the subject property are single family residences that face Linden Avenue and Alvarado Road.

The Linden Avenue right-of-way is 84 feet wide and includes curb, gutter and sidewalks. The portion of the Linden Avenue right-of-way improved with a public sidewalk, parkway, curb and gutter was previously dedicated to the City in 1970. Uniquely, the remaining portion of the Linden Avenue right-of-way out to the street centerline remains part of the subject (gross) lot. Likewise, the Foothill Road/SR 192 public right-of-way out to the street centerline is also included in the subject (gross) lot. The project’s Foothill Road/SR 192 frontage includes a curb and gutter, but not sidewalk or parkway. Several utilities pass through one or both of the rights-of-way included in the gross lot, including a sewer main, local and state-owned water lines, storm drain facilities and a gas main.

The site is zoned Single Family Residential (7-R-1) and has a General Plan/Coastal Plan land use designation of Low Density Residential (LDR). The project is not subject to any Overlay districts.

Project History

The circumstances under which the subject property came to be developed with two detached residences in the 7-R-1 Single Family Residential zone district are unusual and somewhat convoluted. An approximate timeline is provided below:

The residence referred to as the 1598 Linden Avenue residence was constructed first and appears to have been present on the property since at least the late 1920s. In April 1978, the De Alba family obtained a building permit (no. 1423) to construct a 720 square foot detached three-car garage accessed from the property’s Foothill Road frontage. Later in July 1978 the De Alba family amended their plans for the new garage and obtained a building permit (no. 1487) to also include a new second single family

dwelling on the property, to be addressed as 5031 Foothill Rd.¹ The approval appears to have been granted at the Director level and issued an “approval in concept” for submittal to the California Coastal Commission in order to obtain a Coastal Development Permit.² Around the same time, the City Council waived the requirement for the De Alba’s to install public improvements along the property’s Foothill Road frontage, but required recordation of an agreement to construct such improvements in the future when/if the street was fully improved. Subsequent to the “approval in concept” from the City, but prior to having obtained a CDP from the Coastal Commission, work was initiated on the construction of the new residence and garage.

Shortly thereafter, an appeal was filed by a K. Kilbourne with the California Coastal Commission alleging work had commenced prior to issuance of the CDP, along with other concerns over the factual basis for the project approvals, the lack of evidence provided concerning water availability/usage for the new residence, and perceived procedural errors in the City’s processing and approval of the application. The Coastal Commission ultimately held an appeal hearing in October 1978 concerning the construction of the second residence on the subject property but narrowly focused their review on the matter of water availability for residential development so as to not impair agricultural viability within the Carpinteria Valley. The Commission ultimately denied the appeal, thereby upholding the City’s approval, but issued sternly worded letters to both the City and De Alba family concerning the commencement of construction without first obtaining the requisite Coastal Development Permits.

Construction of the new residence and attached garage was ultimately completed in March 1979. Later in October 1979, a building permit (no. 1796) was issued for a 440 square foot detached garage (to now serve as the garage for the original 1598 Linden Ave residence). In 1993, a small addition to the rear of 5031 Foothill Rd residence was permitted (permit no. 5215).

More recently, several additions and accessory structures were constructed on the property without first obtaining permits. An addition that started out as a covered breezeway between the 1598 Linden Avenue residence and its detached garage was eventually filled in to create an additional interior living area. As part of the review of the subject lot split application, the unpermitted addition was identified and inspected by CDD staff and found to not be permissible due to its substandard construction condition. Upon being informed that the applicant would be required to remove the unpermitted room addition, the applicant opted to obtain a building permit (no. 12006 issued on May 5, 2017) and demolish the addition immediately (demolition is presently underway). Two other structures, a detached patio trellis and a detached storage building associated with the 5031 Foothill Road residence, were also identified to not have permits on file. The structures encroach into required setbacks and/or result in an exceedance of the maximum allowable lot coverage requirements for the proposed “Parcel 2” configuration. As such, these structures are conditioned to be either removed or modified to comply with current R-1 zoning district development standards.

¹ The record is somewhat unclear, but it appears the second residence was approved with the intent to subdivide the 14,183 square foot lot into two 7,000+ square foot lots, thereby resulting in a conforming condition with one single family dwelling on each of the two lots. There is no record however to indicate that the lot split was ever pursued or completed.

² In 1978, the City of Carpinteria did not yet have a certified Local Coastal Program, thus any developments requiring a Coastal Development Permit (CDP) were required to apply for and obtain a CDP directly from the California Coastal Commission subsequent to having obtained approval for the project from the local jurisdiction, but prior to initiating construction.

Architectural Review Board

As the project does not include any physical improvements or alterations to the project site outside of the removal of unpermitted improvements, review by the Architectural Review Board (ARB) was not required as part of this application. In the event that improvements to either structure are pursued by the current or future owners, a new project application would be required, which may be subject to review by the ARB.

IV. ENVIRONMENTAL

This project is exempt from environmental review pursuant to Sections 15301 [Existing Facilities], and 15061(b)(3) ["General Rule Exemption"] of the Guidelines for the implementation of the California Environmental Quality Act (CEQA). Class 1 Categorical Exemptions involve minor alterations to existing buildings, structures and facilities, including the demolition and removal of individual small accessory structures, minor alterations to public improvements (including streets, sidewalks, etc.) and alterations to existing utilities.

Additionally, Section 15061(b)(3) of the CEQA Guidelines, also referred to as the "General Rule Exemption" states that a project is "covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The project involves subdividing an existing residentially-developed property located in an urbanized neighborhood into two parcels. Only minor improvements are required as part of the project, including installing a new public sidewalk along the project's developed frontage and relocating existing utilities. Two unpermitted accessory structures would be required to be removed or altered/permited. The project would not have any growth-inducing impacts, nor would it impact any cultural or biological resources. Therefore, it can be shown that the project has no possibility of resulting in a significant effect on the environment.

As the project is consistent with these standards, it is appropriate to find the project exempt from CEQA. For more detail, see the attached Notice of Exemption included as Exhibit 2.

V. ANALYSIS

The proposed project involves the land division of a developed residential parcel. As such, staff has reviewed the project in terms of its compliance with the development standards of Chapters 14 (Zoning) and 16 (Subdivisions) of the Carpinteria Municipal Code, the State Subdivision Map Act, and with the policies and objectives of the City's General Plan/Coastal Land Use Plan.

Chapter 14, Zoning Code Requirements

Single Family Residential (7-R-1) District, CMC §14.12

The subject property is zoned Single Family Residential (7-R-1) (CMC §14.12). Permissible uses in this zone district include one detached single family dwelling per legal lot. The following tables list the two proposed parcels' conformance with the applicable R-1 zone district Municipal Code requirements.

Sub

Table 1. Proposed Parcel One; 1598 Linden Avenue (7,583.5 sq ft)

Standard		Requirement/Allowance	Proposal
Lot Area		7,000 square feet min.	7,583.5 square feet
Lot Width		65 feet min.	66 feet 6 inches (avg width)
Setbacks	Front (Foothill Rd)	50 feet min. from centerline of street or 20 feet min. from property line, whichever is greater	52 feet from centerline of street/27 feet from property line
	Side (Linden Ave)	15 feet min. (15 feet or 25% of the average lot width, whichever is less)	10 feet (to entry porch); 17 feet to house*
	Side (East)	6 feet 6 inches min. (10% of the average lot width)	5 feet**
	Rear (South)	15 feet min.	18 feet (to detached garage)
Height		30 feet max.	Approx. 15 feet
Building Coverage		35% max. (2,654 square feet)	23% (1,750 square feet)
Parking		2 spaces provided in a garage	2 spaces provided in a garage

**The residence's existing entry porch (facing Linden Avenue) encroaches approximately five feet into the required street-side setback. The porch is not proposed to be modified as part of this project and is thus considered a legal conforming condition.*

***A Variance is required to allow for a deviation from the minimum required interior side setback resulting from the proposed lot split arrangement.*

Table 2. Proposed Parcel Two; 5031 Foothill Road (6,599.8 sq ft)

Standard		Requirement/Allowance	Proposal
Lot Area		7,000 square feet min.	6,599.8 square feet**
Lot Width		65 feet min.	57 feet 6 inches (avg width)**
Setbacks	Front (Foothill Rd)	50 feet min. from centerline of street or 20 feet min. from property line, whichever is greater	54 feet from centerline of street/29 feet from property line
	Side	5 feet 9 inches (10% of the	5 feet**

(West)	average lot width)	
Side (East)	5 feet 9 inches min. (10% of the average lot width)	7 feet
Rear (South)	15 feet min.	21 feet
Height	30 feet max.	Approx. 15 feet
Building Coverage	35% max. (2,654 square feet)	34.55% (2,280 square feet, pending removal of unpermitted storage shed)
Parking	2 spaces provided in a garage	2 spaces provided in a garage

***A Variance is required to allow for a deviation from the minimum required lot size, lot width and interior side setback resulting from the proposed lot split arrangement.*

Variance Requests

As described in the above project description and Zoning conformance tables, the proposed lot split includes a request for a Variance from the interior side setback requirement for both of the proposed lots. The proposed five-foot side yard setback from the proposed division line would not meet the minimum side setback requirement for either lot based on the 10% average lot width development standard. Proposed Parcel Two also requires Variances from the lot size and lot width requirements for newly created lots within the 7-R-1 zone district, as the proposed parcel would not meet the minimum lot size or average lot width requirement.

Pursuant to CMC §14.70.020, a Variance may be applied for where, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, strict compliance with the requirements of the Zoning Code would deprive such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. Variances may be used to adjust the pertinent development standards (e.g., lot area, lot width and yard setback requirements).

In order to grant the requested Variances, the Planning Commission must make all of the required findings provided for in CMC §14.70.030(4):

- a. *There are special circumstances or conditions applicable to the property which do not apply generally to other properties in the vicinity under identical zoning;*
- b. *Strict compliance with ordinance regulations would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification;*
- c. *The granting of the Variance will not adversely affect the health, safety and general welfare of the neighborhood, or be injurious to property or improvements in said neighborhood;*
- d. *Granting of the Variance will not be in conflict with the intent and purpose of this chapter or the City's Coastal Land Use Plan and implementation programs, General Plan and specific plan(s), if applicable; and*
- e. *The applicant agrees in writing to comply with any and all reasonable conditions imposed by the Planning Commission in the granting of a Variance.*

The subject property is unique in that while it is large enough to be subdivided under the 7-R-1 zone district lot area requirements, the arrangement of the existing residences on the lot precludes the proposed division line from being located in a manner that results in two net 7,000 square foot (or larger) lots of the required minimum lot width, each with a single family dwelling that can meet all of the required setbacks. In light of the prevalence of substandard lots in the immediately surrounding 7-R-1 neighborhood, strict compliance with the 7-R-1 development standards would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning. Further analysis of the project's conformance with the required Findings is provided in the attached Planning Commission Resolution (Exhibit 1, Attachment B). An exhibit depicting the lot area of all properties within the surround 7-R-1 neighborhood, and referenced in the Variance Findings, is attached to this report as Exhibit 3. Based on the analysis provided therein, staff believes the required Findings for the granting of the requested Variances can be made.

Chapter 16, Subdivisions

Chapter 16 of the Carpinteria Municipal Code governs the subdivision of land in the City. The Subdivision Map Act requirements stipulate lot standards (minimum lot sizes, dimensions, improvements, etc.) for new subdivisions and describe the types of dedications and public improvements that may be required as part of an approved subdivision.

In the case of the subject project, the subdivision would divide a single parcel with existing structures into two parcels, each with its own single family dwelling. With the granting of the above-described Variances, each of the two lots would conform to the applicable 7-R-1 zone lot design and development standards. Several project conditions of approval are required to satisfy City and Special District requirements related to the subdivision; these include:

- Project Condition no. 2 requires the unpermitted accessory structures located in the rear yard of Proposed Parcel Two to be removed or altered to comply with current R-1 zoning regulations.
- Public Works Condition no. 1 requires public improvements consisting of sidewalks to be installed along the Foothill Road frontage of Proposed Parcels One and Two.
- Public Works Condition no. 3 requires the applicant to offer to dedicate an easement to the City for public road purposes over the corner of the existing Linden Avenue/Foothill Road curb ramp/sidewalk that encroaches into the northwest corner of Proposed Parcel One.
- Public Works Condition no. 4 requires the applicant to offer to dedicate an easement to the City for public road purposes for the portion of Proposed (gross) Parcel One located within the Linden Avenue right-of-way lying easterly of the centerline and southerly of the Foothill Road right-of-way;
- Public Works Condition no. 5 requires the applicant to offer to dedicate an easement to the public for the Foothill Road right-of-way portion of Proposed (gross) Parcels One and Two lying southerly of the centerline;
- Special District conditions from the Carpinteria Sanitary District and Carpinteria Valley Water District requiring relocated and/or separate utility connections/meters for each parcel.

CMC §16.12.070 prescribes the necessary findings that must be made in order for the Commission to approve a proposed subdivision. The required findings for approval of a Parcel Map are:

- a. *The proposed map is consistent with applicable General and Specific Plans;*
- b. *The design or improvements of the proposed subdivision are consistent with applicable General and Specific Plans;*
- c. *The site is physically suitable for the type of development;*
- d. *The site is physically suitable for the proposed density of development;*
- e. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife, or their habitat;*
- f. *The design of the subdivision or the type of improvements will not cause serious public health problems;*
- g. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public-at-large, for access through or use of the property within the proposed subdivision.*

The project can be found consistent with the City's General Plan/Coastal Plan as no intensification of use is proposed as part of the subdivision and the use/general arrangement of the lots is consistent with the types of development anticipated on these lot(s) and the character/intensity of development found in the surrounding neighborhood. Aside from the improvements necessary to comply with the above-summarized project conditions of approval, there are no other proposed physical improvements to the property. The proposed subdivision would not affect any of the existing utility easements, which are all located outside of the proposed net lot areas, and the easements required as project conditions of approval would legitimize existing public improvements presently existing on the subject proposed lots. Therefore, as proposed, the project can be found consistent with the provisions of the Subdivision Map Act. A more detailed analysis of the proposed subdivision's consistency with the required Map approval findings is provided in Exhibit 1, Attachment A.

General Plan/Coastal Plan Policies

The project site has a General Plan/Coastal Plan designation of Low Density Residential (LDR). The City's Community Design Element of the General Plan contains both general overarching policies and specific subarea policies. The project site is in Design Subarea 3 (El Carro/Canalino/Santa Monica Neighborhoods District).

Land Use Element

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

The proposed project would subdivide an existing 7-R-1 zoned parcel developed with two detached single family dwellings into two separate lots, each improved with one single family dwelling. The proposed lot split would result in two lots of 7,583.5 net square feet and 6,599.8 net square feet, respectively. While the net lot area of one of the newly created lots would be less than the 7,000 square foot minimum required lot size and narrower than the 65-foot minimum

required width for the 7-R-1 zone district, the resultant lot area of 6,599.8 square feet and 57.2-foot average lot width for the proposed nonconforming lot is generally consistent with the dimensions of other existing, legal residential lots in the 7-R-1 district, including those in the immediate surrounding neighborhood. Therefore, the proposed configuration would support continued orderly, well planned urban development within the City.

The proposed project does not involve any significant new physical construction or improvements outside of those required to abate unpermitted construction, install necessary public improvements and to address separate utility connection/metering requirements of the respective special districts. The project would therefore not result in any impacts to coastal resources, public access or public recreational opportunities.

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-3l: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed lot split would not have a materially significant effect upon the existing character of the subject property or the surrounding neighborhood. The resultant lots of the proposed lot split would generally conform to the character and scale of the surrounding neighborhood and would not allow for new or re-development grossly out of scale or character with surrounding homes. The established density of the 7-R-1 zoned neighborhood, inclusive of the proposed lots, would remain unchanged as a result of the proposed lot split.

Community Design Element

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

The proposed layout/placement of the residences within each of the proposed lots is generally consistent and compatible with the adjacent nearby properties and the general dominant neighborhood development pattern. The established setbacks, building sizes and heights would not change as a result of this project. Overall, the proposed subdivision would not materially alter the character of the existing residences.

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

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

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

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

Both of the existing residences are generally consistent with the above described Objective and Policies. Nothing in the proposed lot split or the required conditions of approval would be inconsistent with the goals or intent of these provisions.

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

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

As noted elsewhere, the project is conditioned to include the installation of a public sidewalk along the project's Foothill Road/SR 192 frontage. This improvement would help to fill in an existing gap in the City's public sidewalk system and help to provide a continuous, safe pedestrian pathway from Linden Avenue to El Carro Park and the adjacent Girls Inc. of Carpinteria facility.

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 lot split would not change or alter the established/required setbacks from the Foothill Road or Linden Avenue frontages. The established building setbacks, which generally conform to what is required in the 7-R-1 district, would remain.

Subarea 3 (El Carro/Canalino/Santa Monica Neighborhoods District)

Objective CDS3-1: *Preserve and strengthen the visual and physical connections between this subarea, the downtown and other neighborhoods and districts in the City.*

Objective CDS3-2: *Preserve and enhance the existing residential neighborhood and ensure that new development enhances the neighborhood character.*

Objective CDS3-3: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods, and consistent with the City's "small beach town" image.*

Policy CDS3-b: *Enhance the pedestrian character of the neighborhoods' streets, parks and lanes.*

As discussed elsewhere in this report, the proposed lot split would not have a materially significant impact on the character or extent of existing development on either of the resultant lots. Proposed physical improvements are limited in scope and would correct unpermitted construction (on Proposed Parcel Two), provide for current separate utility connections/metering, and provide a public sidewalk along the project's Foothill Road frontage. These improvements would enhance the neighborhood by removing unpermitted structures and improving public safety/access along Foothill Road.

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

The proposed lot split would not result in any changes to the number or nature of vehicle trips associated with the subject property. The property is presently developed with two single family dwellings and would continue to be so under the contemplated lot split.

Recommended conditions of approval for the proposed project require the applicant offer to dedicate easements for public road right-of-ways for the portions of the Linden Avenue and Foothill Road rights-of-way to the respective public agencies (City of Carpinteria for Linden Avenue; Caltrans for Foothill Road) for the portions of the lots located within the improved, public road corridors. These easements would clarify the City's/State's rights to these areas.

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.*

As a condition of approval for the proposed lot split, the applicants would be required to install the necessary frontage improvements, including a public sidewalk, to comply with current City requirements. These improvements would also be in keeping with those previously required of the applicant by the City in 1978 as a condition of approval for the addition of the second residence to the

property. Ultimately, the required frontage improvements would help to close an existing gap in the City's public sidewalk system, helping to safely link nearby neighborhoods, schools and parks.

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.*

Neither of the proposed lots are currently located in a designated flood hazard area as mapped by the current FEMA Flood Insurance Rate Map for the area.

Objective S-5: *Minimize the potential risks and reduce the loss of life, property and economic and social dislocation resulting from urban and wildland fires.*

According to the Fire Hazard Zones map in the City's General Plan/Coastal Plan, the subject property is not located in an area of moderate or high fire hazard. Nevertheless, part of the reasoning for the proposed lot arrangement, which results in both of the newly created lots not complying with the applicable minimum interior side setback requirement from the proposed division line, is to meet the minimum required separation of both residences from the new (shared) property line pursuant to the current CA Building Code requirements. As the two residences are separated by just over 10 feet, providing the minimum five feet of separation from the dividing property line for both of the newly created lots was determined to be of primary importance (as opposed to meeting the current 7-R-1 district side setback for one lot and creating a less conforming side setback for the other lot).

Noise Element

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

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

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached Conditions of Approval and would apply to any of the required demolition of unpermitted structures and right-of-way and utility improvements.

Public Facilities & Services Element

Objective PF-6: *To ensure that new development is adequately served by utilities and does not impact existing service areas in the community.*

Policy PF-6c: *Development projects within Carpinteria shall be required to:*

1. *Construct and/or pay for the new on-site capital improvements that are required to support the project;*

2. *Ensure that all new off-site capital improvements that are required by the project are available prior to certificate of occupancy;*
3. *Be phased so as to ensure that the capital facilities that will be used by the new development are available prior to certificates of occupancy;*
4. *Ensure that, in the event that public services or off-site capital facilities are impacted prior to development, the level of service provided to existing development will not be further impacted by the new development; and*
5. *Provide of the provision of public services, and shall not increase the cost of public services provided to existing development.*

Several upgrades to the residences' existing utility meters/connections are required as conditions of approval to this project. These requirements include relocating the existing water meters for each residence and providing separate service laterals for each, requiring separate sewer connections for each lot, and potentially requiring the relocation of existing gas meters if they interfere with the construction of a new public sidewalk across the properties' Foothill Road/SR 192 frontages. These upgrades are necessary to comply with current utility provider requirements and/or to avoid interference with other public improvements (e.g., City sidewalks, etc.).

VI. DEVELOPMENT IMPACT FEES

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

VII. ACTION OPTIONS

1. Adopt Resolution PC-17-009, thereby approving Project 17-1856-TPM/VAR/CDP to grant a Tentative Parcel Map, Variance and Coastal Development Permit to allow a lot split to create two lots each developed with a single family dwelling, and grant Variances to the lot area, lot width and side setback requirements of the 7-R-1 zone district, and adopt the findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to a future Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Exhibit 1 Resolution PC-17-009
Attachment A: Findings
Attachment B: Tentative Parcel Map No. 25,197

Attachment C: Recommended Conditions of Approval

Exhibit 2 Notice of Exemption

Exhibit 3 Adjacent Lots Area Exhibit

Exhibit 1
Resolution PC-17-009

De Alba Lot Split
Project 17-1856-TPM/VAR/CDP
5031 Foothill Road & 1598 Linden Avenue

September 5, 2017

RESOLUTION NO. PC-17-009

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING THE TENTATIVE PARCEL MAP, VARIANCE AND COASTAL DEVELOPMENT PERMIT 17-1856-TPM/VAR/CDP TO SUBDIVIDE A 14,183.3 NET SQUARE FOOT PARCEL INTO TWO PARCELS OF 7,583.5 AND 6,599.8 NET SQUARE FEET, AND GRANT A VARIANCE FROM THE 7-R-1 LOT SIZE AREA AND LOT WIDTH STANDARDS FOR “PROPOSED LOT TWO,” AND THE SIDE SETBACK REQUIREMENTS FOR BOTH LOTS. THE PROJECT IS LOCATED AT 5031 FOOTHILL RD AND 1598 LINDEN AVE (APN 003-312-017).

**TENTATIVE PARCEL MAP NO. 25,197
REQUESTED BY DE ALBA FAMILY TRUST**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Tentative Parcel Map, Variance and Coastal Development Permit filed by Irene Stoyanoff on behalf of the De Alba Family Trust on February 7, 2017 to subdivide a 14,183.3 net square foot parcel into two parcels of 7,583.5 and 6,599.8 net square feet, and to obtain a Variance from the 7-R-1 lot area and lot width standards for “Proposed Lot Two,” and from the side setback requirements for both lots; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 28, 2017; and

WHEREAS, the Planning Commission has conducted a hearing and received evidence regarding the application for the Tentative Parcel Map, Variance and Coastal Development Permit; and

WHEREAS, the project is exempt from the California Environmental Quality Act pursuant to Sections 15301, and 15061(b)(3) of the California Environmental Quality Act Guidelines, as the project involves a minor land division of a developed parcel in an urbanized area with minimal improvements proposed and no potential for significant environmental effects; 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 Tentative Parcel Map No. 25,197, Variance and Coastal Development Permit are approved, making the Findings outlined in Attachment A.

2. The Tentative Parcel Map No. 25,197, Variance and Coastal Development Permit for the project shown in Attachment B are approved subject to the conditions set forth in Attachment C.

PASSED, APPROVED AND ADOPTED this 5th day of September 2017, by the following called vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONER(S):
ABSTAIN: COMMISSIONER(S):
ABSENT: COMMISSIONER(S):

John Moyer, Chair

ATTEST:

Steve Goggia, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 5th day of September 2017.

Exhibit 1
Attachment A: Findings

De Alba Lot Split
Project 17-1856-TPM/VAR/CDP
5031 Foothill Road & 1598 Linden Avenue

September 5, 2017

ATTACHMENT A FINDINGS

PLANNING COMMISSION HEARING PROJECT 17-1856-TPM/VAR/CDP SEPTEMBER 5, 2017

TENTATIVE PARCEL MAP NO. 25,197 DE ALBA LOT SPLIT

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 Tentative Parcel Map, Variance and Coastal Development Permit was submitted on February 9, 2017, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 28, 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 Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption §15301 [Existing Facilities] and Statutory Exemption §15061(b)(3) [“General Rule Exemption”]. Class 1 Categorical Exemptions involve minor alterations to existing buildings, structures and facilities, including the demolition and removal of individual small accessory structures, minor alterations to public improvements (including streets, sidewalks, etc.) and alterations to existing utilities.

Section 15061(b)(3) of the CEQA Guidelines, also referred to as the “General Rule Exemption” states that a project is “covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The project involves subdividing an existing residentially-developed property located in an urbanized neighborhood into two parcels. Only minor improvements are required as part of the project, including installing a new public sidewalk along the project’s developed frontage and relocating existing utilities. Two unpermitted accessory structures would be required to be removed or altered/permited. The project would not have any growth-inducing impacts, nor would it impact any cultural or biological resources. Therefore, it can be shown that the project has no possibility of resulting in a significant effect on the environment.

As the project is consistent with these standards, it is appropriate to find the project exempt from CEQA.

1.3 Tentative Parcel Map Findings

Pursuant to CMC §16.12.070, all of the following findings must be made to approve a Tentative Parcel Map.

- a. *The proposed map is consistent with applicable General and Specific Plans.*

The proposed Tentative Parcel Map would subdivide one 14,183.3 net square foot parcel into two parcels of 7,583.5 and 6,599.8 net square feet, respectively. Proposed Parcel One is currently developed with a 1,302.85 square foot single family dwelling and a 447 square foot detached garage. Proposed Parcel Two is improved with a 2,280.2 square foot single family dwelling (inclusive of an attached two-car garage).

The use of each of the proposed lots for a detached single family dwelling is consistent with the type and intensity of uses contemplated for the Low Density Residential (LDR) land use designation, as described in the City’s General Plan/Coastal Plan. Proposed improvements associated with the project are limited to the installation of required frontage improvements and private utility upgrades for the lots. These improvements are consistent with the intent of the applicable Objectives and Policies of the City’s General Plan/Coastal Plan, as

discussed in the staff report prepared for the September 5, 2017 Planning Commission hearing, and herein incorporated by reference. The project would not adversely affect coastal resources and does not involve any adverse impacts to sensitive habitats or cultural resources. With the approval of the Variances described in Finding 1.4a (below), the project would be consistent with the provisions and standards of the City's Zoning Code, which implements the General Plan/Coastal Plan. Therefore, this finding can be made.

- b. *The design or improvements of the proposed subdivision are consistent with applicable General and Specific Plans.*

The proposed map would subdivide a residentially-designated lot into two lots. The layout and arrangement of the proposed lots are generally consistent with the layout of the surrounding lots under identical zoning and land use designations. No significant new development or improvements are proposed as part of the project; as both of the newly created lots are at, or close to, being built out under the applicable 7-R-1 zoning standards. Thus, the proposed improvements, required as project conditions of approval to the subdivision are limited to installing frontage improvements along the lots' Foothill Road frontages to comply with current City standards, and to bring the existing utilities serving the properties up to current standards/requirements. In both cases, these required improvements are consistent with the types of improvements desired and contemplated by the City's General Plan/Coastal Plan, specifically as discussed in the Circulation and Public Facilities Elements.

- c. *The site is physically suitable for the type of development.*

The proposed subdivision would result in two lots of 7,583.3 and 6,599.8 net square feet, respectively. Proposed Parcel One, as designed, would be consistent with the 7-R-1 zone district minimum lot area and lot width requirements. Proposed Parcel Two would be both slightly smaller in area and narrower in width than the minimum requirements of the 7-R-1 district. Nonetheless, there is precedent for such nonconforming lot configurations throughout the City's 7-R-1 zone districts, including numerous such lots in the immediately surrounding cluster of 7-R-1 zoned properties around Alvarado Road/Linden Avenue/Foothill Road, and with the granting of the Variances described in Finding 1.4a (below), both of the newly created lots would be consistent with the applicable requirements of the 7-R-1 zone district. Overall, the proposed lot arrangement and placement of the residences on the lots would be consistent with, and comparable to, the development pattern of the immediate surrounding area.

- d. *The site is physically suitable for the proposed density of development.*

The proposed subdivision would be consistent with the allowed density under the 7-R-1 zone district (i.e., one single family dwelling per legal lot and 4.6 dwelling units per acre) and Low Density Residential (0.3 to 4.6 dwelling units per acre) land use designation. No

new structures or dwelling units are proposed as part of the project.

- e. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife, or their habitat.*

The project site is developed and improved with two single family dwellings and located in an urbanized part of the City. There are no known sensitive environmental or cultural resources located on, or near, the project site. As discussed elsewhere, proposed improvements are limited to standard City frontage improvements and private utility upgrades. Therefore, this finding can be made.

- f. *The design of the subdivision or the type of improvements will not cause serious public health problems.*

The proposed subdivision would not create any new uses on either lot, nor would it create any additional demands on necessary community services. Both of the existing single family homes are presently connected to, and served by the Carpinteria Valley Water District and Carpinteria Sanitary District. Upgrades to the existing connections are required to meet current District requirements, but would not result in any adverse impacts to these services or their ability to continue serving surrounding existing and future development.

The project site is not located in a high floor risk or fire hazard area. The proposed division line location for the lot split was determined, in part, to ensure both residences would comply with the minimum fire and building code separation requirements from a residence to an adjacent property line. All public services, include fire and police protection are currently available to the project site and would continue to be provided.

Relevant requirements of any of the special districts serving the two proposed lots have been included in the project conditions of approval. Therefore, this finding can be made.

- g. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public-at-large, for access through or use of the property within the proposed subdivision.*

The proposed project does not have the potential to conflict with easements on the property for public or public agency access. All existing utility easements are located outside of the proposed net lot areas, are shown and identified on the Parcel Map exhibit, and are proposed to remain as is. Conditions of approval requiring the granting of additional right-of-way easements to the City and/or State of California (i.e., Caltrans) for public improvements located outside of the net lot areas have been included in the Parcel Map approval. Finally, a requirement for a grant of easement for the interior corner of the City's existing curb ramp located adjacent to the intersection of Linden Avenue and Foothill Road is included as a

project condition of approval to address the minor encroachment of this feature into the net lot area of Proposed Parcel One. With adherence to these conditions of approval, the project would be consistent with this finding.

1.4 Variance Findings

Pursuant to CMC 14.70.030(4), all of the following findings must be made to approve a Variance from the applicable zoning standards:

- a. *There are special circumstances or conditions applicable to the property which do not apply generally to other properties in the vicinity under identical zoning.*

The subject 14,183.3 net square foot lot is zoned 7-R-1, which allows for one single family dwelling per legal lot. The subject property however, is presently improved with two permitted, detached single family dwellings on a single lot under one ownership, rendering it legal nonconforming with respect to density. This arrangement is fairly unique throughout the City's single family R-1 districts.

While the subject lot's net lot area of 14,183 square feet is more than large enough to allow for a lot split that could result in two lots that can both meet or exceed the 7-R-1 zone district's minimum net lot area of 7,000 square feet per lot, the arrangement of the existing structures on the lot precludes such a configuration without rendering one or both lots grossly nonconforming with respect to both zoning and building/fire codes in terms of required building setbacks from adjacent property lines. Likewise, the placement of the residences on the lot and the established separation between the two residences (equal to 10.06 feet at their closest point), does not provide sufficient distance between the residences to comply with the required interior side setback (equivalent to 10% of the lot width) for both of the newly created lots. Finally, at 122.82 feet wide, the subject property falls approximately seven feet short of having sufficient width to meet the 7-R-1 district's minimum required lot width of 65 feet for both of the newly created lots.

In order to create two rectangular-shaped lots that conform to the general layout and development pattern of surrounding properties, and that fall within the range of lot dimensions found in the immediate surroundings under the same zoning classification, the proposed lot split would result in two lots with the following dimensions:

- Proposed Lot One: 65' (avg) x 115.5' = 7,583.5 square feet
- Proposed Lot Two: 57.2' (avg) x 115.5' = 6,599.8 square feet

This proposed arrangement preserves the existing (permitted) structures, complies with all applicable 7-R-1 development standards (with the exception of those already discussed above), and maintains a five-foot interior side setback from the proposed division line to the adjacent residences that conforms to both the minimum required side setback allowed in the

R-1 zoning districts, and to the fire separation requirements from a residence to an adjacent property line as provided for in the California Building Code. Therefore, given the constraints created by the unique lot configuration and existing development layout, the proposed nonconforming lot line arrangement is preferable to other possible configurations, and the Variance requests are thus consistent with this finding.

- b. *Strict compliance with ordinance regulations would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.*

The subject property is located within a pocket of 7-R-1 zone designated properties. The larger-than-typical property for this zone district is uniquely improved with two permitted, detached single family dwellings on a single shared lot. The proposed lot split would create two separate legal lots, each encompassing one of the two existing residences. This proposed arrangement would correct the nonconforming density of the subject property to reflect the standard R-1 single family residential development pattern of one single family dwelling per legal lot.

Additionally, of the 26 lots that make up this 7-R-1 “neighborhood,” only eight of the lots (including the existing subject lot) meet the required 7-R-1 zone district minimum lot area of 7,000 net square feet (as depicted in Exhibit 3 of the Planning Commission staff report dated September 5, 2017 and herein incorporated by reference). Likewise, only six of the 26 lots in the area meet the required 7-R-1 zone district minimum lot width of 65 feet. Instead, most of the existing lots in the immediate area under the same zoning range in area from approximately 5,225 square feet to 6,400 square feet, and vary in width from approximately 50 to 60 feet. These substandard lots include five existing lots in the neighborhood that were created out of two other lot splits (i.e., 5004/5010/5020 Alvarado Road- Parcel Map No. 25,042; and 5031/5041 Alvarado Road- Parcel Map No. 25,155) previously approved by the City.

With respect to the Variance request from the (interior) side setback requirement from the proposed division line, many lots throughout the City’s R-1 zone districts are developed with residences that provide a minimum five-foot interior side setback rather than the (often) more stringent required side setback equal to 10% of the lot width. The City’s Zoning Code recognizes the abundance of homes in the R-1 districts developed in this manner, and therefore provides that such nonconforming setbacks may be maintained and matched for new construction/remodels (e.g., additions) provided that, at minimum, a five-foot setback from the side property line is provided.

Overall, the proposed lot area and width for both of the newly created lots would be comparable to, or larger than, the majority of the parcels under identical zoning in the immediately surrounding area. Therefore, the requested substandard lot area and width of Proposed Parcel Two would not be noticeably out of place in this established single family neighborhood. Similarly, the proposed five-foot interior side setbacks from the new division

line between the two newly created parcels would generally conform to the established development pattern found throughout the City's R-1 zone districts, and would continue to comply with both the City's minimum R-1 side setback requirement and the minimum fire separation requirement from a residential unit to an adjacent property line. Therefore, strict compliance with the 7-R-1 development standards would deprive the applicant of privileges enjoyed by surrounding properties under an otherwise identical zoning classification.

- c. *The granting of the Variance will not adversely affect the health, safety and general welfare of the neighborhood, or be injurious to property or improvements in said neighborhood.*

The substandard lot size and width for Proposed Parcel Two, and the reduction in the required interior side setback (from the proposed division line) would not impact the health, safety or general welfare of the neighborhood, nor would it be injurious to the property or improvements in the surrounding neighborhood. In all cases, the proposed lot dimensions and setback patterns would remain comparable to, or larger than, other residential properties in the immediate vicinity under the identical 7-R-1 zoning designation. The reduced interior side setbacks for both lots from the proposed division line was arranged to ensure that both lots would continue to comply with the minimum fire and building code separation requirements from a residence to an adjacent property line. Aside from the installation of frontage improvements and brining existing utility connections up to current requirements, no new improvements or development is proposed as part of the project. Therefore, this finding can be made.

- d. *Granting of the Variance will not be in conflict with the intent and purpose of this chapter or the City's Coastal Land Use Plan and implementation programs, General Plan and specific plan(s), if applicable.*

The requested Variances would accommodate a proposed lot split without requiring significant alterations to either of the existing, permitted dwellings on the two newly created lots. The property's existing, developed condition (described in findings "a" and "b" above) results in a unique circumstance that warrants the granting of the Variances. The resultant lot configurations can be found generally consistent with the immediate surrounding 7-R-1 designated properties and with other R-1 designated properties throughout the City. As discussed in Section 1.3- Parcel Map Findings (above), the proposed lot configuration, existing development, and proposed improvements can all also be found consistent with the applicable Objectives and Policies of the City's General Plan/Coastal Plan. Therefore, this finding can be made.

- e. *The applicant agrees in writing to comply with any and all reasonable conditions imposed by the Planning Commission in the granting of a Variance.*

Prior to the recordation of the Parcel Map, the applicant is required to sign and agree to all of the attached project conditions of approval.

1.5 Coastal Development Permit Finding

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

The subject property is developed with two permitted, detached single family dwellings and is located in an urbanized part of the City. No coastal resources, sensitive species/habitats, or cultural resources are known to exist on the property or in the immediate vicinity. The proposed project would allow for a subdivision of the subject property into two smaller residential lots, each of which would be improved with one of the existing single family dwellings. New improvements associated with the project are limited to those necessary for completing City standard frontage improvements and updating private utility connections to meet current requirements.

The resultant type and intensity of use (i.e., one single family residence per lot) is consistent with the types of uses permissible in the City's Low Density Residential (LDR) land use designation. Likewise, with the granting of the requested Variances described in Finding 1.4a above, the project would be consistent with all applicable requirements of the 7-R-1 zone district, which is one of the City's zoning designations that implements the LDR land use designation. As described in the Planning Commission staff report dated September 5, 2017, and herein incorporated by reference, the proposed project can also be found to be consistent with the other applicable Objectives and Policies of the City's General Plan/Coastal Plan in that it would not have a materially significant effect upon the existing development character of the neighborhood, and would improve pedestrian mobility in this part of the City by partially filling in an existing gap in the City's public sidewalk system. Additionally, the project would benefit from updated utility connections that meet current Special District requirements. Therefore, this finding can be made.

Exhibit 1
Attachment B:
Tentative Parcel Map No. 25,197

De Alba Lot Split
Project 17-1856-TPM/VAR/CDP
5031 Foothill Road & 1598 Linden Avenue

September 5, 2017



Exhibit 1
**Attachment C: Recommended
Conditions of Approval**

**De Alba Lot Split
Project 17-1856-TPM/VAR/CDP
5031 Foothill Road & 1598 Linden Avenue**

September 5, 2017

**ATTACHMENT C
CONDITIONS OF APPROVAL**

**DE ALBA LOT SPLIT
PROJECT 17-1856-TPM/VAR/CDP
5031 FOOTHILL ROAD/1598 LINDEN AVENUE
(APN: 004-006-009)**

**PLANNING COMMISSION HEARING
SEPTEMBER 5, 2017**

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 Tentative Parcel Map, Variance 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 September 5, 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:

Tentative Parcel Map No. 25,197 would subdivide one existing 14,183.3 (net) square foot parcel (30,465.4 gross square feet/ 0.70 acres gross) into two separate parcels as follows:

*Proposed Parcel One: 19,865 square feet / 0.46 acres (gross)
(1598 Linden Avenue) 7,583.5 square feet / 0.17 acres (net)*

*Proposed Parcel Two: 10,600.4 square feet / 0.24 acres (gross)
(5031 Foothill Road) 6,599.8 square feet / 0.15 acres (net)*

Both of the proposed parcels are currently developed. Proposed Parcel One is presently developed with a 1,302 square foot single family residence and a 447 square foot detached two-car garage. Proposed Parcel Two is improved with a 2,280.2 square foot single family dwelling with an attached two-car garage.

Proposed Parcel Two also includes two unpermitted structures- a detached patio trellis structure and a detached storage building. Both structures are proposed to be removed. As part of the project, existing underground utilities, including sewer and water laterals would require alterations so that each (proposed) lot would have its own separate connections.

Variances from the 7-R-1 zone district lot requirements and development standards are requested to: 1) allow a lot area for Proposed Parcel Two of 6,599.8 square feet instead of the minimum required net lot area of 7,000 square feet; 2) allow an average lot width of 57 feet six inches instead of the minimum required average lot width of 65 feet; and 3) allow both Proposed Parcels One and Two to have an interior side setback of five feet rather than meet their respective side setback requirements of six feet six inches (Parcel One) and five feet nine inches (Parcel Two).

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

COMMUNITY DEVELOPMENT DEPARPTMENT PROJECT SPECIFIC CONDITIONS

2. Prior to Parcel Map recordation, applicant shall apply for and obtain building permits to demolish (or alter and legitimize) the existing unpermitted patio trellis and storage shed building on Proposed Parcel Two. **Plan Requirements:** A Building Permit application and plans denoting the structures to be demolished/altered shall be submitted to CDD. **Timing:** Applicant shall obtain the required Building Permits and complete the required demolition/alterations prior to recordation of the Parcel Map. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation.
3. 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 and 8:30 a.m. and 3:30 p.m. on Saturday. Saturday construction activities shall be limited to use of hand tools (corded/cordless/pneumatic saws, drills, drivers, nail/staple guns, etc.) and other low-noise generating activities such as landscaping or painting. Saturday construction activities shall not include large construction vehicles or equipment, such as cranes, backhoes or dump trucks, or vibrating equipment such as a jackhammers or air compression tools. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating these restrictions shall be provided by the City and posted on site. **Timing:** The sign shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may

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

4. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
5. Best available erosion and sediment control measures shall be implemented before demolition or construction activities occur. 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 demolition, grading, and construction period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping. Construction 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. 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 offsite 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 CDD and Public Works prior to issuance of a Demolition Permit. **Timing:** The plan shall be implemented prior to the commencement of construction activities. **Monitoring:** City Inspectors shall perform site inspections throughout construction.
6. 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. Proper washout practices shall be followed. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the demolition and grading plans submitted to Public Works for review prior to issuance of a Demolition and Grading Permit. **Monitoring:** Public Works shall site inspect prior to the commencement and as needed during all demolition and grading activities.
7. 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.

8. Compliance with the attached Departmental and District letters is required as follows:
 - a. City of Carpinteria Public Works Dept./Engineering dated August 28, 2017
 - b. Carpinteria–Summerland Fire Protection District dated April 21, 2017
 - c. Carpinteria Sanitary District dated March 6, 2017
 - d. Carpinteria Valley Water District dated March 7, 2017

TENTATIVE PARCEL MAP CONDITIONS

9. The Tentative Parcel Map shall expire three years after approval or conditional approval by the final decisionmaker unless otherwise provided in the Subdivision Map Act, Government Code §66452.6.
10. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or additional conditions 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.
11. Prior to recordation of the Parcel Map and subject to CDD approval as to form and content, the applicant shall include all of the project conditions required by this project approval on a separate informational sheet to be recorded with the Parcel Map.
12. The Parcel Map shall be subject to the Subdivision Ordinance of the City of Carpinteria and to the State Subdivision Map Act. The Map shall be prepared by a qualified California Registered Civil Engineer or Licensed Land Surveyor. Closure calculations shall be submitted along with adequate reference data and a current title report. Two copies of the map and one copy of the calculations shall be submitted for review. Within thirty (30) days after the recordation of the Parcel Map, the applicant shall deliver one set of reproducible mylar copies of the recorded map to the Community Development Department.
13. The Parcel Map shall be substantially in conformance with the Tentative Map as approved. Any substantial changes, as determined by City staff, require the approval of the Planning Commission and the City Council.
14. The applicant shall pay all engineering fees and all other fees and deposits prior to approval of the Parcel Map by the City Council.
15. Before recordation of the Parcel Map, Developer shall provide the City Engineer with written evidence from the Santa Barbara County Clerk's Office that Developer

has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

16. 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.
17. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
18. All replaced or relocated utilities shall be installed underground.
19. An approval granted by the Planning Commission does not constitute a Building Permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
20. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Tentative Parcel Map, Variance and Coastal Development Permit, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
21. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
22. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.
23. 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 final inspection when allowed by the Community Development Director.
24. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction.

25. 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.
26. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
27. 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.
28. The owner/applicant/developer ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Tentative Parcel Map, Variance 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, permit fees, 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.
29. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Developer/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
30. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to Building Permit issuance.

Approved by the Planning Commission on September 5, 2017.

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

Applicant / Owner

Date

CITY OF CARPINTERIA, CALIFORNIA



Department of Public Works Memorandum

To: Nick Bobroff, Senior Planner

From: Matt Maechler
Department of Public Works

Date: August 28, 2017

Subject: 1598 Linden Ave, and 5031 Foothill Road 17-1856

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

PROJECT SPECIFIC CONDITIONS

1. Sidewalk frontage improvements are required along Foothill Rd. to the corner of Linden Ave. in front of both Parcel 1 and Parcel 2. This must be completed prior to map recordation. The applicant has the option of bonding for the required frontage improvements if the construction timeline is not feasible for proposed map recordation.
2. An Engineering Encroachment Permit application shall be submitted to both Public Works and Caltrans (District 5) for the required sidewalk frontage improvements. A standard City of Carpinteria indemnification form will also be required.
3. The owner will offer to dedicate on the Parcel Map to the City of Carpinteria an easement for public road purposes over the small triangular piece of the portion of the northwest corner of Parcel 1 where the existing sidewalk crosses the property line.
4. The owner will offer to dedicate on the Parcel Map to the City of Carpinteria an easement for public road purposes over all that portion of Linden Avenue lying easterly of the centerline and lying southerly of the Foothill Road right of way and lying westerly of the westerly right of way line as described in Book 2296, Page 589 O.R.
5. The owner will offer to dedicate on the Parcel Map to the public an easement for public road purposes over all that portion of Foothill Road lying southerly of the centerline (25.00 feet wide).

End of Conditions



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

April 21, 2017

RECEIVED

APR 24 2017

CITY OF CARPINTERIA

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

RE: 17-1856-TPM/VAR/CDP / Lot Split
APN 004-006-009 / 5031 Foothill Rd and 1598 Linden Ave

Dear Nick Bobroff:

The following items are necessary for fire protection:

1. Access, the Fire District requires a means of reaches the perimeter of the structures via a perimeter pedestrian walkway around both buildings.
2. Per Carpinteria-Summerland Fire District Ordinance No. 2003-01 pertaining to fees and service charges, a permit application fee is assessed on all plans reviews.
3. Any future changes, including further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable fire district development standards.

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

Sincerely,

Ed Foster
Fire Marshal
Fire Prevention Bureau

"Pride in Service"

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



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

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

March 6, 2017

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

RECEIVED

MAR 07 2017

CITY OF CARPINTERIA

Subject: Project No. 17-1856-TPM/VAR/CDP
5031 Foothill Road &
1598 Linden Avenue (004-006-009)
Applicant: De Alba Family Trust

Dear Mr. Bobroff:

Thank you for the opportunity to provide comments on the subject project. The applicant proposes to subdivide an existing lot presently improved with two detached single-family dwellings into two separate legal lots. The existing lot would be subdivided such that each of the newly created lots would contain one of the existing single family residences. The Carpinteria Sanitary District (District) recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

All sewer improvements shall conform to approved District construction standards for materials and methods.

1. Carpinteria Sanitary District requires that detached buildings on separate lots be separately connected with a public sewer. A separate sewer connection for the building on the newly created lot may be required.
2. A sewer construction permit is required for any and all work on the building sewer and lateral sewer that will serve the residence. The permit shall be procured and applicable fees paid prior to issuance of Building Permits. The applicant shall submit an engineered drawing to the District showing any proposed sewer connections, alterations or additions. During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.

3. During construction, all installed sewer pipes and fittings shall be inspected by the District prior to placing trench backfill. Failure to request or obtain an inspection will require complete re-excavation and reconstruction of the work. All sewer improvements shall be pressure tested in accordance with District standard procedures prior to final acceptance.
4. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. The current annual SSC is \$614.16 per year.

If you have any questions regarding the comments provided by the District, please contact me at (805) 684-7214, ext. 13.

Sincerely,
CARPINTERIA SANITARY DISTRICT



Lance Lawhon
Engineering Technician

C: De Alba Family Trust



Carpinteria Valley Water District

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

BOARD OF DIRECTORS

Polly Holcombe
President
Matthew Roberts
Vice President
Shirley L. Johnson
Alonzo Orozco
Case Van Wingerden

GENERAL MANAGER

Robert McDonald, P.E. MPA

March 07, 2017

Irene D. Stoyanoff
1722 Poli St.
Ventura CA. 93001

**SUBJECT: 5031 Foothill Road APN 004-006-009,
ACCOUNT # 01-010171-03 & 01-010166-06: CONDITIONS LETTER**

Hello Mrs. Stoyanoff

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

This letter is good for one year from the date of the letter.

The District has reviewed the owners submitted materials for request of subdivision of the existing parcel. Currently the parcel is being served by the District with two 3/4-inch meters (acct# 01-010171-03 & 01-010166-06). The District intends to serve the proposed subdivision of two single family residences on the subdivided parcel with the following conditions.

- The owner will be required to pay a construction deposit to the District to relocate the existing water meters and abandon and relocate the existing 2" lateral that services the two meters to two new separate laterals with service connections to accommodate each meter being placed for each new sub divided parcel.
- The owner, if conditioned by the City to make sidewalk improvements, provide the district with a plan set showing improvements and location of new meters
- The owner will be responsible to make all reconnection to services.
- All deposits will be required to be paid to the District prior to any form of construction and sign off on building permit by the district.
- See attached fee estimate.

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

Thank you,
Carpinteria Valley Water District

A handwritten signature in dark ink, appearing to read "Jeremy W. Rentch". The signature is fluid and cursive, with a horizontal line extending from the end.

Jeremy W. Rentch, P.E.
Associate Engineer

C: File Copy
nickb@ci.carpinteria.ca.us

Exhibit 2
Notice of Exemption

**De Alba Lot Split
Project 17-1856-TPM/VAR/CDP
5031 Foothill Road & 1598 Linden Avenue**

September 5, 2017

Notice of Exemption

Appendix E

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

County Clerk

County of: Santa Barbara
105 E Anapamu Street, Rm 407
Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

(Address)

Project Title: De Alba Lot Split

Project Applicant: De Alba Family Trust, c/o Irene Stoyanoff

Project Location - Specific:

5031 Foothill Road/1598 Linden Avenue. Located on the southeast corner of the Linden Avenue & Foothill Road (SR 192) intersection. (APN: 004-006-009).

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Subdivide a 14,183 net sq ft lot into two parcels of 7,583.5 and 6,599.8 net sq ft, and grant a Variance from the 7-R-1 district lot area and lot width requirements for Proposed Parcel 2, and from the (interior) side setback requirements for Proposed Parcels 1 and 2.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: De Alba Family Trust c/o Irene Stoyanoff

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 15301
- ☒ Statutory Exemptions. State code number: 15061(b)(3)

Reasons why project is exempt:

Project involves subdividing an existing parcel developed with two single family dwellings into two separate lots, each with one single family dwelling. Associated improvements are limited to relocating existing utilities and completing frontage improvements to the existing developed public street. The project is located in an urbanized area, no sensitive resources are present, and the project has no growth-inducing impacts.

Lead Agency

Contact Person: Nick Bobroff, Senior Planner

Area Code/Telephone/Extension: 805/7554407

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: 09/05/2017 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

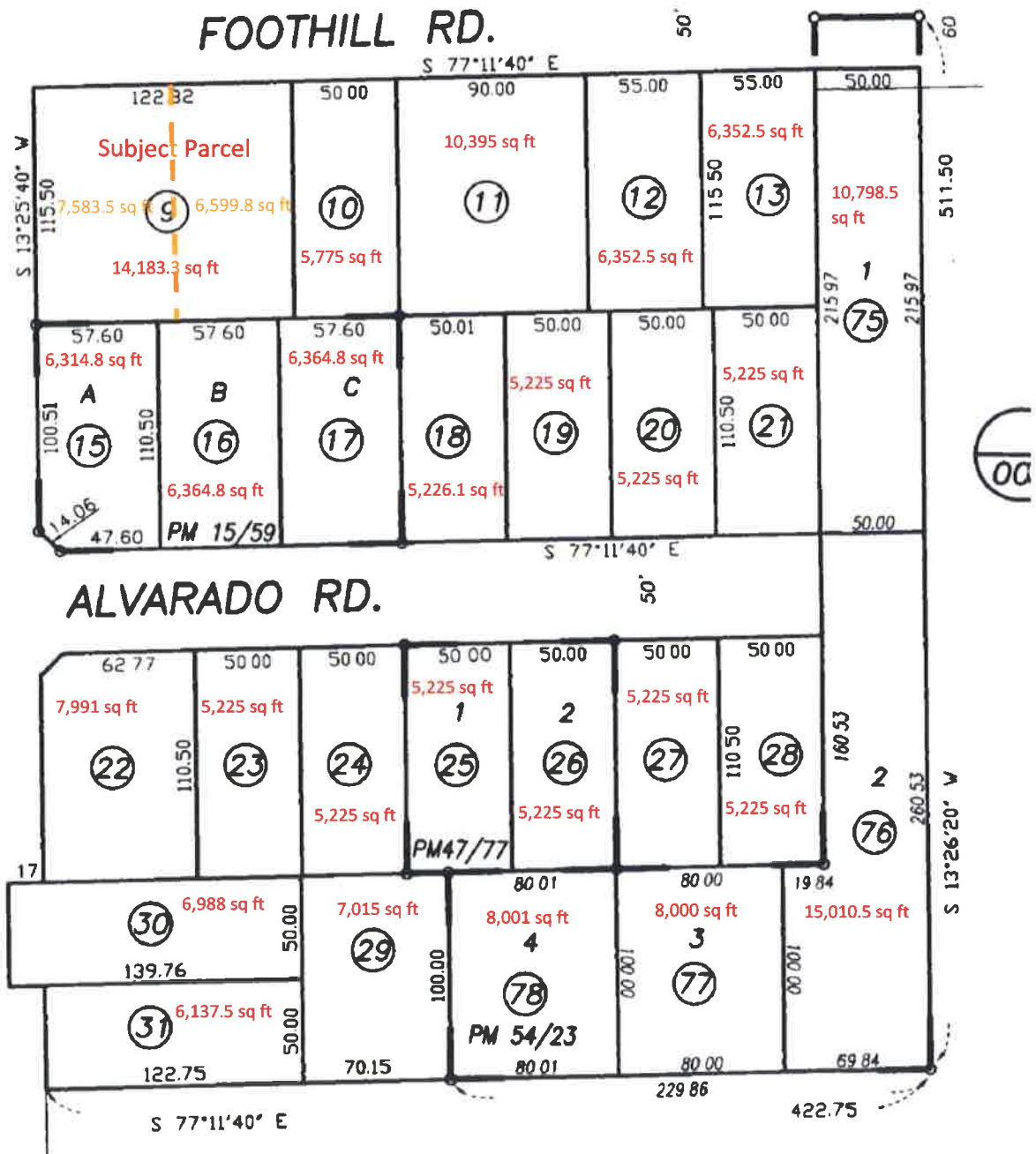
Exhibit 3
Adjacent Lots Area Exhibit

De Alba Lot Split
Project 17-1856-TPM/VAR/CDP
5031 Foothill Road & 1598 Linden Avenue

September 5, 2017

84' LINDEN AVE.

17' 1/2" Gas Alvarado Road 100-55



PLANNING COMMISSION
STAFF REPORT

MEETING DATE: September 5, 2017

ITEM FOR CONSIDERATION

Project 17-1887-GC

Request for a determination that the City of Carpinteria's granting an easement to Southern California Edison (SCE) to install, maintain and operate a fiber optic telecommunication system in addition to SCE facilities on an existing approximately 135-foot pole line, and the quitclaim of approximately 375 feet of SCE easements on the El Carro Park property that are no longer needed, is consistent with the General Plan/Coastal Plan of the City of Carpinteria pursuant to Government Code §65402.

Report prepared by: Steve Goggia, Director
Community Development Department



Applicant: Matt Roberts, Parks and Recreation
Department Director

Location: Adjacent to the south entrance of El
Carro Park, 5300 El Carro Lane

APN: 004-005-005

Zoning: Recreation (REC)

Land Use: Open Space/Recreation
Designation

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine that the granting of an easement to Southern California Edison to install, maintain and operate a fiber optic telecommunication system in addition to SCE facilities on an existing approximately 135-foot pole line, and the quitclaim of approximately 375 feet of SCE easements on the El Carro Park property that are no longer needed, is consistent with the General Plan/Coastal Plan; and
2. Adopt the findings for consistency as shown in Attachment C; and

3. Transmit the consistency report to the City Council as required by Government Code §65402. This staff report and the subsequent letter reflecting the Planning Commission's action shall constitute the required report.

II. PROJECT DESCRIPTION

The City requests that the Planning Commission determine that the City's granting an easement to Southern California Edison (SCE) to install, maintain and operate a fiber optic telecommunication system in addition to SCE facilities on an existing approximately 135-foot pole line, and the quitclaim of approximately 375 feet of SCE easements on the El Carro Park property that are no longer needed, is consistent with the City's General Plan/Coastal Plan pursuant to Government Code §65402.

III. BACKGROUND

Southern California Edison poles and overhead lines are existing in the proposed easement area without the benefit of an easement from the City. While the history of how/why the poles were erected in this location is lost, they have been there for many years. Additionally, several unused easements running through the park that are no longer needed by SCE would be quitclaimed back to the City. An aerial image of the property with the easement to be granted to SCE and the easements to be quitclaimed by SCE is included as Attachment A. The mapped easement areas are shown on Attachment B.

IV. ENVIRONMENTAL

A Government Code §65402 determination is not a project under the California Environmental Quality Act (CEQA) and therefore CEQA does not apply.

V. POLICY ANALYSIS

The following policies are applicable to the proposed property acquisition.

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 PF-5i. The City will maintain liaison with the agencies providing public services within the Planning Area.

Consistent with this Objective and Policy, the granting of an easement to Southern California Edison on an existing approximately 135-foot pole line, and the quitclaim of approximately 375 feet of SCE easements on the El Carro Park property that are no longer needed, is consistent with the City's desire for an orderly, well planned urban environment and maintaining good relations with public services agencies. The existing pole lines have been in this location for many years

and do not interfere with the public's use of the park. SCE's offer to eliminate unused easements running through the center of the park will help ensure the park play area will be free of overhead utility lines for future generations.

VI. ACTION OPTIONS

1. Follow the staff recommendation and make a finding that the granting of an easement to SCE and accepting a quitclaim of unused easements from SCE is consistent with the City's General Plan/Coastal Plan.
2. Provide other direction to staff on the Government Code consistency finding.

VII. ATTACHMENTS

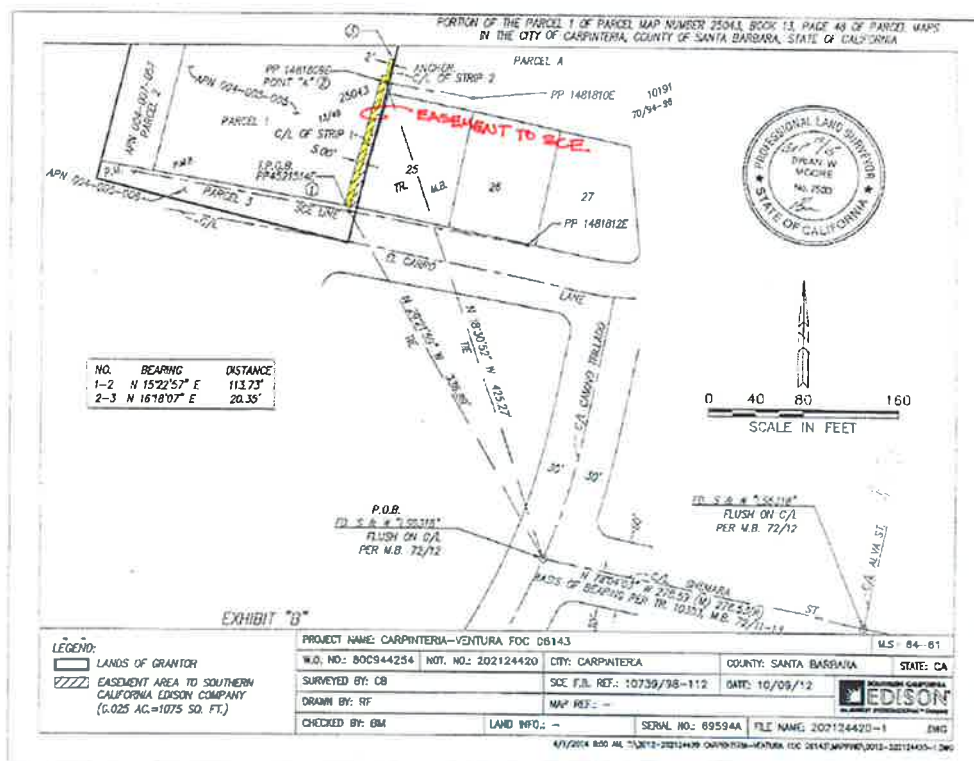
Attachment A – Aerial View of Property
Attachment B – Mapped Easement Areas
Attachment C – Findings
Attachment D – Government Code §65402

ATTACHMENT A

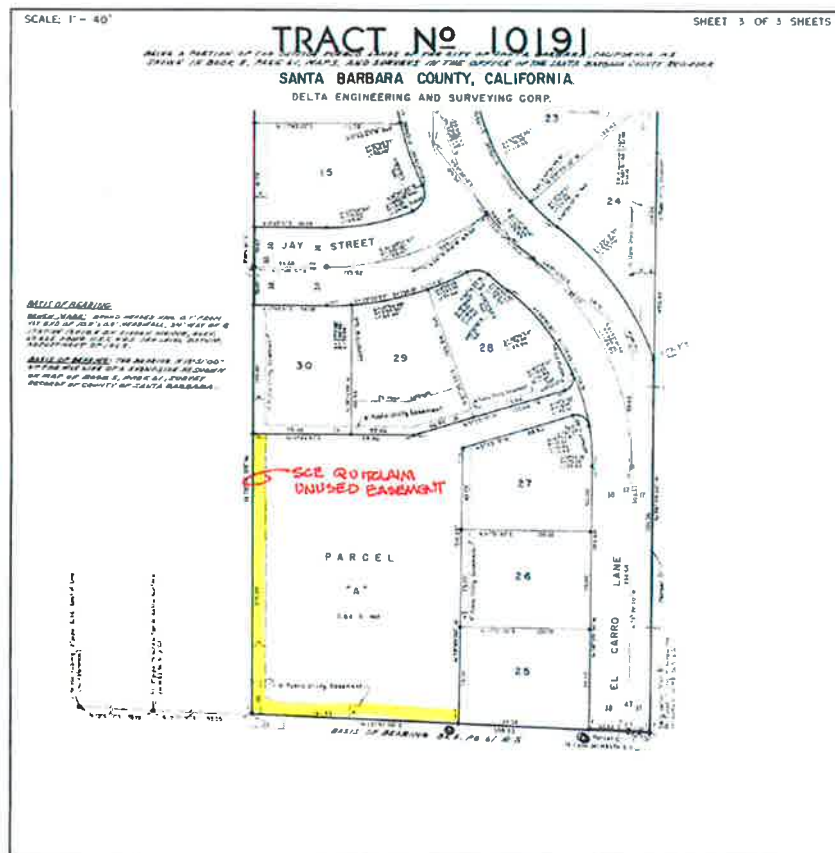
AERIAL VIEW OF PROPERTY



EASEMENT TO SCE



SCE QUITCLAIM UNUSED EASEMENTS



ATTACHMENT C

FINDINGS

1.0 CEQA FINDINGS

California Environmental Quality Act (CEQA) findings are not applicable to the requested Government Code Consistency Determination, as the Consistency Determination is not a project subject to CEQA review, as defined under CEQA Guidelines §15378.

2.0 ADMINISTRATIVE FINDINGS

The granting of an easement to Southern California Edison for an existing 135-foot pole line that borders El Carro Park is consistent with the General Plan/Coastal Plan of the City of Carpinteria pursuant to Government Code §65402.

The granting of an easement to Southern California Edison on an existing approximately 135-foot pole line, and the quitclaim of approximately 375 feet of SCE easements on the El Carro Park property that are no longer needed, would not impact coastal resources is consistent with the City's desire for an orderly, well planned urban environment. The existing pole lines have been in this location for many years and do not interfere with the public's use of the park. SCE's offer to eliminate unused easements running through the center of the park will help ensure the park play area will be free of overhead utility lines for future generations. Therefore, the granting of a needed easement and the quitclaim of unnecessary easements can be found consistent with the General Plan and the Coastal Plan of the City of Carpinteria pursuant to Government Code §65402 as discussed in the September 5, 2017 Planning Commission Staff Report and incorporated herein by reference.

Attachment D

Government Code §65402

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body. If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency. Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

ACTION MINUTES

The meeting was called to order at 5:39 p.m. by Scott Ellinwood, Vice-Chair.

ROLL CALL

Boardmembers present: Dylan Chappell
Scott Ellinwood
Jim Reginato

Boardmembers absent: Richard Johnson
Grant Cox

OTHERS PRESENT: Approximately 25 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: Shawn Godkin, Architect for Judy Sirianni
Project: 17-1855-ARB
Planner: Marysol Smith
Project Location: 1150 Vallecito Road
Zoning: Single-Family Residential District (6-R-1)

Request of Shawn Godkin, agent/architect for Judy Sirianni to consider Project 17-1855-ARB for final review of a proposal to remodel and construct an addition of 225 square feet to a single family residence to, in part, accommodate a new attached two-car garage at the front of the residence. The remodel/addition would eliminate one bedroom and bathroom, expand the living room, enclose an existing 110 square foot interior courtyard and replace the driveway to serve the new attached garage. The project would include the conversion of an existing detached one-car garage with a half-bath into an accessory structure with storage, half-bath and a work studio. The property is a 10,019 square foot parcel zoned Single-Family Residential District (6-R-1) and shown as APN 003-193-015, addressed as 1150 Vallecito Road.

ACTION: Prior to the meeting, the applicant asked to have their item withdrawn from the agenda to allow additional time for a possible revised scope of work.

VOTE: N/A

PROJECT REVIEW

- 2) Applicant: Everett Woody for Karen Hawkins
Project: 15-1804-CDP
Planner: Nick Bobroff
Project Location: 5567 Calle Arena
Zoning: Single Family Residential District (6-R-1)

Request of Everett Woody, agent/designer for Karen Hawkins to consider Project 15-1804-CDP for conceptual review of a proposal to construct a new two-story 2,661 square foot single family residence with attached two-car garage on an existing vacant lot. The proposed residence would reach a maximum height of 23 feet. The property is a 7,475 square foot parcel zoned Single

Family Residential District (6-R-1) and shown as APN 003-382-014, addressed as 5567 Calle Arena.

Staff presented the conceptual project to the Board, and highlighted key issue areas for the Board to provide input on. At the request of the Board, staff also provided a brief history/overview of the Concha Loma subdivision CC&Rs and the history of two-story homes in the neighborhood.

Everett Woody, project designer, described the project to the Board. He reiterated that the design is under both the maximum allowed lot coverage and floor area ratio figures. He explained that in addition to achieving a better ocean view, he felt that the two-story design also preserved a viewshed along the east side of the lot, whereas a sprawling single story design would likely cover the lot from setback to setback. In response to questions, he indicated the foundation design has not yet been developed and will be dependent upon the results of the archaeological surveys (yet to be completed). He said there is reason to believe the east side of the lot may be more sensitive. He shared that the property has been in the same family for a number of years and it was the applicant's dream to be able to someday build a home on it.

Public Comment:

Jason Lusk expressed his preference for a low profile, single story design. He noted the proposed design appears too boxy and has the potential to create privacy impacts for adjoining neighbors. He indicated this house, if built as shown, would be the first full two-story home on the ocean side of Calle Arena. He believes the two-story prohibition in the CC&Rs should be respected and followed.

John Barrison identified himself as representing the Concha Loma Owner's Association. He reiterated the two-story prohibition in the CC&Rs and explained the prohibition is meant to preserve the neighborhood's small, rural character. Pointing at other recent examples from the neighborhood, he raised the concern over privacy and view impacts for neighbors adjacent to a two-story structure. He stated that the CC&Rs are still on file in the Hall of Records as remaining valid and in effect. He shared an op-ed piece from the Coastal View News, and explained that Carpinteria (and the Concha Loma neighborhood) are special and unique because residents have taken the necessary steps to protect and preserve the character of the area.

Robert Dautch noted that his home features a master suite on a second floor above the garage, but that he was opposed to a larger, full two-story home on the ocean side of Calle Arena. He feared it could be precedent-setting and encourage more two-story construction in the area. He was alarmed by the risk of a resultant change to the character of the street.

Jim Taylor voiced his preference for a single story design. He asked why the CC&Rs for the Concha Loma subdivision were not being respected. He felt the proposed design was out of character with the mostly single story homes found on the street. He reiterated his belief that the CC&Rs should be followed and was alarmed at the domino effect of more homes in the neighborhood converting to two-story.

Virginia Barrison described the addition of new two-story homes to the Concha Loma neighborhood as an epidemic. She expressed concern over the neighborhood losing its defining characteristics.

David Tucker felt it was important to be respectful of, and take necessary measures to preserve, the Concha Loma neighborhood's character.

Don Risdon referred to the two-story prohibition in the CC&Rs. He asked the ARB to be mindful of, and protect, the character of the neighborhood. He said any new design should be considerate of the neighbors.

John Ashford noted his primary concern had to do with the potential for privacy impacts to the immediately adjoining homes, particularly from any second floor deck and/or windows.

Boardmember Discussion:

Boardmember Chappell noted that while the overall square footage and building height were reasonable, the massing of the second floor needed further study. He said the design was too boxy and the second floor should be shifted around to further break up the massing. He suggested perhaps moving all of the living area (i.e., kitchen, great room, etc.) to the ground floor would result in a better proportioned second floor. He felt the street-facing elevation needed more charm and interest. He asked to see exhibits (site plan, elevations) demonstrating the site context of the proposed residence relative to the neighboring homes. He recommended any second floor deck be buffered with a larger setback from neighboring residences.

Boardmember Reginato thought the architecture was generally fine, but felt the second story massing was too large and should be reduced and centered over the house. He was not in favor of the layout of the garage and entry, noting that when cars park in the driveway, they would physically and visually block access to the front door. He suggested the layout be restudied with the garage recessed back from the front of the house. He said the redesign should put an emphasis on creating an attractive streetscape. He reiterated the privacy concerns raised by others.

Boardmember Ellinwood agreed with the others that the square footage of the residence was generally in scale with the neighborhood, but that the second story element was far too massive. He said it should be reduced in size and centered on the home (e.g., “wedding cake” effect). He felt the street-front elevation was too closed off and not welcoming; he also agreed with Boardmember Reginato’s comments concerning the parking of cars in the driveway, in front of the entry. He asked if the applicant had explored any ideas for a split level design, noting this could achieve the applicant’s desire to have a nice ocean view from the living area, while also maintaining more of a single story appearance. When designed using a crawlspace, such a design could also be done in a manner with limited impacts to any archaeological resources. He asked the applicant to come back with an alternative design that better responds to neighbor concerns.

ACTION: The Board received comments from the public and provided conceptual feedback to the applicant.

VOTE: N/A

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held August 17, 2017.

ACTION: Minutes were continued for lack of a quorum.

VOTE: N/A

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:

- Staff noted the Dentler appeal concerning the new mid-century modern home on Eighth Street would be considered by the City Council on October 9.

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- Reminder that the ARB members are expected to attend a mandatory harassment training on 8/31 from 2:00 p.m. to 4:30 p.m. in the Council Chambers at City Hall.
- The Board considered proposed revisions to the approved colors and materials for the “Casa del Sol” Motel project at 5585 Carpinteria Avenue. The Board indicated they were in support of the use of the “thatched” tile for the insets and under the air conditioning units. For the tower feature, the Board preferred the use of the approved tile color, but noted they would be in support of the addition of a decorative floral banding tile. The Board and applicant settled on four vertical bands beginning from each corner of the base and meeting at the top of the dome. A “belly band” around the base of the dome was also consented to. Mr. Pini explained he was considering having some custom wrought iron screens fabricated to place in front of the AC units and would bring back a sample for the ARB to consider.

ADJOURNMENT

Vice-Chair Ellinwood adjourned the meeting at 6:51 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, August 31, 2017.

All Boardmembers present indicated they would be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board



SEPTEMBER 2017



Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
					1	2
3	4 	5 9am Large Projects Coordination Meeting Blue R 10am Staff Meeting Blue R 2PM PW Weekly Staff Meeting Mandatory Blue R 2:30pm Planning Staff Meeting Side R 5:30pm Planning Commission Meeting TV - C Chamber	6 10am Parks Dep Staff Meeting Side R 2pm Labor Negotiations Side R 2pm Behavioral Wellness Case Management C Chamber 5:30pm Fire District Board Meeting TV- C Chamber	7 8am DTBAB Meeting Side R 8:45am Carpinteria First Side R 2pm All CDD Staff Meeting Side R 2:30pm Code Compliance Meeting Blue R	8  <i>Happy Birthday</i> lorena and Dan	9 9:00am Carp. Beautiful Mtng  <i>Happy Birthday</i> Nick
10	11 8am STREET REPORT AUDITOR Side R 3pm City Council Close Session Blue R 4:30pm City Council Meeting TV- C Chamber	12 10am Staff Meeting Blue R 2pm PW Weekly Staff Meeting Blue R 2:30pm Planning Staff Meeting Side R 4pm School District Board Closed Session TV- C Chamber 4:30pm School Dist Closed Session Side R 5:30pm School District Board Meeting TV- C Chamber	13 10am Parks Dep Staff Meeting Side R 2pm Behavioral Wellness Case C Chamber 5:30pm Water District Board Meeting TV- C Chamber	14 9:30am Code Compliance Interview Blue R-Arlene 2:30pm Code Compliance Meeting Blue R 5:30pm Architectural Review Board C Chamber	15 9am BEACON Meeting C Chamber	16
17	18 <i>Happy Birthday</i>  PAUL 8am SoCal Edison Agency Rep Training C Chamber 9am Large Projects Coordination Meeting Blue R 5:30pm General Plan Update Committee Meeting C Chamber	19 10am Staff Meeting Blue R 12pm ABC Training C Chamber 2pm PW Weekly Staff Meeting Mandatory Blue R 2:30pm Planning Staff Meeting Side R 6pm ABC Training C Chamber	20 10am Franklin Creek Watershed TMDL C Chamber 10am Parks dep Staff Meeting Side R 2pm Behavioral Wellness Case C Chamber 2:30pm C3H Meeting (Homelessness) C Chamber	21 8:30am Creative Housing Solutions C Chamber 10:30am IDAG Meeting Blue R 12pm VCTC Coastal Express Meeting C Chamber 2:30pm Code Compliance Meeting Blue R 6pm ABC Training C Chamber	22	23
24	25 3pm City Council Closed Session Blue R 3pm City Council Meeting TV- C Chamber	26 10am Staff Meeting 2pm PW Weekly Staff Meeting Mandatory Blue R 2:30pm Planning Staff Meeting Side R 4:30pm School Dist. Board Close Session Meeting C Chamber 5:30pm School District Board Regular Meeting TV- C Chamber	27 10am Parks Dept Staff Meeting Side R 11am Cycle California Coast steering C Chamber 2pm Behavioral Wellness Case C Chamber 5:30pm Water District Meeting TV- C Chamber	28 9am Creative Housing Solutions Blue R 11am Staff Homeless Population Meeting Blue R 1pm ERC Green Heron Spring MND C Chamber 2:30pm Code Compliance Meeting Blue R 5:30pm Architectural Review Board (tentative) C Chamber	29	30

City of Carpinteria
Planning Activity Summary

August 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 08/30/2017

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
17-1883-SIGN17-1883-SIGN	Arco	1116	Casitas Pass	Sign reface and new canopy design	Submitted 7/14/2017. Incomplete.	Marysol	2	
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. Incomplete 7/20.	Nick	2	
17-1881-DP/CDP	CUSD	1480	Linden Avenue	Canalino School Improvements	Submitted 6/8/17. Inc. Ltr. 7/7/17	Steve	2	
17-1877-DP/CDP	Phari, LLC	1112	Linden Ave	Create 2 additional units & new covered carports	Submitted 5/26/2017. Incomplete 6/26/17. Resubmitted 7/21/17. Incomplete 8/18/17.	Lucy/Nick	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. Resubmitted 07/2017. Incomplete 8/24/2017.	Steve	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. Resubmitted 8/8/2017. Under review.	Marysol	2	
17-1867-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 indicating a DP/CDP is required to install the fence.	Steve	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. Incomplete 7/10/17. Resubmittal 7/12/17 & 7/21/17- under review.	Lucy	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. Concept ARB 8/17/17.	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	
17-1882-DP/CDP	CUSD	4810	Foothill Road	High School Improvements	Submitted 6/9/17. Inc. Ltr. 7/7/17 Complete 8/30/17.	Steve	3	
17-1880-DP/CDP	CUSD	5351	Carpinteria Avenue	Middle School Improvements	Submitted 6/8/17. Inc. Ltr. 7/7/17 Complete 8/30/17.	Steve	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. Revisions. Resubmitted 07/24/2017. 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. Resubmitted 8/14/2017. Under review.	Marysol	3	Yes
16-1840-DP/CDP	Cravens Lane, LLC	1300	Cravens Lane	Green Heron Springs Project- Demo (E) SFD; construct 30 new condominium units	Submitted 8/24/16. Incomplete 9/14/16. To Concept ARB 11/17/16. Resubmitted 1/12/17, under review. Incomplete 2/10/17. Concept ARB 3/16/17. Resubmittal 6-02-17. Incomplete 6/30/17. Resubmittal 8/1/17. Complete 8/28/17. To Prelim ARB 8/31/17. MND to be released early Sept.	Nick	3	
16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Submitted 4-19-16. Incomplete 5-18-16. Resubmittal 7/14/16. Incomplete 8/11/16. Resubmittal 9-12-16. Incomplete 10/11/16. Resubmitted 10/31/16. Complete 11/30/16. Prelim ARB 12/15/16, cont'd to future meeting. In-progress ARB review 2/16/17. 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. Revised plans submitted; to Prelim ARB 9/14/17.	Nick	3	
17-1885-SIGN17-1885-SIGN	Fatmir Mara	5292B	Carpinteria Avenue	New Sign	Submitted 7/17/2017. Approved 8/22/2017. BP submittal pending.	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. Mural to be installed late Sept.	Nick	4	
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. Approval processing in progress.	Marysol	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	
17-1856-TPM/VAR/CDP	De Alba Family Trust	5031	Foothill Road	Lot Split	Submitted 2/6/17. 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. Resubmitted 7/27/17. Complete 8/28/17. To PC 9/5/17.	Nick	5	
16-1816-DP/CDP	William Ryan - Green Valley Corporation	4610	Fourth Street	Demolish SFD - construct four condos: Formerly 12-1612-DP/CDP/TPM	Application resubmitted 3/6/2016. Inc Letter 3/4/16. Resubmittal 4/16/16. PC approved original project 3/4/13. Final ARB 6/12/14. TE approved by PC 4/6/15 and still alive, DP and CDP expired. In Building Permit review. Needs Final Map Clearance. Complete 9/2/16. 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	
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. Prelim ARB approved 6/29/17. PC approved 8/7/17.	Nick	6	
16-1841-DPR/CDP	Carpinteria Valley Arts Council	855-865	Linden Avenue	Art Center expansion and remodl. 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	
17-1858-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. PC approved 7/3/17. Appeal of PC decision filed 7/13/17. Schedule CC Appeal Hearing Oct. 2017.	Lucy	7	
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	
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	
17-1865-CON17-1865-CON	Arvand Sebastian	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. Preliminary ARB approval 6/29/2017. Approved 7/26/2017. Final ARB 8/31/2017.	Marysol	10	
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	
16-1829-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	
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. Final ARB approved 6/29/17. In Building plan check.	Nick	12	Yes
16-1835-CUP/CDP	Rafael Hernandez	520	Elm Avenue	remodel 3 (E) apartments	Submitted 7/13/16. Incomplete 7/25/16. Resubmitted 10/10/16. Complete 11/4/16. Prelim ARB approval 11/17/16. PC approved 2/6/17. FLAN sent to CCC 2/21/17. Final ARB approved 6/15/17. BP submitted 7/20/17- 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	

17-1870-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. Prelim/Final ARB approval 6/29/2017. Approved 8/02/2017. Building Permit issued 8/18/2017.	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	
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. BP issued 7/6/17.	Nick	13	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. BP issued.	Nick	13	
15-1786-CUP/CDP	Verizon Wireless	6267	Carpinteria Avenue	Wireless Telecommunications Facility	Submitted 08/14/15. Incomplete 08/31/15. Complete 11/11/15. PC 12/07/15. PC Action letter 12/8/15. Appeal period ends 12/17/15. CCC appeal period ends 1/8/16. In Building Review 02/25/16. BP Issued 04/20/16.	Shanna	13	
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. Under construction.	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	
15-1798-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. 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	



Permit Report

08/01/2017 - 08/30/2017

Permit #	Permit Date	Site Address	Owner Name	Project Description	Valuation	Status	Issued Date	Code Compliance Violation	Fire Permit Required
12151	8/28/2017	1115 Casitas Pass Road	MCDONALDS CORPORATION	Pull dedicated 20 amp circuit from panel to kiosk/	1,200	In Review Building			
12150	8/28/2017	6015 Jacaranda Way, Unit F	GARCIA, ANA JULIA	Add 4 can ligts in kitchen and replace three vanities and new sink & GD	0	In Review Building			
12149	8/28/2017	1466 Azalea Drive	CELIO, GERARDO	Upgrade and extend roof on right of garage to include exterior closet, add walk-in closet. Add awning to front of garage.	4,000	In Review Planning		Yes	
12148	8/28/2017	1551 Jay Street	THOMPSON, JACK C & COLLEEN M FAMILY TRUST	Installation of Flush roof mounted solar p.v. 12 panels 3.420 kw	7,524	In Review Building			
12147	8/28/2017	5439 Dariesa Street	WARE, MAUREEN E	Installation of Flush roof mounted solar p.v. 12 panels 3.420 kw	7,524	In Review Building			
12146	8/28/2017	1222 Cravens Lane	MCCANN MINI-STORAGE LLLP	Install flush coat on surface of metal roof. 90 squares	30,000	Issued	8/28/2017		
12145	8/25/2017	4496 Mesa Lane	DUBOCK, GLENN & KATHLEEN FAMILY LIVING TRUST 2/28/96	Tear off existing flat roof and intall Lifetime Composition shingles.	9,800	Issued	8/25/2017		
12144	8/25/2017	6368 Lagunitas Court	EDWARDS, CARL ROBERT	1. Remove and disconnect unpermitted underground gas line serving fire-pit 2. Electrical permit for circuit serving spa.	1,500	Final	8/25/2017	Yes	

12143	8/23/2017	4934 Dorrance Way	STEIN JAMES H/BETTY L TRUST 1- 12-87	Tear off the existing roof, re- roof with composition shingles and add 6 attic vents.	3,000	Issued	8/23/2017		
12142	8/22/2017	1340 Vallecito Place	GOMEZ, MARIA ESTELLA	Re-roof, about 40 squares	10,000	Issued	8/22/2017		
12141	8/21/2017	710 Palm Avenue	SWINFORD 2000 FAMILY TRUST	Temporary Power Pole	300	Final	8/21/2017		
12140	8/18/2017	4726 Malibu Drive	VAZQUEZ, JOSEPH M	Remove old roof and replace with new roof (25 squares)	13,000	Approve to Issue			
12139	8/18/2017	4910 Seventh Street	MORALES, OLIVIA F TR 10/31/94	Relocate and upgrade existing 120v-2w fuse service to a new 200 amp 3w. MSR # 7941660	2,000		8/28/2017		
12138	8/16/2017	1333 Tomol Drive	COOPER, JONATHAN	Re-roof, install shingles, tear off roof (20 squares)	7,800	Issued	8/16/2017		
12137	8/14/2017	1321 Post Avenue	FORTUNATO FRANK W/DEBBRA A	Upgrade Electrical meter panel to 200A MSR 7880012	1,000	Issued	8/14/2017		
12136	8/14/2017	6303 - 6309 Carpinteria Avenue	6303 CARPINTERIA AVENUE, LLC	Install elements and signs to	14,787	In Review Planning			
12135	8/14/2017	457 Concha Loma Drive	Grace Jackson	Move water heater, add 1 demand unit, demo powder room, remodel master bath, run new waste and water line under slab.	60,000	In Review Planning			
12134	8/11/2017	1558 Jay Street	LEMERE FAMILY TRUST 6/2/93	Reduct (8) ducts - 1486 sf	3,692	Issued	8/15/2017		
12133	8/11/2017	1358 La Mesa Plz	POLLARD, BRADLEY RAYMOND	Build detached pergola structure with exterior detached fireplace on concrete patio.	7,000	In Review Planning			

12132	8/10/2017	5450 El Carro Lane	SAMPSON THEODORE R/BERDEE B TRUSTEES (for) SAMPSON FAM REV TR 2/27/95	Installation of flush roof mounted solar p.v. 20 panels. 5.600 KW	12,320	Issued	8/15/2017		
12131	8/10/2017	301 Linden Avenue	JENKINS, MARILYN L.	Rebuild the gate with a remote control feature. Outside of gat to be as exists, grape stake, same eight as existing. Will become one entrance instead of two.	3,500	Issued	8/16/2017		
12130	8/10/2017	6460 Via Real	SCHAFF, VICTOR WILLIAM & SUSAN MARIE REVOCABLE TRUST	Saw cut, walker duct, partitions installation only per permit plan - BP # 12088	25,000	Issued	8/10/2017		
12129	8/10/2017	4521 Carpinteria Avenue, Unit E	COTA, BERLYN	Interior cosmetic remodel, removed and replace kitchen cabinets, bathroom vanity cabinets and energy efficient recessed lighting and low flow plumbing fixtures.	36,000	Issued	8/10/2017		
12128	8/10/2017	1263 La Brea Lane	ALLEN, SUZANNE M	Tear off existing composition. Install lifetime composition. 33 squares.	14,000	Final	8/10/2017		
12127	8/9/2017	1000 Bega Way	BEGA/US , INC	Remodel existing entry parking space, adding (7) electric vehicle chargers (EVC); (6) at the main parking lot and (1) at warehouse #1. This is a voluntary (EVC) upgrade to the site.	35,000	In Review Building			
12126	8/9/2017	5554 Calle Arena	DAUTCH, ROBERT M	Install 4.640 KW roof mounted solar P.V. 16 solar panels	9,465	Issued	8/10/2017		

12125	8/9/2017	908 Walnut Avenue	Tim Finnigan	Remodel and existing sfd	50,000	In Review Building			
12124	8/8/2017	4835 Carpinteria Avenue	DANDONA, SARAH C	Create designated area for (3) storage sheds and screen from public view via wood trellis structure w/ vegetated mesh. Move accessible parking adjacent to main building entry. Remove existing unpermitted 3' 6" fence along front property line.	25,000	In Review Building		Yes	
12123	8/7/2017	751 Olive Avenue	SABETIAN, ARVAND	Remodel an existing SF damaged in a house fire and construct a 328 square foot addition to the rear of the residence. The existing 1,111 square foot three-bedroom, two-bath residence would be remodled and expanded into a 1,439 square foot four-bedroom, three-bath residence.	50,000	In Review Building			Yes
12122	8/7/2017	555 Calle Dia	JOHNSON ELLEN F TRUSTEE (for) JOHNSON ELLEN F TR 9-9-96	(1) Remove kitchen unit; (2) Re-open doorway.	1,500	In Review Building		Yes	
12121	8/7/2017	5647 Canalino Drive	NEWMAN, STANLEY	Replace sewer lateral.	1,500	Issued	8/7/2017		
12120	8/7/2017	4576 Aragon Dr.	WOZNIAK FAMILY TRUST 10/8/95	Kitchen remodel to include moving the the sink to the left and dishwasher to the right Changing the the electric stove to a gas stove.	1,000	In Review Building			

12119	8/7/2017	4885 Nipomo Drive	BERNADETTE RUBIO	Relocate existing overhead electrical service to under ground excavate, Intall underground conduit to relocate electrical, phone and cable TV utilities SCE SR# 2355606.	8,000	Issued	8/7/2017		
12118	8/7/2017	4645 El Carro Lane	WEINBERG, ELIZABETH ANNE	Tear off existing composition, install lifetime composition (23 squares)	10,000	Final			
12117	8/4/2017	1549 Lisa Street	METHMANN MARTHE TRUSTEE (for) METHMANN FAM 1997 REV TR	Installation of flush mounted solar pv, 23 panels, 6.555 kW	14,421	Issued	8/9/2017		
12116	8/4/2017	5666 Carpinteria Ave.	CARPINTERIA STORAGE, LLC	Remove/replace 1 antenna per sector, total of 3, install (1) rrv inside 1 chimney, install 1 hybrid cable, install 2 rrvs inside equipment area	30,000	In Review Building			
12115	8/2/2017	1358 La Mesa Plz	POLLARD, BRADLEY RAYMOND	Electrical Panel Upgrade from 100A to 200A	450	Issued	8/2/2017		
12114	8/1/2017	4825 Sandyland Road	Sandyland Co-Op	Repair damaged steel structural columns.	30,000	In Review Building			

Total Records: 38

8/30/2017