

CITY OF CARPINTERIA PLANNING COMMISSION AGENDA

**David Allen, Vice-Chair
Jane L. Benefield
John Callender, Chair
Glenn La Fevers
John Moyer**



**City Council Chamber
5775 Carpinteria Avenue
Carpinteria, CA 93013
Time: 5:30 p.m.
Agenda Posted: 09/28/17**

OCTOBER 2, 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 must be arranged with staff for review of materials in advance of the meeting and no later than Thursday 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 September 5, 2017.

6. NEW PUBLIC HEARING

**a. Canalino School Master Plan
Project 17-1881-DP/CDP**

Planner: Steve Goggia

Hearing on the request of Jonathon Leech, AICP, of Dudek, on behalf of the Carpinteria Unified School District to consider Project 17-1881-DP/CDP (application filed on June 6, 2017) for approval of a Development Plan and Coastal Development Permit to allow the phased Canalino School Master Improvement Plan project, including but not limited to replacement of 10 individual classroom buildings with 10 classrooms housed in three new modular buildings, a new 2,400 square foot learning center, and a new pupil services and District office building, under the provisions of the Community Facility (CF) Zone District; and to approve an Exemption pursuant to §15301, 15302, 15304, 15314 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 004-005-012 addressed as 1480 Linden Avenue.

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

**b. Aliso School Master Improvement Plan
Project 17-1886-DP/CDP**

Planner: Steve Goggia

Hearing on the request of Jonathon Leech, ACIP, of Dudek, on behalf of the Carpinteria Unified School District to consider Project 17-1886-DP/CDP (application filed on July 24, 2017) for approval of a Development Plan and Coastal Development Permit to allow the phased Aliso School Master Improvement Plan, including but not limited to replacement of seven individual classroom buildings with six classrooms and a restroom housed in three new modular buildings, and a reconfiguration of the school parking lots and circulation system, under the provisions of the Community Facility (CF) Zone District; and to approve an Exemption pursuant to §15301, 15302, 15304, 15314 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-230-011 and 003-230-018 addressed as 4545 Carpinteria Avenue.

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

c. Carpinteria Middle School Master Improvement Plan Planner: Steve Goggia
Project 17-1880-DP/CDP

Hearing on the request of Jonathon Leech, ACIP, of Dudek, on behalf of the Carpinteria Unified School District to consider Project 17-1880-DP/CDP (application filed on June 6, 2017) for approval of a Development Plan and Coastal Development Permit to allow the phased Carpinteria Middle School Master Improvement Plan, including but not limited to removal and replacement of seven individual portable classroom buildings with seven classrooms and a restroom housed in two new modular buildings, and a replacement and reconfiguration of the school kitchen facility, under the provisions of the Community Facility (CF) Zone District; and to approve an Exemption pursuant to §15301, 15302, 15304, 15314 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 004-047-040, 004-047-041 and 003-028-001 addressed as 5351 Carpinteria Avenue.

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

d. Carpinteria High School Master Improvement Plan Planner: Steve Goggia
Project 17-1882-DP/CDP

Hearing on the request of Jonathon Leech, ACIP, of Dudek, on behalf of the Carpinteria Unified School District to consider Project 17-1882-DP/CDP (application filed on June 9, 2017) for approval of a Development Plan and Coastal Development Permit to allow the phased Carpinteria High School (CHS) Master Improvement Plan, including but not limited to removal and replacement of six individual portable buildings with five inter-connected class/lab spaces in a new science wing and two classrooms/labs in a new computer wing in two new modular buildings, the construction of a new CHS administration and student services building, a remodel of the existing CHS administration building to serve the Rincon High School (RHS) program, the installation of new modular classroom for RHS, and construction of a new auditorium building, under the provisions of the Community Facility (CF) Zone District; and to approve an Exemption pursuant to §15301, 15302, 15304, 15314 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 004-004-031 addressed as 4810 Foothill Road.

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

7. OTHER BUSINESS

8. MATTERS PRESENTED BY COMMISSIONERS

9. DIRECTOR'S REPORT

- a. Distributed Information
 - i. Action Minutes of the Architectural Review Board meeting of September 14, 2017
 - ii. City calendar for the month of October 2017
 - iii. Community Development Project Status Report as of September 28, 2017
 - iv. Construction Permit Report as of September 28, 2017

10. ADJOURNMENT

Notes

All actions of the Planning Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within 10 calendar days of the Commission's action. Appeal deadline for items on this agenda: 5:00 p.m., October 12, 2017. The next regular Planning Commission meeting will be held on Monday, November 6, 2017 at 5:30 p.m. in the Council Chamber.

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

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

DRAFT

CALL TO ORDER and ROLL CALL Chair Moyer called the meeting to order at 5:30 p.m. Commissioners Present: David Allen Jane L. Benefield John Callender, Vice-Chair Glenn La Fevers John Moyer, Chair 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 August 7, 2017 MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Callender, the Planning Commission voted 4-0 (Benefield, Callender, La Fevers and Moyer in favor; Allen abstained) to approve the minutes of the regular Planning Commission meeting held August 7, 2017 as presented.	CONSENT CALENDAR
NEW PUBLIC HEARING a. De Alba Family Parcel Map Planner: Nick Bobroff Project 17-1856-TPM/VAR/CDP 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	NEW PUBLIC HEARING

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.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Benefield disclosed that she viewed the property and Chair Moyer said he drove by it.

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

PUBLIC HEARING OPENED AND CLOSED

Chair Moyer opened and closed the public hearing at 5:50 p.m. No members of the public came forward to speak.

MOTION

Upon a motion by Commissioner Benefield, seconded by Commissioner Allen, the Planning Commission voted 5-0 to approve the Variance, Coastal Development Permit and Parcel Map, and to recommend approval of the staff report and resolution.

b. California Edison El Carro Park Easement

Planner: Steve Goggia

Project 17-1887-GC

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.

Community Development Director Steve Goggia presented the staff report. PUBLIC HEARING OPENED AND CLOSED Chair Moyer opened and closed the hearing at 5:52 p.m. No members of the public came forward to speak at that time. MOTION Upon a motion by Commissioner Allen, seconded by Chair Moyer, the Planning Commission voted 5-0 (Allen, Benefield, Callender, La Fevers and Moyer in favor) to make the consistency finding.	
OTHER BUSINESS The Planning Commission elected a chair and vice-chair in accordance with Section 2.32.040 of the Carpinteria Municipal Code. MOTIONS Upon a motion by Commissioner La Fevers, seconded by Commissioner Benefield, the Planning Commission voted 5-0 (Allen, Benefield, Callender, La Fevers and Moyer in favor) to elect John Callender as chair. Upon a motion by Commissioner Benefield, seconded by Chair Moyer, the Planning Commission voted 5-0 (Allen, Benefield, Callender, La Fevers and Moyer in favor) to elect Commissioner Allen as vice-chair.	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield commented that she has been following a code enforcement case that has not gotten better. Community Development Director Steve Goggia stated that Code Compliance stopped by two to three times and will continue to reach out. He noted the owner agreed the place needs to be re-painted. The owner has been asked to come to City Hall for a meeting with everyone to discuss the problems, he said. Commissioner Callender asked for an update on the status of the new trail connecting Bluffs Zero with the seal overlook. Mr. Goggia explained that Venoco applied for an emergency fence permit for the area, but was told a Coastal Development Permit was needed. Venoco cleared vegetation for the new trail segment without authorization from the City. He said Venoco is in bankruptcy, so things are at a standstill. Commissioner Allen provided a physical description of the area and noted the importance of erecting an aesthetically pleasing fence.	MATTERS PRESENTED

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 Community Development Director Steve Goggia reviewed the distributed information. Among other things, he announced that the General Plan Update committee will hold its third meeting on Monday, September 18th. In response to an inquiry about the Dario Pini property from Commissioner Allen, Mr. Goggia said they recently worked with him to get a live-in manager at the Tomarla Apartments. Mr. Goggia provided details about how the work is progressing at Casa Del Sol Motel and said construction is now moving faster.	DIRECTOR'S REPORT
ADJOURNMENT - Chair Moyer adjourned the meeting at 6:15 p.m. _____ Secretary, Planning Commission ATTEST: _____ Chair, Planning Commission	ADJOURNMENT

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: October 2, 2017

ITEM FOR CONSIDERATION

Canalino Elementary School Master Plan
Case 17-1881-DP/CDP

Request to allow phased improvements to Canalino Elementary School that would replace ten (10) existing classrooms housed in individual buildings with the same number of classrooms housed in three (3) modular structures, a new 2,400 square foot learning center, and a new 3,360 pupil services building. The reconfiguration of the existing parking lot to add 17 staff parking spaces is also proposed in addition to minor landscape modifications.

Report prepared by: Laura Bridley, Contract Planner
Community Development Department

Reviewed by: Steve Goggia, Director
Community Development Department


SIGNATURE



Applicant: Carpinteria Unified School District

Project Location: 1480 Linden Avenue

APN: 004-005-012

Zoning: Community Facility District (CF)

General/Coastal Plan Designation: Public Facility (PF)

I. RECOMMENDATION

Adopt the attached Resolution, thereby approving Project 17-1881-DP/CDP to allow phased improvements to Canalino Elementary School.

II. PROPOSED PROJECT DESCRIPTION

Phase 1 of the proposed improvements would replace ten (10) existing classrooms housed in individual portable structures with the same number of classrooms housed in three (3) modular (pre-fabricated) structures. These American Modular Systems (AMS) Gen-7 structures would be 15 feet in height, with a flat sloping roof higher at the front than at the rear. The front of the modular structures would include a steel shade awning, with generous window area. The exterior siding would be stucco, with a contrast color wainscoting (accent color band from the ground up several feet) to match the color palette of the Canalino Elementary School campus (tan field or base color, with cyan accent). Phase I construction would include limited earthwork for permanent foundation, as well as extension of dry utilities via trenching, and is proposed to commence in approximately December 2017 and extend until approximately August 2018.

Phase 2 would develop a new learning center building, using either pre-fabricated modular construction, or construction in place. The learning center would be approximately 2,400 square feet of floor area, in a single story structure with a maximum height of approximately 15 feet. Construction of the learning center would include limited earthwork for a permanent foundation, as well as extension of dry utilities via trenching.

Phase 3 would construct a new Pupil Services building, using either pre-fabricated modular construction or construction in place. Located on the southwestern portion of the campus, the District office complex (a “permanent” main structure, with other offices and storage space located in two portable structures at the rear of the main building) would be modified to remove the portables and replace them with a new permanent building. Refer to the Site Plan for location of the proposed new Pupil Services Building of approximately 3,360 square feet of floor area, in a single story structure. This phase would also include limited earthwork for permanent foundation(s), as well as extension of dry utilities via trenching. Phase 3 would also close the Linden Avenue access to the existing Canalino Elementary School parking lot exit, and add a 17-space staff parking lot along the northwestern portion of the campus fronting El Carro Lane, including a new access point for the combined parking lots connecting to El Carro Lane. Four remaining portable structures would be removed during this final construction phase.

If the District decides to construct any element of Phase 2 or 3 in place, a project condition requires these projects to be reviewed by the ARB prior to submittal to the Division of the State Architect.

Overall, a total of 16,658 square feet of portable structures would be removed, and 12,063 square feet of new floor area is proposed, which could involve excavation and re-compaction of soils up to approximately two feet in depth. New parking area and walkways totaling 22,423 square feet are also proposed, which would probably not involve excavation and re-compaction of soils greater than a half-foot in depth (6 inches). Based on these assumptions, total earthwork volumes are anticipated to be approximately 1,350 cubic yards. Since proposed development areas are essentially level, it should be possible to accommodate the balancing of cut and fill volumes from the construction effort on-site.

Plans are attached as Exhibit 1, Attachment B. Also refer to the CUSD’s June 2, 2017 letter providing background and project descriptive information, included as Exhibit 2.

III. BACKGROUND

Architectural Review Board (ARB)

This project was reviewed by the ARB at the August 31, 2017 meeting. Staff presented the overall master plan for the campus improvements and explained that building plans would be approved by the State Architect. The Board was asked to specifically comment on the American Modular Systems (AMS) Gen-7 buildings, proposed for all of the school campuses, with color schemes to match existing campus colors.

Overall, the Gen-7 modulares were favorably received by the Board and recommended for preliminary/final approval. The School District representatives also explained that should the District decide to construct some of the larger structures in Phase 2 and 3, rather than use Gen-7 modulares, the design theme would still be carried through. If the District decides to construct any buildings in any of the Phases rather than use Gen 7 modulares, staff will return to the ARB for review and recommendation prior to approval of a CDP.

A copy of the Minutes from the August 31, 2017 ARB Meeting is attached as Exhibit 3.

IV. ENVIRONMENTAL

This project is categorically exempt from environmental review pursuant to Sections 15314 [Minor Additions to Schools], 15302 [Replacement or Reconstruction], 15301 [Existing Facilities], and 15304 [Minor Alterations to Land] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA):

§ 15314. Minor Additions to Schools

Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

§ 15302. Replacement or Reconstruction

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

§ 15301. Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety).
- (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;
- (e) Additions to existing structures provided that the addition will not result in an increase of more than:
 - (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
 - (2) 10,000 square feet if:
 - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
 - (B) The area in which the project is located is not environmentally sensitive.
- (g) New copy on existing on and off-premise signs;
- (h) Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);
- (l) Demolition and removal of individual small structures listed in this subdivision;

§ 15304. Minor Alterations to Land

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Examples include but are not limited to:

- (a) Grading on land with a slope of less than 10 percent.
- (b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire-resistant landscaping.
- (c) Filling of earth into previously excavated land with material compatible with the natural features of the site.
- (f) Minor trenching and backfilling where the surface is restored.

See the attached Notice of Exemption, included as Exhibit 4.

V. ANALYSIS

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

Zoning Code Requirements

The Site Plan and Elevations have been reviewed, and the project is in conformance with the Community Facility District requirements regarding setbacks, building height and distance between buildings. The following table provides data for Existing vs. Proposed campus conditions.

ITEM	EXISTING	PROPOSED (NEW)	FINAL
No. Buildings: Portable Structures (Temporary)	16	-16	0
No. Buildings: Permanent	9	5	14
Building Area (SF): Portable Structures (Temporary)	16,658	-16,658	0
Building Area (SF): Permanent	46,711	12,063	58,774
Building Coverage (SF) (Temporary + Permanent)	63,279	-4,505	58,774
Building Coverage (Percent of Site)	12 %	- 1%	11 %
Paved Area + Walkway (SF)	188,535	22,423	210,958
Paved/Walkways Coverage (Percent of Site)	31 %	4 %	35 %
Landscaped Area (SF)	253,486	12,423	278,332
Landscape Coverage (Percent of Site)	52 %	2 %	54 %
Number of Parking Spaces	124	17	141

General Plan/Coastal Plan

PUBLIC FACILITIES & SERVICES ELEMENT

Public Facilities & Services Element Objective PF-4: *To assist the school district in continued provision of high-quality educational opportunities for all of the community's youth.*

Policy PF4a: *To continue efforts to cooperatively resolve service demands for educational facilities.*

Policy PF4b: *To encourage school district input to new development proposals by improved review procedures.*

Policy PF4c: *The City will cooperate with the Carpinteria Unified School District to ensure sufficient capacity for increases in student population caused by future development projects.*

The Public Facilities & Services policies presented above were developed to ensure that the City maintain adequate educational facilities. This proposal would not increase student population, but helps the District improve services for the community's youth. While the Division of State Architect holds the primary authority and responsibility to review the District's development

plans for conformance with applicable State building codes and safety regulations, the City's thorough and efficient development review in cooperation with the District ensures that neighborhood concerns for architectural details, landscaping and lighting are addressed as well.

FLOOD HAZARDS

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

Policy S-4a: *All new development proposed in the 100-year floodplain must adhere to the County of Santa Barbara Floodplain Management Ordinance, Chapter 15-A of the County Code.*

Policy S-4b: *The development of critical facilities within the 100-year floodplain should be discouraged.*

The Canalino Elementary School campus is not located within the 100-year floodplain.

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.

VII. ACTION OPTIONS

1. Approve the Canalino Elementary School Master Plan Project, Case 17-1881-DP/CDP and adopt the Findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Exhibit 1 Resolution PC-17- 011
Attachment A – Findings
Attachment B – Canalino Elementary School Master Plans and Elevations
Attachment C – Recommended Conditions of Approval

Exhibit 2 CUSD's June 2, 2017 Letter Providing Background and Project Descriptive Information

Exhibit 3 Minutes from the August 31, 2017 ARB Meeting

Exhibit 4 Notice of CEQA Exemption

Exhibit 1

RESOLUTION NO. PC-17-011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARPINTERIA APPROVING DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT 17-1881-DP/CDP FOR CANALINO ELEMENTARY SCHOOL LOCATED AT 1480 LINDEN AVENUE (APN 004-005-012)

REQUESTED BY THE CARPINTERIA UNIFIED SCHOOL DISTRICT

WHEREAS, the Planning Commission of the City of Carpinteria has considered an application for a Development Plan and Coastal Development Permit filed by the Carpinteria Unified School District (CUSD); and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 21, 2017; and

WHEREAS, the Carpinteria Architectural Review Board considered the American Modular Systems (AMS) Gen-7 buildings proposed by CUSD on August 31, 2017 and recommended preliminary/final approval; and

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

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) under Guidelines Sections 15314 [Minor Additions to Schools], 15302 [Replacement or Reconstruction], 15301 [Existing Facilities], and 15304 [Minor Alterations to Land]; and

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

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

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

PASSED, APPROVED AND ADOPTED this 2nd day of October 2017, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER(S):

ABSTAIN: COMMISSIONER(S):

John Callender, 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 2nd day of October 2017.

ATTACHMENT A: FINDINGS

PLANNING COMMISSION HEARING PROJECT 17-1881-DP/CDP October 2, 2017

Canalino Elementary School Master Plan

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

1.0 Administrative Findings

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

1.1 Procedures

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

- a. An application for a Development Plan and Coastal Development Permit was submitted on June 2, 2017, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 21, 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 American Modular Systems (AMS) Gen-7 buildings used on all the school campuses has been considered by the City's Architectural Review Board at a duly noticed public hearing on August 31, 2017.
- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15314 [Minor Additions to Schools], 15302 [Replacement or Reconstruction], 15301 [Existing Facilities], and 15304 [Minor Alterations to Land] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA);

1.3 Development Plan Findings

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

The proposed project is consistent with the site's Public Facility (PF) land use designation (General Plan/Coastal Plan) and Community Facility (CF) zone district (Carpinteria Municipal Code, Section 14.14) in that the project consists of removal and replacement of ten (10) individual portable classroom buildings with ten (10) classrooms housed in three (3) new modular buildings, construction of a new 2,400 square foot learning center and a new pupil services and District office building. The project satisfies all regulations outlined in the City's Zoning Code, which implements the General Plan/Coastal Plan. An analysis of the project's conformity with the City's certified General Plan/Coastal Plan is presented in the staff report prepared for the Planning Commission hearing of October 2, 2017 and incorporated herein by reference.

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

There would be no measurable risks to life and property due to geologic, flood, or fire hazards with the proposed changes for school campus upgrades as proposed. The Canalino Elementary School campus is not located within the 100-year floodplain. The proposed density of the development is consistent with these safety objectives.

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

The site does not contain any environmentally sensitive habitat area. There are no known sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. The school campus upgrades replacing portable buildings with modular classrooms and addition of a learning center, pupil services and District office buildings as proposed would not impact fish or wildlife.

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

There are no known recorded easements on the property for public access or public easements that would be effected by the project.

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

The school campus upgrades replacing portable buildings with modular classrooms and the addition of a learning center and pupil services buildings as proposed would not adversely affect necessary community services and values including traffic circulation, sewage disposal, fire protection, water supply and police protection. These upgrades would not increase enrollment at the school. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

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

The school campus upgrades replacing portable buildings with modular classrooms and the addition of a learning center and pupil services buildings as proposed would not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.

1.4 Coastal Development Permit Findings

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

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

The school campus upgrades replacing portable buildings with modular classrooms and the addition of a learning center and pupil services buildings as proposed are in conformity with the City's Zoning Code and Coastal Land Use Plan as presented the staff report prepared for the October 2, 2017 Planning Commission meeting and incorporated herein by reference.

ATTACHMENT B

Canalino Elementary School Master Plans and Elevations

ATTACHMENT C: CONDITIONS OF APPROVAL

PLANNING COMMISSION HEARING PROJECT 17-1881-DP/CDP October 2, 2017

Canalino Elementary School Master Plan

GENERAL CONDITIONS

1. This Development Plan and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits dated October 2, 2017, and the 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 changes to the permit and/or further environmental review. Deviations without review and approval will constitute a violation of permit approval.

The project description is as follows:

***Phase 1** of the proposed improvements would replace ten (10) existing classrooms housed in individual portable structures with the same number of classrooms housed in three (3) modular (pre-fabricated) structures. These American Modular Systems (AMS) Gen-7 structures would be 15 feet in height, with a flat sloping roof higher at the front than at the rear. The front of the modular structures would include a steel shade awning, with generous window area. The exterior siding would be stucco, with a contrast color wainscoting (accent color band from the ground up several feet) to match the color palette of the Canalino Elementary School campus (tan field or base color, with cyan accent). Phase I construction would include limited earthwork for permanent foundation, as well as extension of dry utilities via trenching, and is proposed to commence in approximately December 2017 and extend until approximately August 2018.*

***Phase 2** would develop a new learning center building, using either pre-fabricated modular construction, or construction in place. The learning center would be approximately 2,400 square feet of floor area, in a single story structure with a maximum height of approximately 15 feet. Construction of the learning center would include limited earthwork for a permanent foundation, as well as extension of dry utilities via trenching.*

***Phase 3** would construct a new Pupil Services Building, using either pre-fabricated modular construction or construction in place. Located on the southwestern portion of the campus, the District office complex (a "permanent" main structure, with other offices and storage space located in two portable structures at the rear of the main building) would be modified to remove the portables and replace them with a new permanent building. Refer*

to the Site Plan for location of the proposed new Pupil Services Building of approximately 3,360 square feet of floor area, in a single story structure. This phase would also include limited earthwork for permanent foundation(s), as well as extension of dry utilities via trenching. Phase 3 would also close the Linden Avenue access to the existing Canalino Elementary School parking lot exit, and add a 17-space staff parking lot along the northwestern portion of the campus fronting El Carro Lane, including a new access point for the combined parking lots connecting to El Carro Lane. Four remaining portable structures would be removed during this final construction phase.

If the District decides to construct any element of Phase 2 or 3 in place, a project condition requires these projects to be reviewed by the ARB prior to submittal to the Division of the State Architect.

Overall, a total of 16,658 square feet of portable structures would be removed, and 12,063 square feet of new floor area is proposed, which could involve excavation and re-compaction of soils up to approximately two feet in depth. New parking area and walkways totaling 22,423 square feet are also proposed, which would probably not involve excavation and re-compaction of soils greater than a half-foot in depth (6 inches). Based on these assumptions, total earthwork volumes are anticipated to be approximately 1,350 cubic yards. Since proposed development areas are essentially level, it should be possible to accommodate the balancing of cut and fill volumes from the construction effort on-site.

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

2. 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.
3. 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 Division of State Architect (DSA) must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure.
4. During any phase of grading or construction, if cultural material suggestive of prehistoric or historic origin is encountered, work in the vicinity of the find shall be stopped, and the City shall be notified. Grading or construction shall not be resumed until the find is evaluated and the City determines whether mitigation is necessary.

5. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - a. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day, and whenever wind exceeds 15 miles per hour.
 - b. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation.
 - c. All entrances/exits to the construction site shall be stabilized (e.g., using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Monitoring:** APCD inspectors shall respond to nuisance complaints.
6. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Two signs stating these restrictions shall be provided to the applicant and posted on site. **Timing:** Signs shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Code Compliance Officers shall spot check and respond to complaints.
7. The design, scale and character of the project architecture shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** Should the Learning Center building proposed in Phase 2 or the Pupil Services building proposed in Phase 3 be constructed in place rather than using the Gen-7 modular structure, they shall be submitted to the Architectural Review Board for a recommendation prior to submittal to the Division of State Architect (DSA) for approval. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans and provide direction to the ARB regarding this mitigation measure.
8. Exterior lighting for the site shall be low level and directed in such a manner that direct lighting or glare will affect neither adjacent properties nor public streets or walkways.

9. 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.
10. The Carpinteria Unified School District (CUSD) 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"), including Claims alleging violation of the California Environmental Quality Act, 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 Canalino Elementary School Master Plan (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. CUSD 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. CUSD 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.
16. 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.

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 October 2, 2017

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

Applicant/Property Owner

Date

Exhibit 2

CUSD's June 2, 2017 Letter Providing Background and Project Descriptive Information

Canalino Elementary School Master Plan

DUDEK

621 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963.2074

RECEIVED

JUN 06 2017

**CITY DEVELOPMENT
DEPARTMENT**

June 2, 2017

Steve Goggia
Community Development Director
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

SUBJECT: Application for Coastal Development Permit/Development Plan
Master Improvement Plan
Canalino Elementary School, Carpinteria Unified School District

Dear Steve:

Please accept this letter which provides background and project descriptive information regarding the coastal development permit and development plan (CDP/DP) application by the Carpinteria Unified School District (CUSD) for the master plan of improvements for Canalino Elementary School. CUSD is presenting a comprehensive list of improvements which could occur at the campus, in order to capture planned development within a single CDP/DP, thereby streamlining the application review process, simplifying environmental review requirements under CEQA, and minimizing application expenses. Because of funding considerations, the improvements would have a phased implementation. Later phases may not be constructed, should funding from grants or other sources not be secured.

Because the proposed master plan of improvements involves a public school facility, it is important to recognize that the Division of State Architect (DSA) holds the primary authority and responsibility to review the development plans for conformance with applicable State building codes and safety regulations. As requested by the City, we provide a summary of the DSA authority governing review of the project, before discussing project descriptive information.

Overview of Division of State Architect (DSA) Authority / Review

For public education facilities in California, the DSA holds the primary authority for reviewing all construction or development proposals affecting a school campus. DSA review substitutes for plan check and code compliance review that would normally be completed by local jurisdictions for typical development proposals. Current regulatory requirements under DSA's purview:

1. PART 1 - 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 CCR.
2. PART 2 - 2016 CALIFORNIA BUILDING CODE (CBC), TITLE 24 CCR (2015 INTERNATIONAL BUILDING CODE, IBC, OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS).
3. PART 3 - 2016 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 CCR (2015 NATIONAL ELECTRICAL CODE, NEC, OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
4. PART 4 - 2016 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 CCR (2015 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
5. PART 5 - 2016 CALIFORNIA PLUMBING CODE (UPC), TITLE 24 CCR (2015 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
6. PART 6 - 2016 CALIFORNIA ENERGY CODE, TITLE 24 CCR.
7. PART 9 - 2016 CALIFORNIA FIRE CODE (CFC), TITLE 24 CCR (2015 INTERNATIONAL FIRE CODE, IFC, OF THE INTERNATIONAL CODE COUNCIL)
8. PART 11 - 2016 CALIFORNIA GREEN BUILDING STANDARDS, TITLE 24 CCR (NOTE: THIS INCLUDES CERTIFICATION OF WATER EFFICIENT LANDSCAPING AND BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT).
9. PART 12 - 2016 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 CCR.
10. TITLE 8 SUBCHAPTER 4- CONSTRUCTION SAFETY ORDERS- CAL/OSHA
11. TITLE 19 PUBLIC SAFETY- STATE FIRE MARSHAL REGULATIONS

Consequently, the City can be confident that construction specifications for all structures and site improvements will be reviewed to achieve compliance with applicable building codes and life safety regulations, including requirements for energy efficiency and storm-water management.

Background

Portable structures currently exist on the Canalino Elementary School campus. The portables were originally installed to respond to demands for additional classroom and administrative work space, and respecting budget limitations that prevented construction of permanent additional space. The CUSD has successfully secured funding through a bond measure that will allow replacement of portable classroom structures with permanent, modular structures (fully funded Phase 1).

Subsequent phases of potential improvements would include development of a new learning center building; expansion of the District Offices with a new structure behind the existing main office (replacing portable structures with a permanent building); and, reconfiguration of the existing Canalino School parking lot to close the existing exit onto Linden Avenue, add 17 staff parking spaces, and re-locate the exit to connect to El Carro Lane. Upgrades for electrical, technology, and climate control would also accompany each improvement phase.

Project Description & Property Information

Campus: Canalino Elementary School

Address: 1480 Linden Avenue

Campus Area: 11.6 Acres

Assessor Parcel Number: 004-005-012

Project Scope:

Phase 1 of the proposed improvements would include the replacement of ten (10) existing classrooms housed in individual portable structures, with the same number of classrooms housed in three modular (pre-fabricated) structures. Refer to the attached *Canalino Elementary Modular Classrooms & Site Improvements / Site Plan* (Site Plan) for location of these modular buildings. The modular buildings would be 15 feet in height, with a flat sloping roof higher at the front than at the rear. The front of the modular structures would include a steel shade awning, with generous window area. The exterior siding would be stucco, with a contrast color wainscoting (accent color band from the ground up several feet). The color scheme would match the color palette of the existing structures on the campus. Refer to the attached plan sheet entitled *Canalino Elementary Modular Classrooms & Site Improvements / Exterior Elevations* which depicts the elevations for the modular structures.

Construction in Phase 1 to install the modular structures would include limited earthwork for permanent foundation, as well as extension of dry utilities via trenching. Construction to implement Phase 1 of the improvement plan is proposed to commence in approximately December 2017 and extend until approximately August 2018.

Phase 2 would involve the development of a new learning center building, using either pre-fabricated modular construction, or constructed in place. The learning center would contain approximately 2,400 square feet of floor area, in a single story structure with a maximum height of approximately 15 feet. Refer to the Site Plan for location of the proposed learning center building. Refer to the attached plan sheet entitled *Canalino Elementary Modular Classrooms & Site Improvements / Exterior Elevations* which depicts the elevations for the learning center elevations. Construction of the learning center would include limited earthwork for a permanent foundation, as well as extension of dry utilities via trenching.

Phase 3 would include the construction of a new structure for pupil services in addition to the District offices building, using either pre-fabricated modular construction or constructed in place. The District office complex occupies the southwestern portion of the campus, and currently includes a “permanent” main structure, with other offices and storage space located in two

portable structures at the rear of the main building; the portables would be removed and replaced with a new permanent building. Refer to the Site Plan for location of the proposed new Pupil Services Building. The Pupil Services Building would contain approximately 3,360 square feet of floor area, in a single story structure. Refer to the attached plan sheet entitled *Canalino Elementary Modular Classrooms & Site Improvements / Exterior Elevations* for the Pupil Services Building elevations. Construction of the Pupil Services Building would include limited earthwork for permanent foundation, as well as extension of dry utilities via trenching.

Phase 3 would also include closure of the existing Canalino School parking lot exit connecting to Linden Avenue, the addition of a 17-space staff parking lot along the north-western portion of the campus fronting El Carro Lane, and a new exit for the combined parking lots connecting to El Carro Lane. Four remaining portable structures would be removed during this final construction phase. Refer to the Site Plan for the location and configuration of these proposed parking lot improvements and existing portable buildings.

The future implementation of Phases 2-3 would depend upon the success of CUSD to secure additional funding above and beyond the Measure U Bond monies. These future phases are included to reflect District desires regarding ultimate campus improvements, but funding is not assured so there is no guarantee that complete implementation of all improvement phases will prove financially feasible.

Site Characteristics: The campus may be characterized as generally flat, with no surface drainages or natural open areas. The proposed improvements would be located within the existing school campus boundaries, and would not alter use of the school property. The improvement locations are also internal to the campus, at some distance from any neighboring property. As such, no effect upon the existing use of neighboring properties is anticipated from the overall phased improvements proposed for the campus.

Earthwork: A total of 12,063 square feet of new floor area is proposed, which could involve excavation and re-compaction of soils up to approximately two feet in depth. New parking area and walkways totaling 22,423 square feet are also proposed, which would probably not involve excavation and re-compaction of soils greater than a half-foot in depth (6 inches). Based on these assumptions, total earthwork volumes are anticipated to be approximately 1,350 cubic yards. Since proposed development areas are essentially level, it should be possible to accommodate the balancing of cut and fill volumes from the construction effort on-site.

Parking: A total of 124 parking spaces currently exist on the property, in three separate surface lots. The proposed master plan of improvements would create an additional 17 parking spaces for school staff, in a new surface parking lot adjacent to El Carro Lane. This parking lot would connect to the existing main parking lot fronting Linden Avenue; the existing exit from the main parking lot to Linden Avenue would be closed, and vehicles would exit instead via the new staff parking lot and new exit driveway connection at El Carro Lane.

Buildings/Structures: Summary of data is provided in the table below.

Data for Existing Versus Proposed Site Conditions - Master Plan of Improvements

ITEM	EXISTING	PROPOSED (NEW)	FINAL
No. Buildings: Portable Structures (Temporary)	16	-16	0
No. Buildings: Permanent	9	5	14
Building Area (SF): Portable Structures (Temporary)	16,658	-16,658	0
Building Area (SF): Permanent	46,711	12,063	58,774
Building Coverage (SF) (Temporary + Permanent)	63,279	-4,505	58,774
Building Coverage (Percent of Site)	12 %	- 1%	11 %
Paved Area + Walkway (SF)	188,535	22,423	186,630
Paved/Walkways Coverage (Percent of Site)	31 %	4 %	35 %
Landscaped Area (SF)	253,486	12,423	278,332
Landscape Coverage (Percent of Site)	52 %	2 %	54 %

Stormwater: Building coverage would be decreased by 4,505 square feet total, reducing run-off from roof areas. New parking areas and walkways would create new impervious surfaces (22,423 sq. ft. or 4% of site area); storm-water from the new parking area and walkways would be directed to vegetated areas on-site for natural bio-filtration. DSA will review the drainage plan for conformance with the 2016 California Green Building Standards storm-water management provisions.

Permits/Approvals: The Division of State Architect (DSA) holds authority for review and approval concerning public schools, including structures, site layout, and landscaping.

Hazardous Waste: The Canalino Elementary School property is not included in the Hazardous Substance Sites List (<http://geotracker.waterboards.ca.gov> accessed March 29, 2017). Classrooms and administrative office space would not involve the storage, handling, or use of hazardous substances.

Environmental Review

The combined actions contemplated under the Canalino Elementary School master plan of improvements would meet the definition of Minor Additions to Schools, qualifying for a Categorical Exemption (Section 15314) under the California Environmental Quality Act. This exemption allows for a total addition of 25% to the floor area of the campus. The proposed improvements would lead to a slight decrease in the existing structural floor area on the campus. The scale (magnitude) of the master plan of improvements is therefore well within the development allowance for a Section 15314 categorical exemption.

Section 15300.2 identifies certain exceptions, where a Categorical Exemption may not be used. The following discussion addresses these exceptions.

- a) **Location** must be considered for Categorical Exemptions under Section 15303, 15304, 15305, 15306, and 15311.

Discussion: The applicable exemption for schools is Section 15314, this exception does not apply to school sites.

- b) **Cumulative Impact.** A categorical exemption cannot be applied when a succession of projects of the same type, at the same site, would result in a cumulatively significant effect.

Discussion: The improvement plan addresses all of the contemplated or anticipated actions which would occur at the Canalino Elementary School site. The collective group of contemplated actions remain below the threshold of a 25% increase in floor area. Therefore no cumulatively significant impacts would be anticipated from the master plan of improvements.

- c) **Significant Impact.** A categorical exemption cannot be used where there is a reasonable possibility that a significant effect on the environment could occur due to unusual circumstances.

Discussion: The proposed improvements do not include any component which would be considered "unusual" for a school campus. In addition, the school site does not include any "unusual circumstances" in general that would result in the creation of a significant environmental impact pertaining to the proposed improvements.

- d) Scenic Highways. A categorical exemption shall not be used where damage to scenic resources visible from a State designated scenic highway could occur from the project.

Discussion: The Canalino Elementary School Site is not visible from a State designated scenic highway.

- e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the California Government Code.

Discussion: The Canalino Elementary School is not located on a site listed in hazardous inventories maintained under CGC Section 65962.5.

- f) Historical Resources. A categorical exemption cannot be used where damage to significant historic resources is possible.

Discussion: The proposed improvements do not include exterior alteration of any of the permanent structures on the campus. The only structures to be removed or demolished are portable/temporary structures with no historic value.

We conclude that none of the above exceptions would apply to the proposed master plan of improvements for Canalino School, and therefore a Categorical Exemption under Section 15314 of CEQA would be appropriate and adequate to achieve full compliance with CEQA.

Accompanying Materials

This cover letter also transmits the following application materials.

- (1) copy of Completed Project Application Form
- (8) copies of Site Plan + 1 reduced size copy (8.5 x 11)
- (8) copies of Elevations for Modular Buildings + 1 reduced size copy (8.5 x 11)
- (3) Sets of Mailing Labels for Site Neighbors
- (5) Sets of Mailing Labels for Applicant/Agent

Should you have any questions regarding the application or need additional information, you can contact me at (805) 308-8527, or at jleech@dudek.com.

Sincerely,

DUDEK



Jonathan V. Leech, AICP
Senior Environmental Planner/Project Manager

Exhibit 3

Minutes from the August 31, 2017 ARB Meeting

Canalino Elementary School Master Plan

Bedroom # __, asked that the Plan Check Examiner confirm that the size is acceptable per Code.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Chappell to recommend final approval with the comments noted and reviewed prior to issuance of a Building Permit.

VOTE: 4-0 (Reginato absent)

PROJECT REVIEW

- 2) Applicant: Carpinteria Unified School District
Project: 17-1881-DP/CDP
Planner: Steve Goggia
Project Location: 1480 Linden Avenue
Zoning: Community Facility District (CF)

Hearing on the request of the Carpinteria Unified School District to consider Project 17-1881-DP/CDP for preliminary/final review of a proposal for phased improvements to Canalino Elementary School that would replace ten (10) existing portable classrooms housed in individual buildings with the same number of classrooms housed in three (3) modular structures. The reconfiguration of the existing parking lot to add 17 staff parking spaces is also proposed in addition to minor landscape modifications. The Canalino School campus is zoned Community Facility District (CF) and shown as APN 004-005-012, addressed as 1480 Linden Avenue.

Staff presented the overall master plan for the campus improvements, noting that the State Architect would be reviewing and approving the proposal. The Board was asked to specifically comment on the American Modular Systems (AMS) Gen-7 buildings proposed for all of the school campuses. Representing the District Robert Robles and Johnathan Leech responded to questions about the modular structures and clarifying that the drop-off and pick-up arrangement would be much improved with the Phase 3 improvements to the circulation. Jonathan Leech also explained that should the Gen-7 moduls not be used for some of the later phased larger structures, the design theme would be carried through.

Public Comment: None

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato to recommend final approval.

VOTE: 5-0

PROJECT REVIEW

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

Hearing on the request of Scott Dinovitz, Cravens Lane, LLC to consider Project 16-1840-DP/CDP for preliminary review of the revised Green Heron Spring condominium project

Exhibit 4

Notice of CEQA Exemption

Canalino Elementary School Master Plan

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: Canalino School Master Plan

Project Applicant: Carpinteria Unified School District

Project Location - Specific:

1480 Linden Avenue. Located at the southeast corner of Linden Avenue and El Carro Lane (APN: 004-005-012).

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Phased improvements to Canalino School for (1) replacement of 10 portable classrooms with 10 classroom in three modular buildings; (2) construction of a new 2400 sq. ft. learning center and (3) construction of a 3600 Pupil Services building.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Carpinteria Unified School District

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: Class 14 §15314, Class 2 §15302,
and Class 1 §15301; §15304
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Replacement of portable structures with modular buildings, construction of new learning center and pupil services building/District office building at existing public school fit within the Exemptions identified above and will serve existing enrollment of school.

Lead Agency

Contact Person: Steve Goggia, CDD Director Area Code/Telephone/Extension: (805) 755-4414

If filed by applicant:

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

Signature: _____ Date: 10/02/2017 Title: CDD Director

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: October 2, 2017

ITEM FOR CONSIDERATION

Aliso Elementary School Master Plan

Case 17-1886-DP/CDP

Request to allow phased improvements to Aliso Elementary School that would replace seven classrooms with six classrooms and a restroom housed in three new modular buildings and reconfigure the school parking lots and circulation system.

Report prepared by: Laura Bridley, Contract Planner
Community Development Department

Reviewed by: Steve Goggia, Director
Community Development Department



SIGNATURE



Applicant: Carpinteria Unified School District

Project Location: 4545 Carpinteria Avenue

APN: 003-230-011 and 003-230-018

Zoning: Community Facility District (CF)
The campus is located within the California
Coastal Commission Appeals Jurisdiction

General/Coastal Plan Designation: Public
Facility (PF)

I. RECOMMENDATION

Adopt the attached Resolution, thereby approving Project 17-1886-DP/CDP to allow phased improvements to Aliso Elementary School.

II. PROPOSED PROJECT DESCRIPTION

Phase 1 of the proposed improvements would replace seven (7) existing portable classrooms with six classrooms and one restroom housed in three modular structures, in an area now occupied by the paved sport courts, east of the existing library. The modular buildings would be the American Modular Systems (AMS) Gen-7 buildings, also proposed at other CUSD campuses. The modular buildings would be 15 feet in height, with a flat sloping roof higher at the front than at the rear. The front of the modular structures would include a steel shade awning, with generous window area. The exterior siding would be stucco, with a contrast color wainscoting (accent color band from the ground up several feet). The color scheme would match the color palette of the existing structures at Aliso School campus (cream base and cyan accents). Access to the eastern parking lot would remain from 7th street via a new driveway as part of this phase.

Phase 2 of the proposed improvements would reconfigure and separate the existing eastern parking lot from northern parking lot, while maintaining the one-way traffic flow in the eastern parking lot and the new driveway to this parking lot from 7th Street. The northern parking lot would be reconfigured to provide a new two-way oval traffic loop including new student drop-off adjacent to the school entry court, with parking areas on either side of the loop and near the western property line. This parking lot and loop would be accessed via a new driveway at the western corner of the property, connecting to Carpinteria Avenue.

Reconfiguration of the parking areas would result in no net change to the overall number of parking spaces present on the Aliso School campus (79 spaces total).

Overall, a total of 6,720 square feet of portable structures will be removed and 6,303 square feet in new modular buildings will be added for a net reduction in building coverage of 417 square feet on the campus. Plans are attached as Exhibit 1, Attachment B. Also refer to the CUSD's July 24, 2017 letter providing background and project descriptive information, included as Exhibit 2.

III. BACKGROUND

Architectural Review Board (ARB)

A comparable project with the same (Gen-7) modular buildings proposed at Canalino School was reviewed by the ARB at the August 31, 2017 meeting. Staff explained that there were multiple School District sites coming forward using the same modular structures, the American Modular Systems (AMS) Gen-7 buildings. Staff presented the overall master plan for the campus improvements and explained that building plans would be approved by the State Architect.

Overall, the Gen-7 modular buildings were favorably received by the Board and recommended for preliminary/final approval.

IV. ENVIRONMENTAL

This project is categorically exempt from environmental review pursuant to Sections 15314 [Minor Additions to Schools], 15302 [Replacement or Reconstruction] 15301 [Existing Facilities], and 15304 [minor Alterations to Land] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA):

§ 15314. Minor Additions to Schools

Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The change out of portable classrooms to modular buildings and the addition of shade canopies is included in this exemption.

§ 15302. Replacement or Reconstruction

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

§ 15301. Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety).
- (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;
- (e) Additions to existing structures provided that the addition will not result in an increase of more than:
 - (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
 - (2) 10,000 square feet if:
 - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
 - (B) The area in which the project is located is not environmentally sensitive.
- (g) New copy on existing on and off-premise signs;

- (h) Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);
- (l) Demolition and removal of individual small structures listed in this subdivision.

§ 15304. Minor Alterations to Land

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Examples include but are not limited to:

- (a) Grading on land with a slope of less than 10 percent.
- (b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire-resistant landscaping.
- (c) Filling of earth into previously excavated land with material compatible with the natural features of the site.
- (f) Minor trenching and backfilling where the surface is restored.

See the attached Notice of Exemption, included as Exhibit 3.

V. ANALYSIS

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

Zoning Code Requirements

The Site Plan and Elevations have been reviewed, and the project is in conformance with the Community Facility District requirements regarding setbacks, building height and distance between buildings. The following table provides data for Existing vs. Proposed campus conditions.

ITEM	EXISTING	PROPOSED (NEW)	FINAL
No. Buildings: Portable Structures (Temporary)	7	-7	0
No. Buildings: Permanent	7	3	10
Building Area (SF): Portable Structures (Temporary)	6,720	-6,720	0
Building Area (SF): Permanent	26,587	6,303	32,890
Building Coverage (SF) (Temporary + Permanent)	33,307	-417	32,890
Building Coverage (Percent of Site)	10 %	- 0.1%	10 %
Paved Area + Walkway (SF)	138,746	24,420	163,166
Paved/Walkways Coverage (Percent of Site)	40%	7 %	47%
Landscaped Area (SF)	176,426	-24,003	152,424
Landscape Coverage (Percent of Site)	50 %	-7%	43 %
Parking	79	0 (reconfigured)	79

General Plan/Coastal Plan

PUBLIC FACILITIES & SERVICES ELEMENT

Public Facilities & Services Element Objective PF-4: *To assist the school district in continued provision of high-quality educational opportunities for all of the community's youth.*

Policy PF4a: *To continue efforts to cooperatively resolve service demands for educational facilities.*

Policy PF4b: *To encourage school district input to new development proposals by improved review procedures.*

Policy PF4c: *The City will cooperate with the Carpinteria Unified School District to ensure sufficient capacity for increases in student population caused by future development projects.*

The Public Facilities & Services policies presented above were developed to ensure that the City maintain adequate educational facilities. This proposal would not increase student population, but helps the District improve services for the community's youth. While the Division of State Architect holds the primary authority and responsibility to review the District's development plans for conformance with applicable State building codes and safety regulations, the City's thorough and efficient development review in cooperation with the District ensures that neighborhood concerns for architectural details, landscaping and lighting are addressed as well.

FLOOD HAZARDS

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

Policy S-4a: *All new development proposed in the 100-year floodplain must adhere to the County of Santa Barbara Floodplain Management Ordinance, Chapter 15-A of the County Code.*

Policy S-4b: *The development of critical facilities within the 100-year floodplain should be discouraged.*

The Aliso Elementary School campus is currently located within the 100-year floodplain. While the Master Plan proposes to place five of the modular classrooms farther away from Franklin Creek, they will still be in the floodplain. The Division of State Architect (DSA) will ensure that the finished floor elevation of the modular structures will be a minimum of one foot above the base flood elevation (BFE) thereby protecting the structures from the risks from a 100-year flood.

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.

VII. ACTION OPTIONS

1. Approve the Aliso Elementary School Master Plan Project, Case No. 17-1886-DP/CDP and adopt the Findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Exhibit 1 Resolution PC-17-014
 Attachment A – Findings
 Attachment B – Aliso Elementary School Master Plans and Elevations
 Attachment C – Recommended Conditions of Approval

Exhibit 2 CUSD's July 24, 2017 Letter Providing Background and Project Descriptive Information

Exhibit 3 Notice of CEQA Exemption

Exhibit 1

RESOLUTION NO. PC-17-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARPINTERIA APPROVING DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT 17-1886-DP/CDP FOR ALISO ELEMENTARY SCHOOL LOCATED AT 4545 CARPINTERIA AVENUE (APNs 003-230-011 and 003-230-018)

REQUESTED BY THE CARPINTERIA UNIFIED SCHOOL DISTRICT

WHEREAS, the Planning Commission of the City of Carpinteria has considered an application for a Development Plan and Coastal Development Permit filed by the Carpinteria Unified School District (CUSD); and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 22, 2017; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the American Modular Systems (AMS) Gen-7 buildings proposed by CUSD on August 31, 2017 and recommended preliminary/final approval; and

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

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) under Guidelines Sections 15314 [Minor Additions to Schools], 15302, [Replacement or Reconstruction], 15301 [Existing Facilities], and 15304 [Minor Alterations to Land]; and

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

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

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

PASSED, APPROVED AND ADOPTED this 2nd day of October 2017, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER(S):

ABSTAIN: COMMISSIONER(S):

John Callender, 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 2nd day of October 2017.

ATTACHMENT A: FINDINGS

PLANNING COMMISSION HEARING PROJECT 17-1886-DP/CDP October 2, 2017

Aliso Elementary School Master Plan

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

1.0 Administrative Findings

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

1.1 Procedures

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

- a. An application for a Development Plan and Coastal Development Permit was submitted on July 24, 2017, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 22, 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 American Modular Systems (AMS) Gen-7 buildings used on all the school campuses has been considered by the City's Architectural Review Board at a duly noticed public hearing on August 31, 2017.
- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15314 [Minor Additions to Schools], 15302 [Replacement or Reconstruction], 15301 [Existing Facilities], and 15304 [Minor Alterations to Land] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA);

1.3 Development Plan Findings

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

The proposed project is consistent with the site's Public Facility (PF) land use designation (General Plan/Coastal Plan) and Community Facility (CF) zone district (Carpinteria Municipal Code, Section 14.14) in that the project consists of removal and replacement of seven individual portable classroom buildings with six classrooms and a restroom in three new modular buildings and reconfiguration of the school parking lots and on-site circulation system that retains 79 parking spaces on the campus. The project satisfies all regulations outlined in the City's Zoning Code, which implements the General Plan/Coastal Plan. An analysis of the project's conformity with the City's certified General Plan/Coastal Plan is presented in the staff report prepared for the Planning Commission hearing of October 2, 2017 and incorporated herein by reference.

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

There would be no measurable risks to life and property due to geologic, flood, or fire hazards with the proposed changes for school campus upgrades replacing portable buildings with modular classrooms and reconfiguring the parking lots as proposed. The Aliso Elementary School campus is currently located within the 100-year floodplain. While the Master Plan proposes to place five of the modular classrooms farther away from Franklin Creek, they will still be in the floodplain. The Division of State Architect (DSA) will ensure that the finished floor elevation of the modular structures will be a minimum one foot above the base flood elevation (BFE) thereby protecting the structures from the risks from a 100-year flood. The proposed density of the development is consistent with these safety objectives.

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

The site does not contain any environmentally sensitive habitat area. There are no known

sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. The school campus upgrades replacing portable buildings with modular classrooms and reconfiguring the parking lots as proposed would not impact fish or wildlife

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

There are no known recorded easements on the property for public access, nor would the proposal conflict with any public agency easements.

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

The school campus upgrades replacing portable buildings with modular classrooms and reconfiguring the school parking lots and on-site circulation system that retains 79 parking spaces would not adversely affect necessary community services and values including traffic circulation, sewage disposal, fire protection, water supply and police protection. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

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

The school campus upgrades replacing portable buildings with modular classrooms and reconfiguring the school parking lots and on-site circulation system that retains 79 parking spaces as proposed would not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.

1.4 Coastal Development Permit Findings

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

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

The school campus upgrades replacing portable buildings with modular classrooms and reconfiguring the school parking lots and on-site circulation system that retains 79 parking spaces, as proposed, are in conformity with the City's Zone Code and Coastal Land Use Plan as presented the staff report prepared for the October 2, 2017 Planning Commission meeting and incorporated herein by reference.

ATTACHMENT B

Aliso Elementary School Master Plan and Elevations

CARPINTERIA UNIFIED SCHOOL DISTRICT

A1

2

ATTACHMENT C: CONDITIONS OF APPROVAL

PLANNING COMMISSION HEARING PROJECT 17-1886-DP/CDP October 2, 2017

Aliso Elementary School Master Plan

GENERAL CONDITIONS

1. This Development Plan and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits dated October 2, 2017, and the 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 review and approval will constitute a violation of permit approval.

The project description is as follows:

Phase 1 of the proposed improvements would replace seven (7) existing portable classrooms with six classrooms and one restroom housed in three modular structures, in an area now occupied by the paved sport courts, east of the existing library. The modular buildings would be the American Modular Systems (AMS) Gen-7 buildings, also proposed at other CUSD campuses. The modular buildings would be 15 feet in height, with a flat sloping roof higher at the front than at the rear. The front of the modular structures would include a steel shade awning, with generous window area. The exterior siding would be stucco, with a contrast color wainscoting (accent color band from the ground up several feet). The color scheme would match the color palette of the existing structures at Aliso School campus (cream base and cyan accents). Access to the eastern parking lot would remain from 7th street via a new driveway as part of this phase.

Phase 2 of the proposed improvements would reconfigure and separate the existing eastern parking lot from northern parking lot, while maintaining the one-way traffic flow in the eastern parking lot and the new driveway to this parking lot from 7th Street. The northern parking lot would be reconfigured to provide a new two-way oval traffic loop including new student drop-off adjacent to the school entry court, with parking areas on either side of the loop and near the western property line. This parking lot and loop would be accessed via a new driveway at the western corner of the property, connecting to Carpinteria Avenue.

Reconfiguration of the parking areas would result in no net change to the overall number of parking spaces present on the Aliso School campus (79 spaces total).

Overall, a total of 6,720 square feet of portable structures will be removed and 6,303 square feet in new modular buildings will be added for a net reduction in building coverage of 417 square feet on the campus.

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

2. 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.
3. 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 Division of State Architect (DSA) must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure.
4. During any phase of grading or construction, if cultural material suggestive of prehistoric or historic origin is encountered, work in the vicinity of the find shall be stopped, and the City shall be notified. Grading or construction shall not be resumed until the find is evaluated and the City determines whether mitigation is necessary.
5. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - a. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day, and whenever wind exceeds 15 miles per hour.
 - b. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation.

- c. All entrances/exits to the construction site shall be stabilized (e.g., using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Monitoring:** APCD inspectors shall respond to nuisance complaints.
6. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Two signs stating these restrictions shall be provided to the applicant and posted on site. **Timing:** Signs shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Code Compliance Officers shall spot check and respond to complaints.
7. Exterior lighting for the site shall be low level and directed in such a manner that direct lighting or glare will affect neither adjacent properties nor public streets or walkways.
8. 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.
9. The Carpinteria Unified School District (CUSD) 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"), including Claims alleging violation of the California Environmental Quality Act, 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 Aliso School Master Plan (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. CUSD 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. CUSD 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.

10. 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.

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 October 2, 2017

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

Applicant/Property Owner

Date

Exhibit 2

CUSD's July 24, 2017 Letter Providing Background
and Project Descriptive Information

Aliso Elementary School Master Plan



621 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963 2074

July 24, 2017

Steve Goggia
Community Development Director
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

RECEIVED

JUL 24 2017

COMMUNITY DEVELOPMENT
DEPARTMENT

SUBJECT: Application for Coastal Development Permit/Development Plan
Master Improvement Plan
Aliso Elementary School, Carpinteria Unified School District

Dear Steve:

Please accept this letter which provides background and project descriptive information regarding the coastal development permit and development plan (CDP/DP) application by the Carpinteria Unified School District (CUSD) for the master plan of improvements for Aliso Elementary School. CUSD is presenting a comprehensive list of improvements which could occur at the campus, in order to capture planned development within a single CDP/DP, thereby streamlining the application review process, simplifying environmental review requirements under CEQA, and minimizing application expenses. Because of funding considerations, the improvements would have a phased implementation. Later phases may not be constructed, should funding from grants or other sources not be secured.

Because the proposed master plan of improvements involves a public school facility, it is important to recognize that the Division of State Architect (DSA) holds the primary authority and responsibility to review the development plans for conformance with applicable State building codes and safety regulations. As requested by the City, we provide a summary of the DSA authority governing review of the project, before discussing project descriptive information.

Overview of Division of State Architect (DSA) Authority / Review

For public education facilities in California, the DSA holds the primary authority for reviewing all construction or development proposals affecting a school campus. DSA review substitutes for plan check and code compliance review that would normally be completed by local jurisdictions for typical development proposals. Current regulatory requirements under DSA's purview:

1. PART 1 - 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 CCR.
2. PART 2 - 2016 CALIFORNIA BUILDING CODE (CBC), TITLE 24 CCR (2015 INTERNATIONAL BUILDING CODE, IBC, OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS).
3. PART 3 - 2016 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 CCR (2015 NATIONAL ELECTRICAL CODE, NEC, OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
4. PART 4 - 2016 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 CCR (2015 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
5. PART 5 - 2016 CALIFORNIA PLUMBING CODE (UPC), TITLE 24 CCR (2015 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
6. PART 6 - 2016 CALIFORNIA ENERGY CODE, TITLE 24 CCR.
7. PART 9 - 2016 CALIFORNIA FIRE CODE (CFC), TITLE 24 CCR (2015 INTERNATIONAL FIRE CODE, IFC, OF THE INTERNATIONAL CODE COUNCIL)
8. PART 11 - 2016 CALIFORNIA GREEN BUILDING STANDARDS, TITLE 24 CCR (NOTE: THIS INCLUDES CERTIFICATION OF WATER EFFICIENT LANDSCAPING AND BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT).
9. PART 12 - 2016 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 CCR.
10. TITLE 8 SUBCHAPTER 4- CONSTRUCTION SAFETY ORDERS- CAL/OSHA
11. TITLE 19 PUBLIC SAFETY- STATE FIRE MARSHAL REGULATIONS

Consequently, the City can be confident that construction specifications for all structures and site improvements will be reviewed to achieve compliance with applicable building codes and life safety regulations, including requirements for energy efficiency and storm-water management.

Background

Seven portable structures currently exist on the Aliso Elementary School campus. The portables were originally installed to respond to demands for additional classroom and administrative work space, and respecting budget limitations at that time which prevented construction of permanent additional space. The CUSD has successfully secured funding through a bond measure that will allow replacement of portable classroom structures with permanent, modular structures (fully funded Phase 1).

A subsequent phase of potential improvements would include reconfiguration of two existing parking lots to provide a looped student drop-off area with connection to parking areas having access to Carpinteria Avenue and to 7th Street. Upgrades for electrical, technology, and climate control within existing buildings would also accompany these improvements.

Project Description & Property Information

Campus: Aliso Elementary School
Address: 4545 Carpinteria Avenue
Campus Area: 8 Acres
Assessor Parcel Number: 003-230-011 & 003-230-018

Project Scope:

Phase 1 of the proposed improvements would include the replacement of seven (7) existing classrooms housed in individual portable structures, with six classrooms and one restroom housed in three modular (pre-fabricated) structures. Refer to the attached *Aliso Elementary Modular Classrooms & Site Improvements / Site Plan* (Site Plan) for location of these modular buildings. The closest separation distance between the proposed modular buildings would occur between Modular Building #2 and #3, and this distance would be approximately 22 feet. Building #2 would also be located the closest to an existing structure (the multi-purpose building), at a distance of approximately 30 feet. The closest proposed building to an adjacent public street would also be Modular Building #2, which is setback approximately 40 feet from the property line (65 feet from the center-line of 7th Street).

The modular structures would be located in an area now occupied by paved sports courts, immediately west of the library and south of the multi-purpose building. These paved sports courts would be relocated to the southeastern corner of the property, which is currently occupied by the portable classrooms slated for removal. In essence, within the Phase 1 limits, the proposal would swap the locations for existing classrooms and playgrounds.

The modular structures proposed to be installed would be the American Modular Systems (AMS) Gen-7 buildings. Refer to the attached plan sheet entitled *Canalino Elementary Modular Classrooms & Site Improvements / Exterior Elevations* which depicts the elevations for the modular structures. The proposed modular buildings would be 15 feet in height, with a flat sloping roof higher at the front than at the rear. The front of the modular structures would include a steel slatted shade canopy (standard component), and generous window area. The exterior wall surfaces of the Gen-7 buildings would be stucco, applied at the factory.

Refer to the attached *Exterior Elevations* which provides a color rendering of the exterior elevation of the modular classroom structures. The proposed color scheme is intended to match the existing school campus colors at Aliso School (Cream field or base color, with cyan accent represented by the doors). Doors would be either solid or with glass insert panel.

With regard to exterior lighting, and compliance with prevention of night-sky light pollution, the buildings by default are equipped only with wall sconces located near entrance doors. Refer to the attached *Exterior Elevations* for specifications addressing the sconces (Slim Profile Wall Pack). As shown, the wall fixtures have a solid shell (top and sides), with light directed downward in a narrow arc. In locations where a walkway would be located at the end of the building, a wall sconce can be included to provide safety illumination of the walkway.

Construction in Phase 1 to install the modular structures would include limited earthwork for permanent foundation, as well as extension of dry utilities via trenching. Relocation of the paved sports courts/playground would also include limited shallow excavation. Construction to implement Phase 1 of the improvement plan is proposed to commence in approximately November 2018 and extend until approximately April 2019.

Phase 2 would include disconnecting the existing eastern parking lot from the northern parking lot, maintaining the one-way traffic flow in the eastern parking lot with a separate entry and exit point connecting to 7th Street. The northern parking lot would be reconfigured with an entry/exit driveway connecting to 7th Street, a new two-way oval traffic loop including new student drop-off adjacent to the school entry court, and interconnection with the western parking lot. The western parking lot would have an entry/exit driveway connecting to Carpinteria Avenue, and would connect with the northern parking lot via the new traffic loop described above. Refer to the Site Plan for the location and configuration of these proposed parking lot improvements.

Reconfiguration of the parking areas would result in no net change to the overall number of parking spaces present on the Aliso School campus (79 total spaces). Proposed parking spaces would have dimensions of 9 feet x 18 feet, and the width of the two-way drive aisle within the parking areas would be 25 feet. Visual screening of the new parking lots from 7th Street and Carpinteria Avenue would be achieved with shrubs having a height of at least 4 feet.

The future implementation of Phase 2 would depend upon the success of CUSD to secure additional funding above and beyond the Measure U Bond monies. Phase 2 is included to reflect District desires regarding ultimate campus improvements, but funding is not assured so there is no guarantee that implementation of Phase 2 will prove financially feasible.

Site Characteristics: The campus is generally flat, with no surface drainages or natural open areas. The proposed improvements would be located within the existing school campus boundaries, and would not alter use of the school property. The improvement locations are also internal to the campus. As such, no effect upon the existing use of neighboring properties is anticipated from the overall phased improvements proposed for the campus.

Earthwork: A total of 6,303 square feet of new floor area is proposed, which could involve excavation and re-compaction of soils up to approximately two feet in depth. New parking area and walkways totaling 24,420 square feet are also proposed, which would probably not involve excavation and re-compaction of soils greater than a half-foot in depth (6 inches). Based on these assumptions, total earthwork volumes are anticipated to be approximately 900 cubic yards. Since proposed development areas are essentially level, it should be possible to accommodate the balancing of cut and fill volumes from the construction effort on-site.

Parking: A total of 79 parking spaces currently exist on the property, in three separate surface lots. The proposed master plan of improvements would disconnect the existing northern and eastern parking lots, maintaining one way travel in the eastern parking lot with entry and exit points connecting to 7th Street. The proposal would also provide a connection between the northern and western parking lots, with introduction of a central traffic loop and new student drop-off north of the school entry court; the northern parking lot would have an entry/exit point on 7th Street while the western parking lot would have an entry/exit point on Carpinteria Avenue. The same total number of parking spaces would be maintained.

Buildings/Structures: Summary of data is provided in the table below.

Data for Existing Versus Proposed Site Conditions - Master Plan of Improvements

ITEM	EXISTING	PROPOSED (NEW)	FINAL
No. Buildings: Portable Structures (Temporary)	7	-7	0
No. Buildings: Permanent	7	3	10
Building Area (SF): Portable Structures (Temporary)	6,720	-6,720	0
Building Area (SF): Permanent	26,587	6,303	32,890
Building Coverage (SF) (Temporary + Permanent)	33,307	- 417	32,890
Building Coverage (Percent of Site)	10 %	- 0.1%	10 %
Paved Area + Walkway (SF)	138,746	24,420	163,166
Paved/Walkways Coverage (Percent of Site)	40 %	7 %	47 %
Landscaped Area (SF)	176,426	- 24,003	152,424
Landscape Coverage (Percent of Site)	50 %	- 7 %	43 %

Stormwater: Building coverage would be decreased by 417 square feet total, reducing run-off from roof areas. New parking areas and walkways would create new impervious surfaces (24,420 sq. ft. or 7% of site area); storm-water from the new parking area and walkways would be directed to vegetated areas on-site for natural bio-filtration. DSA will review the drainage plan for conformance with the 2016 California Green Building Standards storm-water management provisions.

Permits/Approvals: The Division of State Architect (DSA) holds authority for review and approval concerning public schools, including structures, site layout, and landscaping.

Hazardous Waste: The Aliso Elementary School property is not included in the Hazardous Substance Sites List (<http://geotracker.waterboards.ca.gov> accessed July 18, 2017). Classrooms and administrative office space would not involve the storage, handling, or use of hazardous substances.

Environmental Review

The combined actions contemplated under the Aliso Elementary School master plan of improvements would meet the definition of Minor Additions to Schools, qualifying for a Categorical Exemption (Section 15314) under the California Environmental Quality Act. This exemption allows for a total addition of 25% to the floor area of the campus. The proposed improvements would lead to a slight decrease in the existing structural floor area on the campus. The scale (magnitude) of the master plan of improvements is therefore well within the development allowance for a Section 15314 categorical exemption.

Section 15300.2 identifies certain exceptions, where a Categorical Exemption may not be used. The following discussion addresses these exceptions.

- a) Location must be considered for Categorical Exemptions under Section 15303, 15304, 15305, 15306, and 15311.

Discussion: The applicable exemption for schools is Section 15314, this exception does not apply to school sites.

- b) Cumulative Impact. A categorical exemption cannot be applied when a succession of projects of the same type, at the same site, would result in a cumulatively significant effect.

Discussion: The improvement plan addresses all of the contemplated or anticipated actions which would occur at the Aliso Elementary School site. The collective group of contemplated actions remain below the threshold of a 25% increase in floor area. Therefore no cumulatively significant impacts would be anticipated from the master plan of improvements.

- c) Significant Impact. A categorical exemption cannot be used where there is a reasonable possibility that a significant effect on the environment could occur due to unusual circumstances.

Discussion: The proposed improvements do not include any component which would be considered "unusual" for a school campus. In addition, the school site does not include any "unusual circumstances" in general that would result in the creation of a significant environmental impact pertaining to the proposed improvements.

- d) Scenic Highways. A categorical exemption shall not be used where damage to scenic resources visible from a State designated scenic highway could occur from the project.

Discussion: The Aliso Elementary School Site is not visible from a State designated scenic highway.

- e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the California Government Code.

Discussion: The Aliso Elementary School is not located on a site listed in hazardous inventories maintained under CGC Section 65962.5.

- f) Historical Resources. A categorical exemption cannot be used where damage to significant historic resources is possible.

Discussion: The proposed improvements do not include exterior alteration of any of the permanent structures on the campus. The only structures to be removed or demolished are portable/temporary structures with no historic value.

We conclude that none of the above exceptions would apply to the proposed master plan of improvements for Aliso School, and therefore a Categorical Exemption under Section 15314 of CEQA would be appropriate and adequate to achieve full compliance with CEQA.

Accompanying Materials

This cover letter also transmits the following application materials.

- (1) copy of Completed Project Application Form

- (8) copies of Site Plan + 1 reduced size copy (8.5 x 11)
- (8) copies of Elevations for Modular Buildings + 1 reduced size copy (8.5 x 11)
- (3) Sets of Mailing Labels for Site Neighbors
- (5) Sets of Mailing Labels for Applicant/Agent

Should you have any questions regarding the application or need additional information, you can contact me at (805) 308-8527, or at jleech@dudek.com.

Sincerely,

DUDEK



Jonathan V. Leech, AICP
Senior Environmental Planner/Project Manager

Exhibit 3

Notice of CEQA Exemption

Aliso Elementary School Master Plan

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: Aliso School Master Plan

Project Applicant: Carpinteria Unified School District

Project Location - Specific:
4545 Carpinteria Avenue. Located on Carpinteria Avenue, southwest of intersection with 7th Street (APN 003-230-011 and 003-230-018).

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Phased improvements to Aliso School for (1) replacement of seven portable classrooms with six classrooms and one restroom housed in three modular buildings and (2) reconfiguration of the school parking lots and circulation system, along with related site work., retaining 79 parking spaces on site.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Carpinteria Unified School District

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: Class 14 §15314, Class 2 §15302,
and Class 1 §15301; §15304
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The replacement of portable structures with modular buildings and related site improvements to existing public school to serve existing enrollment of school fit within the Exemptions identified above.

Lead Agency
Contact Person: Steve Goggia, CDD Director Area Code/Telephone/Extension: (805) 755-4414

If filed by applicant:

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

Signature: _____ Date: 10/02/2017 Title: CDD Director

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: October 2, 2017

ITEM FOR CONSIDERATION

Carpinteria Middle School Master Plan

Case 17-1880-DP/CDP

Request to allow phased improvements to Carpinteria Middle School that would temporarily relocate portable classrooms on the campus, replace these with eight (8) portable classrooms in two buildings and renovation of an existing building to provide a new kitchen. Three shade structures would also be added to the central portion of the campus, along with landscaping modifications near the new modular structures.

Report prepared by: Laura Bridley, Contract Planner
Community Development Department

Reviewed by: Steve Goggia, Director
Community Development Department


SIGNATURE



Applicant: Carpinteria Unified School District

Project Location: 5351 Carpinteria Avenue

APN: 004-047-040; 004-047-041; 003-028-001

Zoning: Community Facility District (CF)

General/Coastal Plan Designation: Public Facility (PF)

I. RECOMMENDATION

Adopt the attached Resolution, thereby approving Project 17-1880-DP/CDP to allow phased improvements to Carpinteria Middle School.

II. PROPOSED PROJECT DESCRIPTION

Phase 1 of the proposed improvements continues the interim work started under the April 5, 2017 Temporary Use Permit to relocate three (3) portable structures and add two (2) more portables to a row along the west side of the sports court. The remaining four (4) existing portable structures, which are in poor condition, would be demolished (dismantled).

Phase 2 of the proposed improvements would install seven classrooms and one restroom housed in two modular structures, located along the southeastern side of the track (the same general area where portables were removed in Phase 1). This side of the track and field area would be reconfigured during Phase 2 to enhance separation of the track area from the newly installed modular structures. The portable structures re-located in Phase 1 would be removed from the campus at the end of Phase 2. Phase 2 would also include demolition (dismantling) of the final remaining three portable classrooms along the eastern edge of campus.

The modular buildings would be 15 feet in height, with a flat sloping roof higher at the front than at the rear. The front of the modular structures would include a steel shade awning, with generous window area. The exterior siding would be stucco, with a contrast color wainscoting (accent color band from the ground up several feet). The color scheme would match the color palette of the existing structures on the Carpinteria Middle School campus.

Phase 3 would involve interior renovations of approximately half the space of the structure immediately east of the existing kitchen to create a modern replacement kitchen facility, with no new square footage or exterior building modifications. Once the replacement kitchen has been completed, it would be followed by demolition of the existing school kitchen structure, and installation of four shade structures (canopies) to provide sheltered outdoor eating areas.

The future implementation of Phase 3 would depend upon the success of CUSD to secure additional funding above and beyond the Measure U Bond monies, and is included here to reflect master plan goals of the District.

Overall, a total of 9,140 square feet in portable buildings would be removed and 8,000 square feet of permanent buildings (modular) added, for a net reduction of 1,140 square feet of building coverage. Site work to accommodate the replacement modular buildings could involve excavation and re-compaction of soils up to approximately two feet in depth, for earthwork volumes up to 600 cubic yards, to balance on site. The proposed improvements would not alter the configuration of the existing parking lots or number of spaces now provided. Plans are attached as Exhibit 1, Attachment B. Also refer to the CUSD's June 2, 2017 letter providing background and project descriptive information, included as Exhibit 2.

III. BACKGROUND

Architectural Review Board (ARB)

A comparable project with the same modular buildings proposed at Canalino School was reviewed by the ARB at the August 31, 2017 meeting. Staff explained that there were multiple

School District sites coming forward using the same modular structures, the American Modular Systems (AMS) Gen-7 buildings. Staff presented the overall master plan for the campus improvements, and noted that building plans would be approved by the State Architect.

Overall, the Gen-7 modular buildings were favorably received by the Board and recommended for preliminary/final approval. As the outdoor eating area canopies anticipated in Phase 3 have not been reviewed by the ARB, a project condition requires them to be reviewed prior to submittal to the Division of State Architect (DSA).

IV. ENVIRONMENTAL

This project is categorically exempt from environmental review pursuant to Sections 15314 [Minor Additions to Schools], 15302 [Replacement or Reconstruction]; 15301 [Existing Facilities], and 15304 [minor Alterations to Land] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA):

§ 15314. Minor Additions to Schools

Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The change out of portable classrooms to modular buildings and the addition of shade canopies is included in this exemption.

§ 15302. Replacement or Reconstruction

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

§ 15301. Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety).
- (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;
- (e) Additions to existing structures provided that the addition will not result in an increase of more than:

- (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
- (2) 10,000 square feet if:
 - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
 - (B) The area in which the project is located is not environmentally sensitive.
- (g) New copy on existing on and off-premise signs;
- (h) Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);
- (l) Demolition and removal of individual small structures listed in this subdivision.

§ 15304. Minor Alterations to Land

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Examples include but are not limited to:

- (a) Grading on land with a slope of less than 10 percent.
- (b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire-resistant landscaping.
- (c) Filling of earth into previously excavated land with material compatible with the natural features of the site.
- (f) Minor trenching and backfilling where the surface is restored.

See the attached Notice of Exemption, included as Exhibit 3.

V. ANALYSIS

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

Zoning Code Requirements

The Site Plan and Elevations have been reviewed, and the project is in conformance with the Community Facility District requirements regarding setbacks, building height and distance between buildings. The following table provides data for Existing vs. Proposed campus conditions.

ITEM	EXISTING	PROPOSED (NEW)	FINAL
No. Buildings: Portable Structures (Temporary)	10	-10	0
No. Buildings: Permanent	5	2	7
Building Area (SF): Portable Structures (Temporary)	9,140	-9,140	0
Building Area (SF): Permanent	76,523	8,000	84,523
Building Coverage (SF) (Temporary + Permanent)	85,663	-1,140	84,523

Building Coverage (Percent of Site)	19 %	- 0.3%	19 %
Paved Area + Walkway (SF)	109,510	2,500	112,010
Paved/Walkways Coverage (Percent of Site)	25 %	0.6 %	25.6 %
Sports Fields/Courts/Track (SF)	164,243	-2,500	161,743
Sports Fields/Courts/Track (Percent of Site)	36 %	-0.6%	35.4 %
Landscaped Area (SF)	87,966	0	87,966
Landscape Coverage (Percent of Site)	20 %	0 %	20 %
Parking	85	85	85 no change

General Plan/Coastal Plan

PUBLIC FACILITIES & SERVICES ELEMENT

Public Facilities & Services Element Objective PF-4: *To assist the school district in continued provision of high-quality educational opportunities for all of the community's youth.*

Policy PF4a: *To continue efforts to cooperatively resolve service demands for educational facilities.*

Policy PF4b: *To encourage school district input to new development proposals by improved review procedures.*

Policy PF4c: *The City will cooperate with the Carpinteria Unified School District to ensure sufficient capacity for increases in student population caused by future development projects.*

The Public Facilities & Services policies presented above were developed to ensure that the City maintain adequate educational facilities. This proposal would not increase student population, but helps the District improve services for the community's youth. While the Division of State Architect holds the primary authority and responsibility to review the District's development plans for conformance with applicable State building codes and safety regulations, the City's thorough and efficient development review in cooperation with the District ensures that neighborhood concerns for architectural details, landscaping and lighting are addressed as well.

FLOOD HAZARDS

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

Policy S-4a: *All new development proposed in the 100-year floodplain must adhere to the County of Santa Barbara Floodplain Management Ordinance, Chapter 15-A of the County Code.*

Policy S-4b: *The development of critical facilities within the 100-year floodplain should be discouraged.*

The Carpinteria Middle School campus is not located within the 100-year floodplain.

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.

VII. ACTION OPTIONS

1. Approve the Carpinteria Middle School Master Plan Project, Case 17-1880-DP/CDP and adopt the Findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Exhibit 1 Resolution PC-17-013
 Attachment A – Findings
 Attachment B – Carpinteria Middle School Master Plans and Elevations
 Attachment C – Recommended Conditions of Approval

Exhibit 2 CUSD's June 2, 2017 Letter Providing Background and Project Descriptive Information

Exhibit 3 Notice of CEQA Exemption

EXHIBIT 1

RESOLUTION NO. PC-17-013

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CARPINTERIA APPROVING DEVELOPMENT PLAN AND COASTAL
DEVELOPMENT PERMIT 17-1880-DP/CDP FOR CARPINTERIA MIDDLE SCHOOL
LOCATED AT 5351 CARPINTERIA AVENUE
(APNs 004-047-040; 004-047-041; 003-028-001)**

REQUESTED BY THE CARPINTERIA UNIFIED SCHOOL DISTRICT

WHEREAS, the Planning Commission of the City of Carpinteria has considered an application for a Development Plan and Coastal Development Permit filed by the Carpinteria Unified School District (CUSD); and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 30, 2017; and

WHEREAS, the Carpinteria Architectural Review Board considered the American Modular Systems (AMS) Gen-7 buildings proposed by CUSD on August 31, 2017 and recommended preliminary/final approval; and

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

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) under Guidelines Sections 15314 [Minor Additions to Schools], 15302 [Replacement or Reconstruction], 15301 [Existing Facilities], and 15304 [Minor Alterations to Land]; and

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

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

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

PASSED, APPROVED AND ADOPTED this 2nd day of October 2017, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER(S):

ABSTAIN: COMMISSIONER(S):

John Callender, 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 2nd day of October 2017.

ATTACHMENT A: FINDINGS

PLANNING COMMISSION HEARING PROJECT 17-1880-DP/CDP October 2, 2017

Carpinteria Middle School Master Plan

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

1.0 Administrative Findings

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

1.1 Procedures

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

- a. An application for a Development Plan and Coastal Development Permit was submitted on June 2, 2017, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 30, 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 American Modular Systems (AMS) Gen-7 buildings used on all the school campuses have been considered by the City's Architectural Review Board at a duly noticed public hearing on August 31, 2017.
- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15314 [Minor Additions to Schools], 15302 [Replacement or Reconstruction], 15301 [Existing Facilities], and 15304 [Minor Alterations to Land] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA);

1.3 Development Plan Findings

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

The proposed project is consistent with the site's Public Facility (PF) land use designation (General Plan/Coastal Plan) and Community Facility (CF) zone district (Carpinteria Municipal Code, Section 14.14) in that the project consists of removal and replacement of seven individual portable classroom buildings with seven classrooms and a restroom housed in two new modular buildings, and a replacement and reconfiguration of the school kitchen facility. The project satisfies all regulations outlined in the City's Zoning Code, which implements the General Plan/Coastal Plan. An analysis of the project's conformity with the City's certified General Plan/Coastal Plan is presented in the staff report prepared for the Planning Commission hearing of October 2, 2017 and incorporated herein by reference.

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

There would be no measurable risks to life and property due to geologic, flood, or fire hazards with the proposed changes for school campus upgrades replacing portable buildings with modular classrooms and remodeling the school kitchen as proposed. The campus is not located within the 100-year floodplain. The proposed density of the development is consistent with these safety objectives.

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

The site does not contain any environmentally sensitive habitat area. There are no known sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. The school campus upgrades replacing portable buildings with modular classrooms and remodeling the school kitchen as proposed would not impact fish or wildlife.

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

There are no known recorded easements on the property for public access or public facilities that would be affected by the project.

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

The school campus upgrades replacing portable buildings with modular classrooms and remodeling the school kitchen as proposed would not adversely affect necessary community services and values including traffic circulation, sewage disposal, fire protection, water supply and police protection. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

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

The school campus upgrades replacing portable buildings with modular classrooms and remodeling the school kitchen as proposed would not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.

1.4 Coastal Development Permit Findings

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

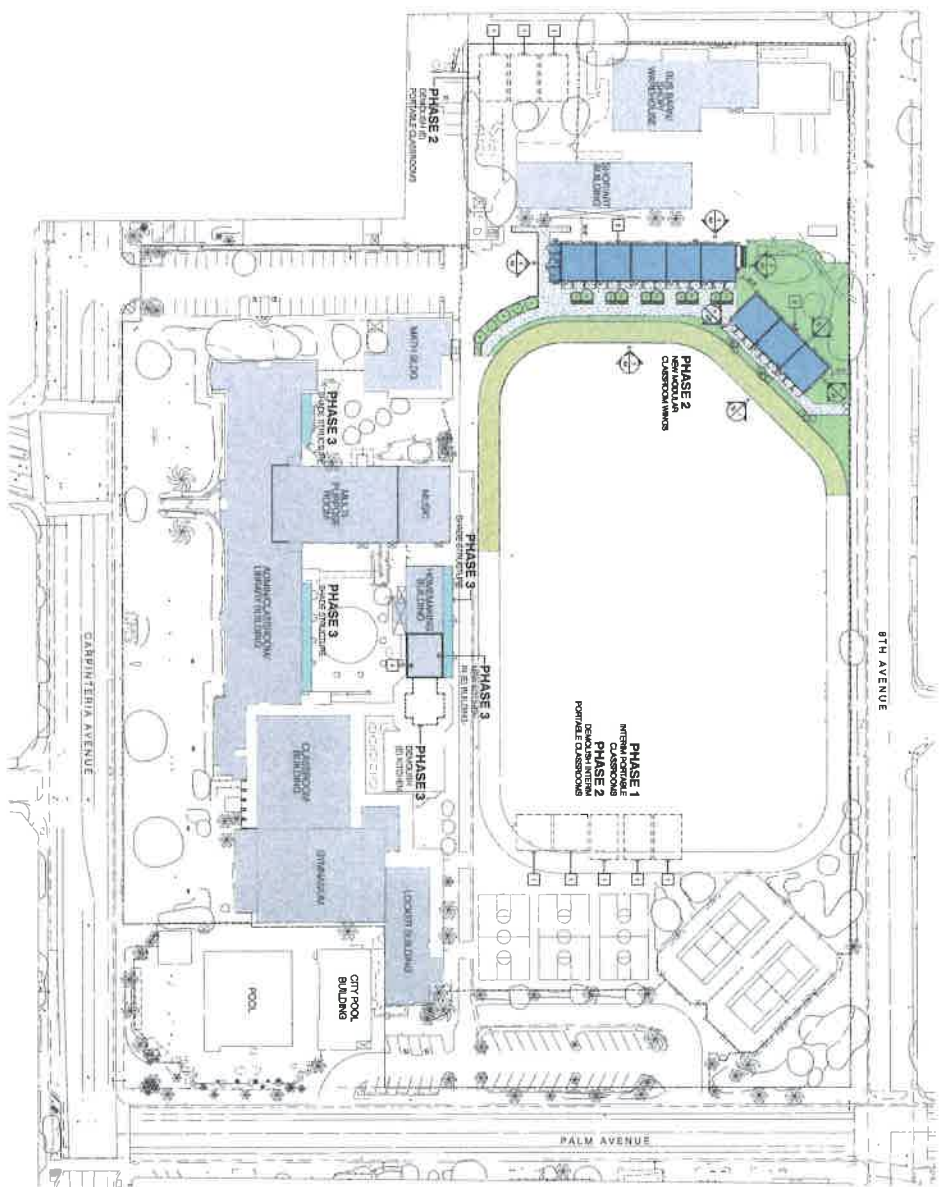
- a. *The proposed development is in conformity with the City's certified Local Coastal Program.*

The school campus upgrades replacing portable buildings with modular classrooms and remodeling the school kitchen as proposed are in conformity with the City's Zoning Code and Coastal Land Use Plan as presented the staff report prepared for the October 2, 2017 Planning Commission meeting and incorporated herein by reference.

ATTACHMENT B

Carpinteria Middle School Master Plans and Elevations

1 SITE PLAN SCALE: 1" = 40'



- LEGEND**
- NEW BUILDING
 - NEW SHADE STRUCTURE
 - EXISTING BUILDING
 - NEW LANDSCAPING AREA
 - REMOVED PORTION OF TRACK
 - NEW SITE PAVING
 - PORTABLE CLASSROOM
 - INCOMPLETE LINE

- NOTES**
1. ALL NEW BUILDINGS TO BE CONSTRUCTED IN PHASE 1.
 2. ALL NEW BUILDINGS TO BE CONSTRUCTED IN PHASE 2.
 3. ALL NEW BUILDINGS TO BE CONSTRUCTED IN PHASE 3.
 4. ALL NEW BUILDINGS TO BE CONSTRUCTED IN PHASE 4.
 5. ALL NEW BUILDINGS TO BE CONSTRUCTED IN PHASE 5.
 6. ALL NEW BUILDINGS TO BE CONSTRUCTED IN PHASE 6.
 7. ALL NEW BUILDINGS TO BE CONSTRUCTED IN PHASE 7.
 8. ALL NEW BUILDINGS TO BE CONSTRUCTED IN PHASE 8.
 9. ALL NEW BUILDINGS TO BE CONSTRUCTED IN PHASE 9.
 10. ALL NEW BUILDINGS TO BE CONSTRUCTED IN PHASE 10.

CARPINTERIA UNIFIED SCHOOL DISTRICT
CARPINTERIA MIDDLE SCHOOL
MODULAR CLASSROOMS
& SITE IMPROVEMENT



K&N CONSTRUCTION, INC.
ARCHITECTS INC. AIA
1000 10TH AVENUE, SUITE 100
CARPINTERIA, CA 93013
TEL: (805) 481-1111
WWW.KANDN.COM



RECEIVED

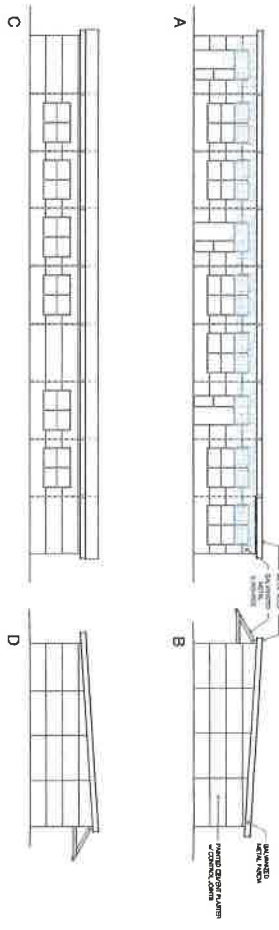
JUL 31 2017

CARPINTERIA UNIFIED SCHOOL DISTRICT

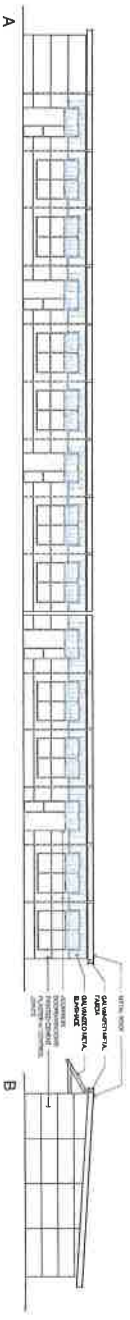
PROJECT: CARPINTERIA MIDDLE SCHOOL
SHEET: A1



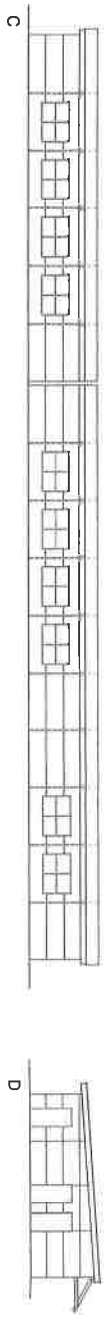
1 ELEVATIONS - 3 MODULAR CLASSROOMS
 SCALE: 1/8" = 1'-0"



3 SAMPLE CMS COLOR & MATERIALS
 MATERIALS TO BE USED IN THE CONSTRUCTION OF THE MODULAR CLASSROOMS



2 ELEVATIONS - 5 MODULAR CLASSROOMS & 1 MODULAR RESTROOM
 SCALE: 1/8" = 1'-0"



KLING STUBBINS
 ARCHITECTS INC.
 1000 10TH AVENUE, SUITE 100
 SAN FRANCISCO, CA 94118
 TEL: 415.774.2900
 FAX: 415.774.2901
 WWW.KSARCHITECTS.COM

DATE: 07.03.17
BY: [Signature]
PROJECT: CARPINTERIA MIDDLE SCHOOL
SHEET: 01-01

RECEIVED
 JUL 31 2017
 COMMUNITY DEVELOPMENT
 DEPARTMENT

STAMP: [Circular stamp with text 'CITY OF CARPINTERIA']

APPROVED BY: [Signature]
 TITLE: [Title]
 DATE: [Date]

ATTACHMENT C: CONDITIONS OF APPROVAL

PLANNING COMMISSION HEARING PROJECT 17-1880-DP/CDP October 2, 2017

Carpinteria Middle School Master Plan

GENERAL CONDITIONS

1. This Development Plan and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits dated October 2, 2017, and the 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 changes to the permit and/or further environmental review. Deviations without review and approval will constitute a violation of permit approval.

The project description is as follows:

Phase 1 of the proposed improvements continues the interim work started under the April 5, 2017 Temporary Use Permit to relocate three (3) portable structures and add two (2) more portables to a row along the west side of the sports court. The remaining four (4) existing portable structures, which are in poor condition, would be demolished (dismantled).

Phase 2 of the proposed improvements would install seven classrooms and one restroom housed in two modular structures, located along the southeastern side of the track (the same general area where portables were removed in Phase 1). This side of the track and field area would be reconfigured during Phase 2 to enhance separation of the track area from the newly installed modular structures. The portable structures re-located in Phase 1 would be removed from the campus at the end of Phase 2. Phase 2 would also include demolition (dismantling) of the final remaining three portable classrooms along the eastern edge of campus.

The modular American Modular Systems (AMS) Gen-7 buildings would be 15 feet in height, with a flat sloping roof higher at the front than at the rear. The front of the modular structures would include a steel shade awning, with generous window area. The exterior siding would be stucco, with a contrast color wainscoting (accent color band from the ground up several feet). The color scheme would match the color palette of the existing structures on the Carpinteria Middle School campus.

Phase 3 would involve interior renovations of approximately half the space of the structure immediately east of the existing kitchen to create a modern replacement kitchen facility, with no new square footage or exterior building modifications. Once the replacement kitchen has been completed, it would be followed by demolition of the existing school kitchen structure, and installation of four shade structures (canopies) to provide sheltered outdoor eating areas.

Overall, a total of 9,140 square feet in portable buildings would be removed and 8,000 square feet of permanent buildings (modular) added, for a net reduction of 1,140 square feet of building coverage. Site work to accommodate the replacement modular buildings could involve excavation and re-compaction of soils up to approximately two feet in depth, for earthwork volumes up to 600 cubic yards, to balance on site. The proposed improvements would not alter the configuration of the existing parking lots or number of spaces now provided.

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

2. 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.
3. 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 Division of State Architect (DSA) must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure.
4. During any phase of grading or construction, if cultural material suggestive of prehistoric or historic origin is encountered, work in the vicinity of the find shall be stopped, and the City shall be notified. Grading or construction shall not be resumed until the find is evaluated and the City determines whether mitigation is necessary.
5. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

- a. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day, and whenever wind exceeds 15 miles per hour.
 - b. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation.
 - c. All entrances/exits to the construction site shall be stabilized (e.g., using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Monitoring:** APCD inspectors shall respond to nuisance complaints.
6. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Two signs stating these restrictions shall be provided to the applicant and posted on site. **Timing:** Signs shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Code Compliance Officers shall spot check and respond to complaints.
 7. The design, scale and character of the project architecture shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The four shade canopies anticipated in Phase 3 shall be submitted to the Architectural Review Board for a recommendation prior to submittal to the Division of State Architect (DSA) for approval. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans and provide direction to the ARB regarding this mitigation measure.
 8. Exterior lighting for the site shall be low level and directed in such a manner that direct lighting or glare will affect neither adjacent properties nor public streets or walkways.
 9. 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.
 10. The Carpinteria Unified School District (CUSD) 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"), including Claims alleging violation of the California Environmental Quality Act, 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 Carpinteria Middle School Master Plan (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. CUSD 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. CUSD 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.

11. 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.

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 October 2, 2017

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

Applicant/Property Owner

Date

Exhibit 2

CUSD's June 2, 2017 Letter Providing Background and Project
Descriptive Information

Carpinteria Middle School Master Plan



621 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963.2074

June 2, 2017

Steve Goggia
Community Development Director
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

SUBJECT: Application for Coastal Development Permit/Development Plan
Master Improvement Plan
Carpinteria Middle School, Carpinteria Unified School District

Dear Steve:

Please accept this letter which provides background and project descriptive information regarding the coastal development permit and development plan (CDP/DP) application by the Carpinteria Unified School District (CUSD) for the master plan of improvements for Carpinteria Middle School. CUSD is presenting a comprehensive list of improvements which could occur at the campus, in order to capture planned development within a single CDP/DP, thereby streamlining the application review process, simplifying environmental review requirements under CEQA, and minimizing application expenses. Because of funding considerations, the improvements would have a phased implementation. Later phases may not be constructed, should funding from grants or other sources not be secured.

Because the proposed master plan of improvements involves a public school facility, it is important to recognize that the Division of State Architect (DSA) holds the primary authority and responsibility to review the development plans for conformance with applicable State building codes and safety regulations. As requested by the City, we provide a summary of the DSA authority governing review of the project, before discussing project descriptive information.

Overview of Division of State Architect (DSA) Authority / Review

For public education facilities in California, the DSA holds the primary authority for reviewing all construction or development proposals affecting a school campus. DSA review substitutes for plan check and code compliance review that would normally be completed by local jurisdictions for typical development proposals. Current regulatory requirements under DSA's purview:

1. PART 1 - 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 CCR.
2. PART 2 - 2016 CALIFORNIA BUILDING CODE (CBC), TITLE 24 CCR (2015 INTERNATIONAL BUILDING CODE, IBC, OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS).
3. PART 3 - 2016 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 CCR (2015 NATIONAL ELECTRICAL CODE, NEC, OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
4. PART 4 - 2016 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 CCR (2015 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
5. PART 5 - 2016 CALIFORNIA PLUMBING CODE (UPC), TITLE 24 CCR (2015 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
6. PART 6 - 2016 CALIFORNIA ENERGY CODE, TITLE 24 CCR.
7. PART 9 - 2016 CALIFORNIA FIRE CODE (CFC), TITLE 24 CCR (2015 INTERNATIONAL FIRE CODE, IFC, OF THE INTERNATIONAL CODE COUNCIL)
8. PART 11 - 2016 CALIFORNIA GREEN BUILDING STANDARDS, TITLE 24 CCR (NOTE: THIS INCLUDES CERTIFICATION OF WATER EFFICIENT LANDSCAPING AND BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT).
9. PART 12 - 2016 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 CCR.
10. TITLE 8 SUBCHAPTER 4- CONSTRUCTION SAFETY ORDERS- CAL/OSHA
11. TITLE 19 PUBLIC SAFETY- STATE FIRE MARSHAL REGULATIONS

Consequently, the City can be confident that construction specifications for all structures and site improvements will be reviewed to achieve compliance with applicable building codes and life safety regulations, including requirements for energy efficiency and storm-water management.

Background

Portable structures currently exist on the Carpinteria Middle School campus. The portables were originally installed to respond to demands for additional classroom space, and respecting budget limitations that prevented construction of permanent additional space. The CUSD has successfully secured funding through a bond measure that will allow replacement of portable classroom structures with permanent, modular structures (comprising the fully funded Phases 1 and 2).

A subsequent phase of potential improvements (Phase 3) would include demolition of the existing free-standing kitchen building and interior renovation of the existing adjacent building to create a replacement kitchen, construction of shade structures for sheltered outdoor eating areas, and development of a secure main entry to the campus. Interior upgrades to portions of the existing school for electrical, technology, and climate control would be accomplished during each improvement phase.

Project Description & Property Information

Campus: Carpinteria Middle School
Address: 5351 Carpinteria Avenue
Campus Area: 10.2 Acres
Assessor Parcel Number: 004-047-040, 004-047-041, 003-028-001

Project Scope:

Phase 1 of the proposed improvements correlate to the activities described in the April 5, 2017 Temporary Use Permit application for Interim Classroom Space at Carpinteria Middle School. There are currently seven (7) portables arranged in a group on the east side of the track and athletic field area, in the east central portion of the campus. Phase 1 of the improvements plan would temporarily relocate three (3) of these portables into a single row along the west side of the sports court area, in the west central portion of the campus. An additional two leased portable structures would also be located in this row. The remaining four (4) existing portable structures would be demolished (dismantled), due to their poor condition. Refer to the *Carpinteria Middle School – Phase 1* Site Plan which depicts the existing and proposed location of these portable structures.

Phase 2 would include the installation of seven classrooms and one restroom housed in two modular structures, located along the western and northwestern sides of the track (the same general area where portables were removed in Phase 1). The western end of the track and field area would be reconfigured during Phase 2 to enhance separation of the track area from the newly installed modular structures. The portable structures re-located in Phase 1 would be removed from the campus at the end of Phase 2. Phase 2 would also include demolition (dismantling) of the final remaining three portable classrooms along the eastern edge of campus. Refer to the *Carpinteria Middle School – Phase 2 & 3* Site Plan which depicts the location of these portable structures, modular buildings, and track & field modifications. The modular buildings would be 15 feet in height, with a flat sloping roof higher at the front than at the rear. The front of the modular structures would include a steel shade awning, with generous window area. The exterior siding would be stucco, with a contrast color wainscoting (accent color band from the ground up several feet). The color scheme would match the color palette of the existing structures on the Carpinteria Middle School campus. Refer to the attached plan sheet entitled *Carpinteria Middle School Modular Classrooms* which depicts the elevations for the modular structures.

Construction in Phase 2 to install the modular structures would include limited earthwork for permanent foundation development, extension of dry utilities via trenching, and re-configuration of the track and field. Construction to implement Phase 1 of the improvement plan is proposed to commence in approximately December 2017 and extend until approximately August 2018.

Phase 3 would involve interior renovations of approximately half the space of the structure immediately east of the existing kitchen to create a modern replacement kitchen facility. This interior renovation for the replacement kitchen would not increase the floor area of the structure, nor would it result in exterior building modifications. Once the replacement kitchen has been completed, it would be followed by demolition of the existing school kitchen structure, and installation of four shade structures (canopies) to provide sheltered outdoor eating areas. Refer to the *Carpinteria Middle School – Phase 2 & 3 Site Plan* for locations of the existing kitchen, portion of the existing adjacent building to be renovated for the replacement kitchen, and proposed shade structures.

The future implementation of Phase 3 would depend upon the success of CUSD to secure additional funding above and beyond the Measure U Bond monies. Phase 3 is included to reflect District desires regarding ultimate campus improvements, but funding is not assured so there is no guarantee that complete implementation of Phase 3 will prove financially feasible.

Site Characteristics: The campus may be characterized as generally flat, with no surface drainages or natural open areas. The proposed improvements would be located within the existing school campus boundaries, and would not alter use of the school property. The improvement locations are also internal to the campus, at some distance from any neighboring property. As such, no effect upon the existing use of neighboring properties is anticipated from the overall phased improvements proposed for the campus.

Earthwork: A total of 8,000 square feet of new floor area is proposed, which could involve excavation and re-compaction of soils up to approximately two feet in depth. Based on this assumptions, total earthwork volumes are anticipated to be approximately 600 cubic yards. Since proposed development areas are essentially level, it should be possible to accommodate the balancing of cut and fill volumes from the construction effort on-site.

Parking: A total of 85 parking spaces currently exist on the property, in two separate surface lots. The proposed improvements would not alter the configuration of existing parking lots or affect the number of parking spaces provided.

Buildings/Structures:

Data for Existing Versus Proposed Site Conditions - Master Plan of Improvements

ITEM	EXISTING	PROPOSED (NEW)	FINAL
No. Buildings: Portable Structures (Temporary)	10	-10	0
No. Buildings: Permanent	5	2	7
Building Area (SF): Portable Structures (Temporary)	9,140	-9,140	0
Building Area (SF): Permanent	76,523	8,000	84,523
Building Coverage (SF) (Temporary + Permanent)	85,663	-1,140	84,523
Building Coverage (Percent of Site)	19%	- 0.3%	19 %
Paved Area + Walkway (SF)	109,510	2,500	112,010
Paved/Walkways Coverage (Percent of Site)	25%	0.6 %	25.6 %
Sports Fields/Courts/Track (SF)	164,243	-2,500	161,743
Sports Fields/Courts/Track (Percent of Site)	36%	-0.6%	35.4%
Landscaped Area (SF)	87,966	0	87,966
Landscape Coverage (Percent of Site)	20 %	0 %	20%

Stormwater: Building coverage would be decreased by 1,140 square feet total, reducing run-off from roof areas. New paved areas and walkways would create negligible new impervious surfaces (2,500 sq. ft. or 0.6 % of site area); storm-water from the new paving and walkways would be directed to vegetated areas on-site for natural bio-filtration. DSA will review the drainage plan for conformance with the 2016 California Green Building Standards storm-water management provisions.

Permits/Approvals: The Division of State Architect (DSA) holds authority for review and approval concerning public schools, including structures, site layout, and landscaping.

Hazardous Waste: The Carpinteria Middle School property is not included in the Hazardous Substance Sites List (<http://geotracker.waterboards.ca.go> accessed March 29, 2017). Classrooms and kitchen space would not involve the storage, handling, or use of hazardous substances.

Environmental Review

The combined actions contemplated under the Carpinteria Middle School master plan of improvements would meet the definition of Minor Additions to Schools, qualifying for a Categorical Exemption (Section 15314) under the California Environmental Quality Act. This exemption allows for a total addition of 25% to the floor area of the campus. The proposed improvements would lead to a slight decrease in the existing structural floor area on the campus. The scale (magnitude) of the master plan of improvements is therefore well within the development allowance for a Section 15314 categorical exemption.

Section 15300.2 identifies certain exceptions, where a Categorical Exemption may not be used. The following discussion addresses these exceptions.

- a) Location must be considered for Categorical Exemptions under Section 15303, 15304, 15305, 15306, and 15311.

Discussion: The applicable exemption for schools is Section 15314, this exception does not apply to school sites.

- b) Cumulative Impact. A categorical exemption cannot be applied when a succession of projects of the same type, at the same site, would result in a cumulatively significant effect.

Discussion: The improvement plan addresses all of the contemplated or anticipated actions which would occur at the Carpinteria Middle School site. The collective group of contemplated actions remain below the threshold of a 25% increase in floor area. Therefore no cumulatively significant impacts would be anticipated from the master plan of improvements.

- c) Significant Impact. A categorical exemption cannot be used where there is a reasonable possibility that a significant effect on the environment could occur due to unusual circumstances.

Discussion: The proposed improvements do not include any component which would be considered "unusual" for a school campus. In addition, the school site does not include any "unusual circumstances" in general that would result in the creation of a significant environmental impact pertaining to the proposed improvements.

- d) Scenic Highways. A categorical exemption shall not be used where damage to scenic resources visible from a State designated scenic highway could occur from the project.

Discussion: The Carpinteria Middle School Site is not visible from a State designated scenic highway.

- e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the California Government Code.

Discussion: The Carpinteria Middle School is not located on a site listed in hazardous inventories maintained under CGC Section 65962.5.

- f) Historical Resources. A categorical exemption cannot be used where damage to significant historic resources is possible.

Discussion: The existing kitchen structure proposed for demolition is a newer addition to the school, not part of the original campus. The proposed interior improvements for the replacement kitchen do not include exterior alteration of any of the permanent structures on the campus. The portable/temporary structures dismantled as part of the improvements plan have no historic value.

We conclude that none of the above exceptions would apply to the proposed master plan of improvements for Carpinteria Middle School, and therefore a Categorical Exemption under Section 15314 of CEQA would be appropriate and adequate to achieve full compliance with CEQA.

Accompanying Materials

This cover letter also transmits the following application materials.

- (1) copy of completed Project Application Form
- (8) copies of Site Plan (Phase 1) + 1 reduced size copy (8.5 x 11)
- (8) copies of Site Plan (Phase 2 & 3) + 1 reduced size copy (8.5 x 11)
- (8) copies of Elevations for Modular Buildings + 1 reduced size copy (8.5 x 11)
- (3) Sets of Mailing Labels for Site Neighbors
- (5) Sets of Mailing Labels for Applicant/Agent

Should you have any questions regarding the application or need additional information, you can contact me at (805) 308-8527, or at jleech@dudek.com.

Sincerely,

DUDEK

Jonathan V. Leech, AICP
Senior Environmental Planner/Project Manager

Exhibit 3
Notice of CEQA Exemption

Carpinteria Middle School Master Plan

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: Carpinteria Middle School Master Plan

Project Applicant: Carpinteria Unified School District

Project Location - Specific:

5351 Carpinteria Avenue. Located at the intersection of Carpinteria Avenue and Casitas Pass Road (APN: 004-047-040; -041 and 003-028-001).

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Phased improvements to Carpinteria Middle School replacing seven portable buildings with modular classrooms and remodeling the school kitchen.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Carpinteria Unified School District

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: Class 14 §15314, Class 2 §15302,
and Class 1 §15301
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The phased improvements to Carpinteria Middle School replacing seven portable buildings with modular classrooms and remodeling the school kitchen fit the Exemptions identified above.

Lead Agency
Contact Person: Steve Goggia, CDD Director Area Code/Telephone/Extension: (805) 755-4414

If filed by applicant:

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

Signature: _____ Date: 10/02/2017 Title: CDD Director

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: October 2, 2017

ITEM FOR CONSIDERATION

Carpinteria High School Master Plan

Case 17-1882-DP/CDP

Request to allow phased improvements to Carpinteria High School (CHS) that would remove and replace six portable buildings with five inter-connected class/lab spaces in a new science wing and two classrooms /labs in a new computer wing, construction of a new 5,000 square foot administration and student services building, interior remodel of the existing CHS administration building and addition of a portable to serve the Rincon High School (RHS) program, and construction of a new 8,900 square foot auditorium building, along with associated site work for all improvements.

Report prepared by: Laura Bridley, Contract Planner
Community Development Department

Reviewed by: Steve Goggia, Director
Community Development Department



SIGNATURE



Applicant: Carpinteria Unified School District

Project Location: 4810 Foothill Road

APN: 004-004-031

Zoning: Community Facility District (CF)

General/Coastal Plan Designation: Public Facility (PF)

I. RECOMMENDATION

Adopt the attached Resolution, thereby approving Project 17-1882-DP/CDP to allow phased improvements to Carpinteria High School.

II. PROPOSED PROJECT DESCRIPTION

Phase 1 of the proposed improvements continues the work described in the April 5, 2017 Temporary Use Permit to relocate two (2) existing portables, add in two (2) new leased portables, and also include one portable relocated from Canalino Elementary School to a row adjacent to the south side of the cafeteria building.

Phase 2 of the proposed improvements would include installation of five inter-connected class/lab spaces in a new science wing housed in one modular structure (approximately 7,100 square feet), and two classroom/labs housed in a new computer wing located in another new modular structure (approximately 1,920 square feet). The science wing would be located on the west side of the central quad and the computer wing would be located in the north-central portion of the campus. Phase 2 construction is proposed to begin in December 2017 and extend until approximately August 2018.

Phase 3 of the proposed improvements would include development, using conventional construction, of a new approximately 5,000 square foot, single story administration and student services building with a height of approximately 20 to 25 feet. This phase also includes interior remodeling of the existing Carpinteria High School (CHS) administration building, and addition of a single 960 square foot portable classroom to be installed on the western side of the lawn area immediately to the west of the former CHS administration building to serve the Rincon High School program on campus. Phase 3 construction would include limited earthwork for foundation preparation, as well as extension of utilities via trenching. The portable structures re-located in Phase 1 would be removed from the campus by the end of Phase 3. Phase 3 would also include demolition (dismantling) of the final remaining five portable classrooms in the northwestern corner of campus, and the portables now housing Rincon High School (RHS). The portion of the site now used for RHS would be cleared, for possible expansion of the agricultural planting areas associated with CHS academic programming.

Phase 4 of the proposed improvements would consist of the development of a new approximately 8,900 square foot, single level auditorium building, with a height of approximately 20 to 25 feet to be located between the existing cafeteria building and the proposed (Phase 3) administration and student services building. The auditorium would be constructed in place, and could have a maximum exterior height up to 25-30 feet in order to achieve a satisfactory volume and interior height dimensions for auditorium functions. Construction of the auditorium building would again include limited earthwork for foundation construction, as well as extension of utilities via trenching.

None of the proposed improvements would encroach into current parking areas on campus, and none of the existing 430 parking spaces would be eliminated if the full improvement plan is implemented. However, the future implementation of Phases 3 and 4 would depend upon the success of CUSD to secure additional funding above and beyond the Measure U Bond monies.

Overall, a total of 16,440 square feet in portable buildings will be removed and 23,880 square feet in permanent buildings (including modular units) will be added to the site. Site work for these improvements include a paved area increase of approximately 3,600 square feet, excavation and re-compaction up to 0.5 feet in depth, and approximately 1,835 cubic yards of total earthwork. Plans are attached as Exhibit 1, Attachment B. Also refer to the CUSD's June 9, 2017 letter providing background and project descriptive information, included as Exhibit 2.

III. BACKGROUND

Architectural Review Board (ARB)

A comparable project with the same modular buildings proposed at Canalino School was reviewed by the ARB at the August 31, 2017 meeting. Staff explained that there were multiple School District sites coming forward using the same modular structures, the American Modular Systems (AMS) Gen-7 buildings. Staff presented the overall master plan for the campus improvements and explained that building plans would be approved by the State Architect.

Overall, the Gen-7 modular buildings were favorably received by the Board and recommended for preliminary/final approval. As the Phase 3 element of the 5,000-square foot administration building, and the Phase 4 element of the 8,900-square foot auditorium will be individually designed, a project condition requires them to be reviewed by the ARB prior to submittal to the Division of State Architect (DSA).

IV. ENVIRONMENTAL

This project is categorically exempt from environmental review pursuant to Sections 15314 [Minor Additions to Schools], 15302 [Replacement or Reconstruction]; 15301 [Existing Facilities], and 15304 [minor Alterations to Land] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA):

§ 15314. Minor Additions to Schools

Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The change out of portable classrooms to modular buildings and the addition of shade canopies is included in this exemption.

§ 15302. Replacement or Reconstruction

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

§ 15301. Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety).
- (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;
- (e) Additions to existing structures provided that the addition will not result in an increase of more than:
 - (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
 - (2) 10,000 square feet if:
 - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
 - (B) The area in which the project is located is not environmentally sensitive.
- (g) New copy on existing on and off-premise signs;
- (h) Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);
- (l) Demolition and removal of individual small structures listed in this subdivision.

§ 15304. Minor Alterations to Land

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Examples include but are not limited to:

- (a) Grading on land with a slope of less than 10 percent.
- (b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire-resistant landscaping.
- (c) Filling of earth into previously excavated land with material compatible with the natural features of the site.
- (f) Minor trenching and backfilling where the surface is restored.

See the attached Notice of Exemption, included as Exhibit 3.

V. ANALYSIS

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

Zoning Code Requirements

The Site Plan and Elevations have been reviewed, and the project is in conformance with the Community Facility District requirements regarding setbacks, building height and distance between buildings. The following table provides data for Existing vs. Proposed campus conditions.

Data for Existing Versus Proposed Site Conditions - Master Plan of Improvements

ITEM	EXISTING	PROPOSED (NEW)	FINAL
No. Buildings: Portable Structures (Temporary)	16	-16	0
No. Buildings: Permanent	10	5	15
Building Area (SF): Portable Structures (Temporary)	16,440	-16,440	0
Building Area (SF): Permanent	94,478	23,880	118,358
Building Coverage (SF) (Temporary + Permanent)	110,918	7,440	118,358
Building Coverage (Percent of Site)	7 %	1 %	8 %
Paved Area + Walkway (SF)	365,400	3,600	369,000
Paved/Walkways Coverage (Percent of Site)	22 %	0.4 %	22 %
Sports Fields/Courts/Track (SF)	685,500	0	685,500
Sports Fields/Courts/Track (Percent of Site)	42 %	0 %	42 %
Landscaped Area (SF)	326,730	-11,040	315,690
Landscape Coverage (Percent of Site)	20 %	-1 %	19 %
Open (SF)	151,050	0	151,050
Open (Percent of Site)	9%	0 %	9%
Parking	430 spaces	430 spaces	no change

General Plan/Coastal Plan

PUBLIC FACILITIES & SERVICES ELEMENT

Public Facilities & Services Element Objective PF-4: *To assist the school district in continued provision of high-quality educational opportunities for all of the community's youth.*

Policy PF4a: *To continue efforts to cooperatively resolve service demands for educational facilities.*

Policy PF4b: *To encourage school district input to new development proposals by improved review procedures.*

Policy PF4c: *The City will cooperate with the Carpinteria Unified School District to ensure sufficient capacity for increases in student population caused by future development projects.*

The Public Facilities & Services policies presented above were developed to ensure that the City maintain adequate educational facilities. This proposal would not increase student population,

but helps the District improve services for the community's youth. While the Division of State Architect holds the primary authority and responsibility to review the District's development plans for conformance with applicable State building codes and safety regulations, the City's thorough and efficient development review in cooperation with the District ensures that neighborhood concerns for architectural details, landscaping and lighting are addressed as well.

FLOOD HAZARDS

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

Policy S-4a: *All new development proposed in the 100-year floodplain must adhere to the County of Santa Barbara Floodplain Management Ordinance, Chapter 15-A of the County Code.*

Policy S-4b: *The development of critical facilities within the 100-year floodplain should be discouraged.*

A portion of the Carpinteria High School campus is currently located within the 100-year floodplain. The Division of State Architect (DSA) will ensure that the finished floor elevation of the modular structures will be a minimum one foot above the Design Flood Elevation (DFE) thereby protecting the structures from the risks associated with a 100-year flood.

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.

VII. ACTION OPTIONS

1. Approve the Carpinteria High School Master Plan Project, Case 17-1882-DP/CDP and adopt the Findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

- Exhibit 1 Resolution PC-17-012
 Attachment A – Findings
 Attachment B – Carpinteria High School Master Plans and Elevations
 Attachment C – Recommended Conditions of Approval
- Exhibit 2 CUSD's June 9, 2017 Letter Providing Background and Project Descriptive Information
- Exhibit 3 Notice of CEQA Exemption

Exhibit 1

RESOLUTION NO. PC-17-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARPINTERIA APPROVING DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT 17-1882-DP/CDP FOR CARPINTERIA HIGH SCHOOL LOCATED AT 4810 FOOTHILL ROAD (APN 004-004-031)

REQUESTED BY THE CARPINTERIA UNIFIED SCHOOL DISTRICT

WHEREAS, the Planning Commission of the City of Carpinteria has considered an application for a Development Plan and Coastal Development Permit filed by the Carpinteria Unified School District (CUSD); and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 30, 2017; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the American Modular Systems (AMS) Gen-7 buildings proposed by CUSD on August 31, 2017 and recommended preliminary/final approval; and

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

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) under Guidelines Sections 15314 [Minor Additions to Schools], 15302 [Replacement or Reconstruction], 15301 [Existing Facilities], and 15304 [Minor Alterations to Land]; and

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

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

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

PASSED, APPROVED AND ADOPTED this 2nd day of October 2017, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER(S):

ABSTAIN: COMMISSIONER(S):

John Callender, 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 2nd day of October 2017.

ATTACHMENT A: FINDINGS
PLANNING COMMISSION HEARING
PROJECT 17-1882-DP/CDP
October 2, 2017

Carpinteria High School Master Plan

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

1.0 Administrative Findings

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

1.1 Procedures

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

- a. An application for a Development Plan and Coastal Development Permit was submitted on June 9, 2017, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on August 30, 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 American Modular Systems (AMS) Gen-7 buildings used on all the school campuses have been considered by the City's Architectural Review Board at a duly noticed public hearing on August 31, 2017.
- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15314 [Minor Additions to Schools], 15302 [Replacement or Reconstruction], 15301 [Existing Facilities], and 15304 [Minor Alterations to Land] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA);

1.3 Development Plan Findings

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

The proposed project is consistent with the site's Public Facility (PF) land use designation (General Plan/Coastal Plan) and Community Facility (CF) zone district (Carpinteria Municipal Code, Section 14.14) in that the project consists of replacing portable buildings with modular classrooms, construction of a new administration and student services building, remodeling the existing Carpinteria High School administration building, and construction of a new auditorium building. The project satisfies all regulations outlined in the City's Zoning Code, which implements the General Plan/Coastal Plan. An analysis of the project's conformity with the City's certified General Plan/Coastal Plan is presented in the staff report prepared for the Planning Commission hearing of October 2, 2017 and incorporated herein by reference.

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

There would be no measurable risks to life and property due to geologic, flood, or fire hazards with the proposed changes for school campus upgrades replacing portable buildings with modular classrooms, construction of a new administration and student services building, remodeling the existing Carpinteria High School administration building, and construction of a new auditorium building. A portion of the Carpinteria High School campus is currently located within the 100-year floodplain. The Division of State Architect (DSA) will ensure that the finished floor elevation of the structures will be a minimum of one foot above the Design Flood Elevation (DFE) thereby protecting the structures from the risks from a 100-year flood. The proposed density of the development is consistent with these safety objectives.

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

The site does not contain any environmentally sensitive habitat area. There are no known sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. The school campus upgrades replacing portable buildings with modular classrooms, construction of a new administration and student services building, remodeling the existing Carpinteria High School administration building, and construction of a new auditorium building as proposed would not impact fish or wildlife.

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

There are no known recorded easements on the property for public access or public utilities that would be impacted by this project.

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

The school campus upgrades include replacing portable buildings with modular classrooms, construction of a new administration and student services building, remodeling the existing Carpinteria High School administration building, and construction of a new auditorium building. As proposed, these improvements would not adversely affect necessary community services and values including traffic circulation, sewage disposal, fire protection, water supply and police protection. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

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

The school campus upgrades include replacing portable buildings with modular classrooms, construction of a new administration and student services building, remodeling the existing Carpinteria High School administration building, and construction of a new auditorium building. These improvements would not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.

1.4 Coastal Development Permit Findings

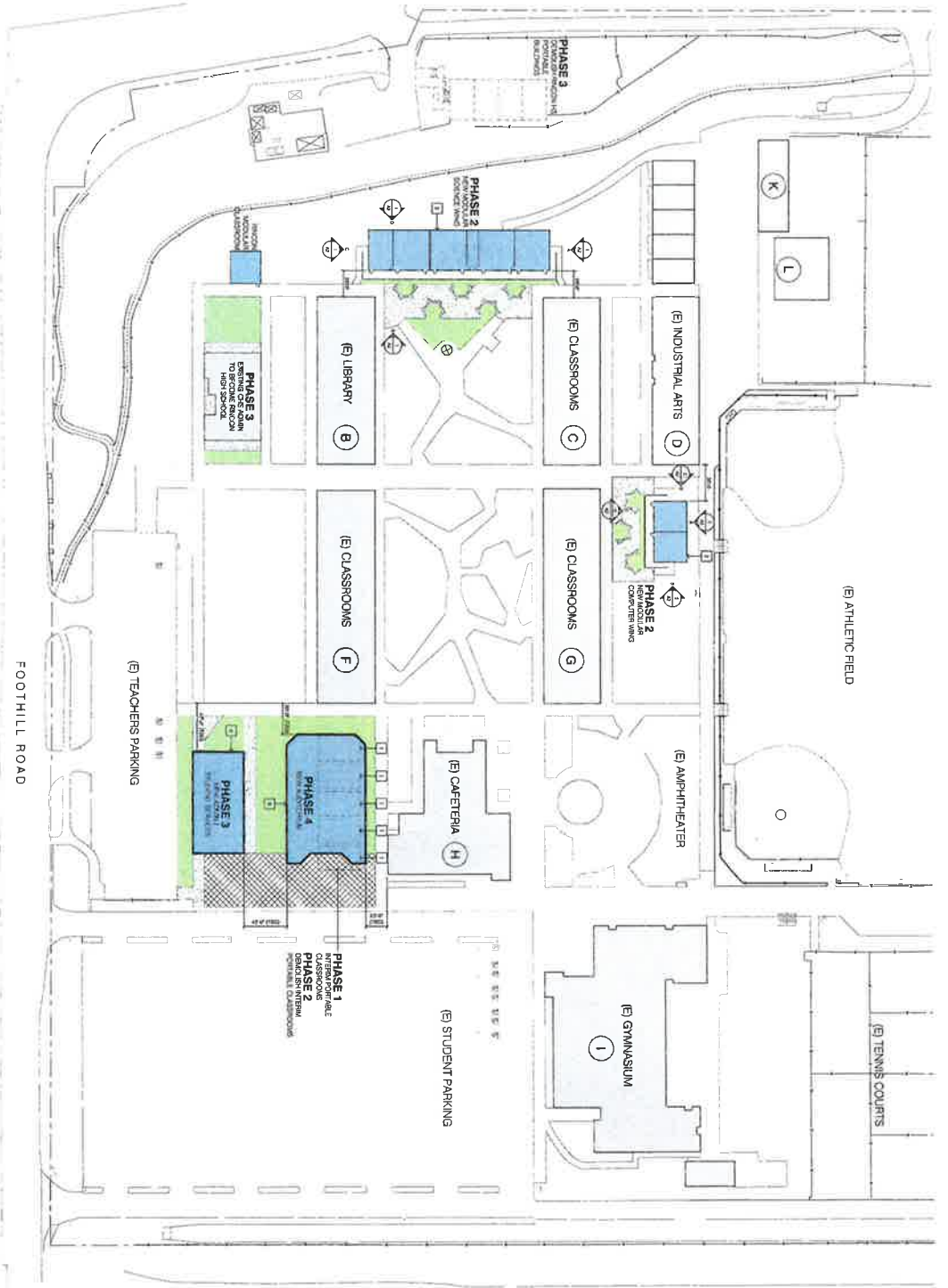
Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following findings:

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

The school campus upgrades replacing portable buildings with modular classrooms, construction of a new administration and student services building, remodeling the existing Carpinteria High School administration building, and construction of a new auditorium building are in conformity with the City's Zone Code and Coastal Land Use Plan as presented the staff report prepared for the October 2, 2017 Planning Commission meeting and incorporated herein by reference.

ATTACHMENT B

Carpinteria High School Master Plans and Elevations



1 SITE PLAN
SCALE 1" = 40'

- LEGEND**
- NEW BUILDING
 - EXISTING BUILDING
 - NEW LANDSCAPING AREA
 - NEW SITE PARKING
 - INTERNAL PORTABLE CLASSROOM
 - PROPERTY LINE

- NOTES**
1. THE BUILDING IS TO BE MAINTAINED WITH A MINIMUM OF 10% OPEN SPACE.
 2. THE BUILDING IS TO BE MAINTAINED WITH A MINIMUM OF 10% OPEN SPACE.
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 10. THE BUILDING IS TO BE MAINTAINED WITH A MINIMUM OF 10% OPEN SPACE.

CARPINTERIA UNIFIED SCHOOL DISTRICT
CARPINTERIA HIGH SCHOOL
4000 CARPINTERIA ROAD, CARPINTERIA, CA 91301
NEW BUILDINGS & MODULAR BUILDING



K&N ARCHITECTS, INC.
ARCHITECTS
10000 K&N DRIVE
CARPINTERIA, CA 91301
TEL: (661) 808-1000
FAX: (661) 808-1001
WWW.KANDNARCHITECTS.COM

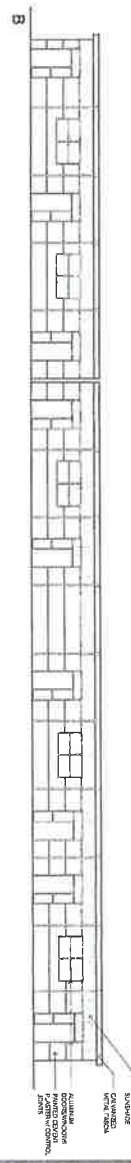


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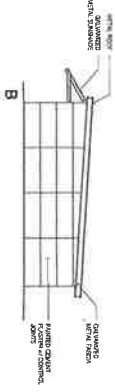
JUL 3 1 2017

COMMUNITY DEVELOPMENT
DEPARTMENT

PROJECT: CARPINTERIA HIGH SCHOOL
SHEET: A1



1 ELEVATIONS - MODULAR SCIENCE WING



2 ELEVATIONS - MODULAR COMPUTER WING



3 SAMPLE CHS COLOR & MATERIALS

ANNA VAN WICKLE
PROJECT MANAGER

JUL 3 1 2017

A2

ATTACHMENT C: CONDITIONS OF APPROVAL

PLANNING COMMISSION HEARING PROJECT 17-18820-DP/CDP October 2, 2017

Carpinteria High School Master Plan

GENERAL CONDITIONS

1. This Development Plan and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits dated October 2, 2017, and the 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 review and approval will constitute a violation of permit approval.

The project description is as follows:

Phase 1 of the proposed improvements continues the work described in the April 5, 2017 Temporary Use Permit to relocate two (2) existing portables, add in two (2) new leased portables, and also include one portable relocated from Canalino Elementary School to a row adjacent to the south side of the cafeteria building.

Phase 2 of the proposed improvements would include installation of five inter-connected class/lab spaces in a new science wing housed in one modular structure (approximately 7,100 square feet), and two classroom/labs housed in a new computer wing located in another new modular structure (approximately 1,920 square feet). The science wing would be located on the west side of the central quad and the computer wing would be located in the north-central portion of the campus. Phase 2 construction is proposed to begin in December 2017 and extend until approximately August 2018.

Phase 3 of the proposed improvements would include development, using conventional construction, of a new approximately 5,000 square foot, single story administration and student services building with a height of approximately 20 to 25 feet. This phase also includes interior remodeling of the existing Carpinteria High School (CHS) administration building, and the addition of a single 960 square foot portable classroom to be installed on the western side of the lawn area immediately to the west of the former CHS administration building to serve the Rincon High School program on campus. Phase 3 construction would include limited earthwork for foundation preparation, as well as extension of utilities via trenching. The portable structures re-located in Phase 1 would be removed from the campus by the end of Phase 3. Phase 3 would also include demolition (dismantling) of the

final remaining five portable classrooms in the northwestern corner of campus, and the portables now housing Rincon High School (RHS). The portion of the site now used for RHS would be cleared, for possible expansion of the agricultural planting areas associated with CHS academic programming.

***Phase 4** of the proposed improvements would consist of the development of a new approximately 8,900 square foot, single level auditorium building, with a height of 20 to 25 feet and to be located between the existing cafeteria building and the proposed (Phase 3) administration and student services building. The auditorium would be constructed in place, and could have a maximum exterior height up to approximately 25-30 feet in order to achieve a satisfactory volume and interior height dimensions for auditorium functions. Construction of the auditorium building would again include limited earthwork for foundation construction, as well as extension of utilities via trenching.*

None of the proposed improvements would encroach into current parking areas on campus, and none of the existing 430 parking spaces would be eliminated if the full improvement plan is implemented. However, the future implementation of Phases 3 and 4 would depend upon the success of CUSD to secure additional funding above and beyond the Measure U Bond monies.

Overall, a total of 16,440 square feet in portable buildings will be removed and 23,880 square feet in permanent buildings (including modular units) will be added to the site. Site work for these improvements include a paved area increase of approximately 3,600 square feet, excavation and re-compaction up to 0.5 feet in depth, and approximately 1,835 cubic yards of total earthwork.

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

2. 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.
3. 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 Division of State Architect (DSA) must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure.

4. During any phase of grading or construction, if cultural material suggestive of prehistoric or historic origin is encountered, work in the vicinity of the find shall be stopped, and the City shall be notified. Grading or construction shall not be resumed until the find is evaluated and the City determines whether mitigation is necessary.
5. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - a. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day, and whenever wind exceeds 15 miles per hour.
 - b. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation.
 - c. All entrances/exits to the construction site shall be stabilized (e.g., using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Monitoring:** APCD inspectors shall respond to nuisance complaints.
6. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Two signs stating these restrictions shall be provided to the applicant and posted on site. **Timing:** Signs shall be in place prior to the beginning of and throughout all grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Code Compliance Officers shall spot check and respond to complaints.
7. The design, scale and character of the project architecture shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** Permanent buildings constructed on site such as the Administration and Auditorium buildings shall be submitted to the Architectural Review Board for a recommendation prior to submittal to the Division of State Architect (DSA). **Monitoring:** Community Development Department staff (CDD) shall review submitted plans and provide direction to the ARB regarding this mitigation measure.
8. Exterior lighting for the site shall be low level and directed in such a manner that direct lighting or glare will affect neither adjacent properties nor public streets or walkways.

9. 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.
10. The Carpinteria Unified School District (CUSD) 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 Carpinteria High School Master Plan (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. CUSD 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. CUSD 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.
11. 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.

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 October 2, 2017

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

Applicant/Property Owner

Date

Exhibit 2

CUSD's June 9, 2017 Letter Providing Background and Project
Descriptive Information

Carpinteria High School Master Plan

DUDEK

6211 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93101
T 805 963 0663 F 805 963 1074

RECEIVED

JUN 09 2017

**COMMUNITY DEVELOPMENT
DEPARTMENT**

June 9, 2017

Steve Goggia
Community Development Director
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

SUBJECT: Application for Coastal Development Permit/Development Plan
Master Improvement Plan
Carpinteria High School Property, Carpinteria Unified School District

Dear Steve:

Please accept this letter which provides background and project descriptive information regarding the coastal development permit and development plan (CDP/DP) application by the Carpinteria Unified School District (CUSD) for the master plan of improvements addressing the Carpinteria High School (CHS) property. CHS is located within a single legal parcel (APN 004-004-031) having an area of 36.74 acres. Occupying a small portion of the southwest corner of this same parcel, CUSD also operates Rincon High School (RHS), a separate continuation high school facility. Because both school facilities are co-located on a single parcel, planned improvements for both facilities are included in this single CDP/DP application, given that these permits typically address an entire legal parcel.

CUSD is presenting a comprehensive list of improvements which could occur at the property, in order to capture planned development within a single CDP/DP, thereby streamlining the application review process, simplifying environmental review requirements under CEQA, and minimizing application expenses. The inventory of planned improvements for the property is quite ambitious, and it is anticipated that securing funds to implement the entire improvements plan will involve a number of years, and the need to break the project into manageable discrete phases. Funding is available for the initial phases, via Measure U, and the District is anxious to begin this portion of the development. For later phases, the District has not had funding yet to develop detailed designs, and so these phases are more conceptual in nature at this point. Because of funding considerations, later phases may not be constructed, should funding from grants or other sources not be secured.

Because the proposed master plan of improvements involves a public school facility, it is important to recognize that the Division of State Architect (DSA) holds the primary authority and responsibility to review the development plans for conformance with applicable State building codes and safety regulations. As requested by the City, we provide a summary of the DSA authority governing review of the project, before discussing project descriptive information.

Overview of Division of State Architect (DSA) Authority / Review

For public education facilities in California, the DSA holds the primary authority for reviewing all construction or development proposals affecting a school campus. DSA review substitutes for plan check and code compliance review that would normally be completed by local jurisdictions for typical development proposals. Current regulatory requirements under DSA's purview:

1. PART 1 - 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 CCR.
2. PART 2 - 2016 CALIFORNIA BUILDING CODE (CBC), TITLE 24 CCR (2015 INTERNATIONAL BUILDING CODE, IBC, OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS).
3. PART 3 - 2016 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 CCR (2015 NATIONAL ELECTRICAL CODE, NEC, OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
4. PART 4 - 2016 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 CCR (2015 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
5. PART 5 - 2016 CALIFORNIA PLUMBING CODE (UPC), TITLE 24 CCR (2015 UNIFORM PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)
6. PART 6 - 2016 CALIFORNIA ENERGY CODE, TITLE 24 CCR.
7. PART 9 - 2016 CALIFORNIA FIRE CODE (CFC), TITLE 24 CCR (2015 INTERNATIONAL FIRE CODE, IFC, OF THE INTERNATIONAL CODE COUNCIL)
8. PART 11 - 2016 CALIFORNIA GREEN BUILDING STANDARDS, TITLE 24 CCR (NOTE: THIS INCLUDES CERTIFICATION OF WATER EFFICIENT LANDSCAPING AND BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT).
9. PART 12 - 2016 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 CCR.
10. TITLE 8 SUBCHAPTER 4- CONSTRUCTION SAFETY ORDERS- CAL/OSHA
11. TITLE 19 PUBLIC SAFETY- STATE FIRE MARSHAL REGULATIONS

Consequently, the City can be confident that construction specifications for all structures and site improvements will be reviewed to achieve compliance with applicable building codes and life safety regulations, including requirements for energy efficiency and storm-water management.

Background

Portable structures currently exist at the CHS and RHS campus on the subject parcel. The portables were originally installed to respond to demands for additional classroom space, and respecting budget limitations that prevented construction of permanent additional space. The CUSD has successfully secured funding through a bond measure that will allow replacement of CHS portable classroom structures with permanent, modular structures (comprising the fully funded Phases 1 and 2).

A subsequent phase of potential improvements (Phase 3) would include construction of a replacement CHS administration and student services building, relocation of RHS into the former CHS administration building, and demolition of the RHS portables and remaining CHS portables. Potential Phase 4 would consist of the construction of a new CHS auditorium. Interior upgrades to portions of the existing school for electrical, technology, and climate control would be accomplished during each improvement phase.

Project Description & Property Information

Campus: Carpinteria High School / Rincon High School

Address: 4810 Foothill Road

Campus Area: 37.64 Acres

Assessor Parcel Number: 004-004-031

Project Scope:

Phase 1 of the proposed improvements correlate to the activities described in the April 5, 2017 Temporary Use Permit application for Interim Classroom Space at Carpinteria High School. There are currently five (5) portables arranged in a row along the west edge of the campus, and one (1) portable in the north central portion of the campus (south of the baseball field). Two of these portables would be relocated into a row adjacent to the south side of the cafeteria building, in an area currently occupied by grass. The remaining four (4) existing portable structures, which are in poor condition, would be demolished (dismantled). An additional two leased portable structures would also be brought in and located in the row of relocated portables, south of the cafeteria building. Finally, one portable structure relocated from Canalino Elementary School would be placed in this row. Refer to the *Carpinteria High School – Phase 1* Site Plan which depicts the existing and proposed location of these portable structures.

Phase 2 would include the installation of five inter-connected class/lab spaces in a new science wing housed in one modular structure (approximately 7,100 square feet) , and two classroom/labs housed in a new computer wing located in another new modular structure (approximately 1,920 square feet). The science wing would be located on the west side of the central quad, in the location of previous portable/temporary structures in this vicinity. The computer wing would be located in the former location of the portable/temporary structure in the north-central portion of the campus. Refer to the *Carpinteria High School – Phase 2,3 & 4 Site Plan* which depicts the location of these portable structures and proposed modular buildings. The modular buildings would be 15 feet in height, with a flat sloping roof higher at the front than at the rear. The front of the modular structures would include a steel shade awning, with generous window area. The exterior siding would be stucco, with a contrast color wainscoting (accent color band from the ground up several feet). The color scheme would match the color palette of the existing structures on the Carpinteria High School campus. Refer to the attached plan sheets entitled *Carpinteria High New Modular Science Wing* and *Carpinteria High New Modular Computer Wing* which depict the elevations for the proposed modular structures.

Construction in Phase 2 to install the modular structures would include limited earthwork for permanent foundation development to meet the newly determined floodplain elevations for this area, and extension of utilities via trenching. Construction to implement Phase 2 of the improvement plan is proposed to commence in approximately December 2017 and extend until approximately August 2018.

Phase 3 would involve the development of a new CHS administration and student services building, using conventional construction in place. The administration and student services building would contain approximately 5,000 square feet of floor area in a single story structure, with a maximum height of approximately 20 to 25 feet. Refer to the *Carpinteria High School – Phase 2, 3 & 4 Site Plan* for location of the proposed administration/student services building. Once this new CHS administration and student services building is complete, personnel would be relocated out of the existing CHS administration building into this space. The existing CHS administration building would then undergo interior renovations to be occupied by the RHS program. Additionally, one new modular classroom of approximately 960 square feet would be installed on the western side of the lawn area immediately to the west of the former CHS administration building. This modular classroom for RHS would be 15 feet in height, with a flat sloping roof higher at the front than at the rear. The front of the modular structure would include a steel shade awning, and the exterior siding would be stucco, with a contrast color wainscoting. The color scheme would match the color palette of the existing structures on the Carpinteria High School campus. Elevations have not been prepared for potential Phase 3 development, but the RHS modular classroom would be essentially equal to half of the modular computer wing (refer to *Carpinteria High New Modular Computer Wing*).

Phase 3 construction, including the new CHS administration building, renovation of the existing CHS administration building, and installation of the RHS modular classroom building, would include limited earthwork for foundation preparation, as well as extension of utilities via trenching. The portable structures re-located in Phase 1 would be removed from the campus by the end of Phase 3. Phase 3 would also include demolition (dismantling) of the final remaining five CHS portable classrooms in the northwestern corner of campus, and the portables now housing RHS. The portion of the site now used for RHS would be cleared, for possible expansion of the agricultural planting areas associated with CHS academic programming.

Phase 4 would consist of the development of a new auditorium building, to be located between the existing cafeteria building and the proposed (Phase 3) administration and student services building. The auditorium would contain approximately 8,900 square feet of floor area in a single building level. The auditorium would be constructed in place, and could have a maximum exterior height up to approximately 25-30 feet in order to achieve a satisfactory volume and interior height dimensions for auditorium functions. Refer to the *Carpinteria High School – Phase 2,3 & 4 Site Plan* for location of the proposed auditorium building. Elevations are not available at this time to address the potential auditorium building. Construction of the auditorium building would again include limited earthwork for foundation construction, as well as extension of utilities via trenching.

Both the administration building and auditorium structure are proposed to be located within existing lawn area to the east of the staff parking lot. None of the proposed improvements would encroach into current parking areas on campus, and no parking spaces would be eliminated if the full improvements plan is implemented. However, the future implementation of Phases 3 and 4 would depend upon the success of CUSD to secure additional funding above and beyond the Measure U Bond monies. Phases 3 & 4 are included to reflect District desires regarding ultimate campus improvements, but funding is not assured so there is no guarantee that complete implementation of Phase 3 or 4 will prove financially feasible.

Site Characteristics: The campus may be characterized as generally flat, with no natural water courses. Drainage channels that convey surface water from higher elevations border the property along the east and west boundaries. The proposed improvements would be located within the existing school campus boundaries, and would not alter use of the school property. The improvement locations are also internal to the campus, at some distance from any neighboring property. As such, no effect upon the existing use of neighboring properties is anticipated from the overall phased improvements proposed for the campus.

Earthwork: A total of 23,880 square feet of new floor area is proposed, which could involve excavation and re-compaction of soils up to approximately two feet in depth. Concrete or asphalt paved areas would increase by 3,600 square feet, which could involve excavation and re-compaction up to 0.5 feet in depth. Based on these assumptions, total earthwork volumes are anticipated to be approximately 1,835 cubic yards. Since proposed development areas are essentially level, it should be possible to accommodate the balancing of cut and fill volumes from the construction effort on-site.

Parking: A total of 430 parking spaces currently exist on the property, provided in surface lots. The proposed improvements would not alter the number of parking spaces provided or the parking demands of CHS or RHS.

Buildings/Structures:

Data for Existing Versus Proposed Site Conditions - Master Plan of Improvements

ITEM	EXISTING	PROPOSED (NEW)	FINAL
No. Buildings: Portable Structures (Temporary)	16	-16	0
No. Buildings: Permanent	10	5	15
Building Area (SF): Portable Structures (Temporary)	16,440	-16,440	0
Building Area (SF): Permanent	94,478	23,880	118,358
Building Coverage (SF) (Temporary + Permanent)	110,918	7,440	118,358
Building Coverage (Percent of Site)	7 %	1 %	8 %
Paved Area + Walkway (SF)	365,400	3,600	369,000
Paved/Walkways Coverage (Percent of Site)	22 %	0.4 %	22 %
Sports Fields/Courts/Track (SF)	685,500	0	685,500
Sports Fields/Courts/Track (Percent of Site)	42 %	0 %	42 %
Landscaped Area (SF)	326,730	-11,040	315,690
Landscape Coverage (Percent of Site)	20 %	-1 %	19 %
Open (SF)	151,050	0	151,050
Open (Percent of Site)	9%	0 %	9%

- Stormwater: Building coverage would be marginally increased by 7,440 square feet (1% of total site area), while paved areas and walkways would create negligible new impervious surfaces (3,600 sq. ft. or 0.4 % of site area); storm-water from the new paving and walkways would be directed to vegetated areas on-site for natural bio-filtration. DSA will review the drainage plan for conformance with the 2016 California Green Building Standards storm-water management provisions. DSA will also specify minimum finished floor elevations for the new structures to achieve compliance with any applicable flood protection regulations of the Federal Emergency Management Agency (FEMA).
- Permits/Approvals: The Division of State Architect (DSA) holds authority for review and approval concerning public schools, including structures, site layout, and landscaping.
- Hazardous Waste: The Carpinteria High School property is not included in the Hazardous Substance Sites List (<http://geotracker.waterboards.ca.gov> accessed March 29, 2017). Classrooms, administrative office space, and an auditorium would not involve the storage, handling, or use of hazardous substances.

Environmental Review

The combined actions contemplated under the Carpinteria High School property master plan of improvements would meet the definition of Minor Additions to Schools, qualifying for a Categorical Exemption (Section 15314) under the California Environmental Quality Act. This exemption allows for a total addition of 25% to the floor area of the campus. The proposed improvements would lead to a slight increase in the existing structural floor area on the campus (1%). The scale (magnitude) of the master plan of improvements is therefore well within the development allowance for a Section 15314 categorical exemption.

Section 15300.2 identifies certain exceptions, where a Categorical Exemption may not be used. The following discussion addresses these exceptions.

- a) Location must be considered for Categorical Exemptions under Section 15303, 15304, 15305, 15306, and 15311.

Discussion: The applicable exemption for schools is Section 15314, this exception does not apply to school sites.

- b) Cumulative Impact. A categorical exemption cannot be applied when a succession of projects of the same type, at the same site, would result in a cumulatively significant effect.

Discussion: The improvement plan addresses all of the contemplated or anticipated actions which would occur at the Carpinteria High School property. The collective group of contemplated actions remain below the threshold of a 25% increase in floor area. Therefore no cumulatively significant impacts would be anticipated from the master plan of improvements.

- c) Significant Impact. A categorical exemption cannot be used where there is a reasonable possibility that a significant effect on the environment could occur due to unusual circumstances.

Discussion: The proposed improvements do not include any component which would be considered "unusual" for a school campus. In addition, the school site does not include any "unusual circumstances" in general that would result in the creation of a significant environmental impact pertaining to the proposed improvements.

- d) Scenic Highways. A categorical exemption shall not be used where damage to scenic resources visible from a State designated scenic highway could occur from the project.

Discussion: The Carpinteria High School property is not visible from a State designated scenic highway.

- e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the California Government Code.

Discussion: The Carpinteria High School property is not listed in hazardous inventories maintained under CGC Section 65962.5.

- f) Historical Resources. A categorical exemption cannot be used where damage to significant historic resources is possible.

Discussion: The existing CHS interior renovation improvements do not include exterior alteration of any of the permanent structures on the campus. The only structures to be removed or demolished are portable/temporary structures with no historic value.

We conclude that none of the above exceptions would apply to the proposed master plan of improvements for the Carpinteria High School/Rincon High School, and therefore a Categorical Exemption under Section 15314 of CEQA would be appropriate and adequate to achieve full compliance with CEQA.

Accompanying Materials

This cover letter also transmits the following application materials.

- (1) copy of completed Project Application Form
- (8) copies of Site Plan (Phase 1) + 1 reduced size copy (8.5 x 11)
- (8) copies of Site Plan (Phase 2, 3 & 4) + 1 reduced size copy (8.5 x 11)
- (8) copies of Elevations for Modular Science Wing + 1 reduced size copy (8.5 x 11)
- (8) copies of Elevations for Modular Computer Wing + 1 reduced size copy (8.5 x 11)
- (3) Sets of Mailing Labels for Site Neighbors
- (5) Sets of Mailing Labels for Applicant/Agent

Should you have any questions regarding the application or need additional information, you can contact me at (805) 308-8527, or at jleech@dudek.com.

Sincerely,

DUDEK



Jonathan V. Leech, AICP
Senior Environmental Planner/Project Manager

Exhibit 3

Notice of CEQA Exemption

Carpinteria High School Master Plan

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: Carpinteria High School Master Plan

Project Applicant: Carpinteria Unified School District

Project Location - Specific:

4810 Foothill Road. Located on Foothill Road, west of Linden Avenue Casitas Pass Road (APN 004-004-031).

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Phased improvements to Carpinteria High School for (1) temporary relocation of portable buildings; (2) addition modular units as a 7,100 s.f. science wing and 1,920 s.f. computer wing; (3) construction of 5,000 s.f. admin./student services building and (4) construction of new 8,900 s.f. auditorium, with related site work.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Carpinteria Unified School District

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: Class 14 §15314, Class 2 §15302,
- ☐ Statutory Exemptions. State code number: Class 1 §15301 and §15304

Reasons why project is exempt:

Replacement of portable structures with modular buildings, additions of administration and auditorium space as permanent additions to existing public school serve existing enrollment of school fit within the Exemptions identified above.

Lead Agency

Contact Person: Steve Goggia, CDD Director

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

If filed by applicant:

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

Signature: _____ Date: 10/02/2017 Title: CDD Director

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

ACTION MINUTES

The meeting was called to order at 5:35 p.m. by Scott Ellinwood, Vice-Chair.

ROLL CALL

Boardmembers present: Dylan Chappell
Scott Ellinwood
Jim Reginato

Boardmembers absent: Grant Cox
Richard Johnson

OTHERS PRESENT: 16 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: Nathan Wood
Project: 15-1767-CDP
Planner: Nick Bobroff
Project Location: 650 Concha Loma
Zoning: Single Family Residential (6-R1)

Hearing on the request of Nathan Wood to consider Project 15-1767-CDP for continued preliminary review of a proposal to construct a two story 1,793 square foot single family residence with an attached 664 square foot two-car garage on an existing, undeveloped lot. The total square footage of the residence and garage would be 2,457 square feet with a maximum height of 20 feet six inches. The project would include new underground utilities, drainage improvements, a new driveway and minor landscape improvements. The property is a 0.43-acre parcel zoned Single Family Residential (6-R-1) and shown on APN 003-340-008 addressed as 650 Concha Loma Drive.

Staff presented the project to the ARB and described the revisions made to the project since the last ARB review. Staff noted that overall, it was believed the revised project successfully responded to many of the comments and concerns previously shared by neighbors and the ARB.

The project applicant, Nathan Wood, walked the Board through the changes. He noted the home had been pulled in toward the center of the lot and pulled back from the street. He also described how the overall height of the structure, and the height of the finished floor relative to finished grade had been reduced. He also shared with the Board representative photos of design elements from other homes in the neighborhood that he had incorporated into his design along with his proposed colors and materials for the residence.

Public Comment:

Jason Lusk explained he was generally in support of the revised project, noting he appreciated its lower profile. He felt it was a much better match for the neighborhood in terms of appearance and character. He requested, if possible, that the underground utility connections be taken from the pole across Concha Loma Drive rather than the pole adjacent to his property.

Don Risdon thanked the applicant for addressing his and the other neighbors' concerns. He felt the applicant had done a great job with the revisions.

Maryanne Garrity felt the applicant had been very responsive to the comments received and praised the dramatic change to the plans. She thought the proposed design fit the neighborhood well.

A public comment letter was submitted by Josh Louda, expressing his support for the project and a belief that the project will be a nice addition to the neighborhood.

Boardmember Discussion:

The Boardmembers were in unanimous agreement that the applicant had done a great job of responding to comments and concerns, and creating an improved project that results in a more attractive design.

Boardmember Chappell indicated he would be amenable to the building height increasing slightly (~1') to eliminate the need for the step in the floor plan from the entry/living room area to the rest of the home. He also said he would be okay with replacing some of the proposed trellises with a more standard roof eave.

Boardmember Ellinwood suggested the applicant consider the addition of a window to the master bedroom gable end above the garage roof as a means to add some more interest to this elevation.

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

VOTE: 3-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held June 29, 2017.

ACTION: Minutes continued to the next meeting due to a lack of a quorum on this item.

- Action Minutes of the Architectural Review Board meeting held August 31, 2017.

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

VOTE: 3-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- Invitations from Carpinteria Beautiful were distributed to the ARB members for the upcoming unveiling of the new Carpinteria downtown mural.

ADJOURNMENT

Vice-Chair Ellinwood adjourned the meeting at 6:30 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, October 12, 2017.

All Boardmembers present indicated they would be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board



OCTOBER 2017



<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
1	2 11am Santa Monica Footpath <i>Blue R</i> 2:30pm CITATION COORDINATION <i>Blue R</i> 5:30pm Planning Commission Mtg. <i>C Chamber TV</i>	3 10am Staff Mtg. <i>Blue R</i> 2pm PW Staff Mtg. <i>Blue R</i> 2:30pm Planning Staff Meeting <i>Side R</i>	4 10am Parks Department Staff Mtg. <i>Side R</i> 1pm Behavioral wellness client Consultation <i>Side R</i> 2pm Behavioral Wellness Case Management <i>C Chamber</i> 2pm Carp COT <i>Side</i> 5:30pm Fire District Board Mtg. <i>C Chamber TV</i>	5 8:45am Carp First <i>Side R</i> 12:30pm Central Coast Power AWG <i>C Chamber</i> 2pm All CDD Staff mtg. <i>Side R</i> 2:30pm Code Compliance Mtg. <i>Blue R</i>	6	7
8	9 3pm City Council Closed Session <i>Blue R</i> 5:30pm City Council Mtg. <i>C Chamber TV</i>	10 10am Staff mtg. <i>Blue R</i> 2pm PW Staff mtg. <i>Blue R</i> 2:30pm Planning Staff Mtg. <i>Side R</i> 4:30pm School District Board Mtg. Closed Session <i>Side R</i> 5:30pm School Dist. Regular Mtg. <i>C Chamber TV</i>	11 10am Parks Department Mtg. <i>Side R</i> 1pm Behavioral wellness client Consultation <i>Side R</i> 2pm Behavioral Wellness Case Management <i>C Chamber</i> 2pm Carp COT <i>Side</i> 5:30pm Water District Board Mtg. <i>C Chamber TV</i>	12 2:30pm Code Compliance Mtg. <i>Blue R</i> 5:30pm Architectural Review <i>C Chamber</i>	13	14 9am Carp Beautiful Mtg. 10am -2pm ABOP - PW Yard
15	16 5:30pm General Plan Update Committee Mtg. <i>C Chamber</i>	17 10am Staff Mtg. <i>Blue R</i> 2pm PW Staff Mtg. <i>Blue R</i> 2:30pm Planning Staff Mtg. <i>Side R</i> 6pm S.B. MTD Mtg. <i>C Chamber</i>	18 9am Cycle CA <i>C Chamber</i> 10am Parks Department Staff Mtg. <i>Side R</i> 1pm Behavioral wellness client Consultation <i>Side R</i> 2pm Behavioral Wellness Case Management <i>C Chamber</i> 2pm Carp COT <i>Side</i> 2:30pm CH3 Mtg. <i>C Chamber</i>	19 10:30am IDAG Mtg. <i>Blue R</i> 2:30pm Code Compliance Mtg. <i>Blue R</i> 3:30pm + 5:30pm Traffic Safety Committee <i>C Chamber</i>	20	21 7am Tree Advisory Board - Annual Tree Tour
22	23 3pm City Council Closed Session <i>Blue R</i> 5:30pm City Council Mtg. <i>C Chamber TV</i>	24 10am Staff Mtg. <i>Blue R</i> 2pm PW Staff Mtg. <i>Blue R</i> 2:30 Planning Staff Mtg. <i>Side R</i> 4:30pm School Dist. Board Closed Session Mtg. <i>Side R</i> 5:30pm School District Board Mtg. <i>C Chamber TV</i>	25 10am Parks Department Staff Mtg. <i>Side R</i> 1pm Behavioral wellness client Consultation <i>Side R</i> 2pm Behavioral Wellness Case Management <i>C Chamber</i> 2pm Carp COT <i>Side</i> 5:30pm Architectural Review Board <i>C Chamber</i>	26 9am Creative Housing Solutions Mtg. <i>Blue R</i> 11am Staff Homeless Population Mtg. <i>Blue R</i> 2:30pm Code Comp Mtg. <i>Blue R</i> 5:30pm Architectural Review Board <i>C Chamber</i>	27	28 10am -2pm ABOP - PW Yard
29	30	31 10am Staff Mtg. <i>Blue R</i> 2pm PW Staff Mtg. <i>Blue R</i> 2:30pm Planning Staff Mtg. <i>Side R</i>				

City of Carpinteria
Planning Activity Summary

September 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 09/28/2017

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
17-1888-CDP17-1888-CDP	Finnigan	4775	Seventh St	construct (N) 728 sq ft 3-car garage	Submitted 9/6/17. Incomplete 9/20/17. Resubmitted 9/26/17.	Nick	2	
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	
17-1877-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. Incomplete 9/7/2017.	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. Incomplete 8/09/17.	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	
17-1855-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. Final ARB 8/17/2017 continued at applicant's request pending redesign.	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
16-1822-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	
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	
17-1850-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 6/15/2017. Director Approval 9/13/2017.	Marysol	4	
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 approval 8/31/17. MND public review 9/14/17. To ERC 9/28/17.	Nick	4	

16-1832-SIGN16-1832-SIGN	Gran Vida	5464	Carpinteria Ave	Sign Permit	Submitted 06/21/16. ARB 07/14/16. Director approved Carpinteria Avenue ground sign. Freeway sign to ARB 5/11/17. likely to be withdrawn.	Steve	4	
15-1788-CDP15-1788-CDP	Gobbell	5398	Star Pine Road	Convert (E) accessory building into a second dwelling unit	Submitted 8/19/15. Incomplete 9/4/15. Resubmittal 9/11/15. Complete 9/28/15. Prelim/Final ARB 10/15/15. CDD Director approved 10/29/15. 1-year time extension approved 10/11/16.	Nick	4	
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; Prelim ARB approved 9/14/17.	Nick	4	
17-1882-DP/CDP	CUSD	4810	Foothill Road	High School Improvements	Submitted 6/9/17. Inc. Ltr. 7/7/17 Complete 8/30/17. Prelim ARB approved 8/31/17. To PC 10/2/17.	Steve	5	
17-1881-DP/CDP	CUSD	1480	Linden Avenue	Canalino School Improvements	Submitted 6/8/17. Inc. Ltr. 7/7/17 Complete 8/21/17. Prelim ARB approved 8/31/17. To PC 10/2/17.	Steve	5	
17-1880-DP/CDP	CUSD	5351	Carpinteria Avenue	Middle School Improvements	Submitted 6/8/17. Inc. Ltr. 7/7/17 Complete 8/30/17. Prelim ARB approved 8/31/17. To PC 10/2/17.	Steve	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 submitted 3/22/16. No 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	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	

17-1856-TPM/VAR/CDP	De Alba Family Trust	5031	Foothill Road	Lot Split	Submitted 2/9/17. Incomplete 3/6/17. Site visit on 3/30/17 with Building Inspector. Letter issued 4/20/17 re: Building Code issues to be addressed. Resubmittal 6/13/17. Comments back to applicant 6/27/17. Resubmitted 7/27/17. Complete 8/28/17. PC approved 9/5/17.	Nick	6	
16-1841-DPR/CDP	Carpinteria Valley Arts Council	855-865	Linden Avenue	Art Center expansion and remodel. Interior remodel; exterior: wrap-around awning, sign, façade	Submitted 9/1/16. IDAG routing 9/13/16. IDAG meeting 9/15/16. Incomplete 9/27/16. To Prelim ARB 10/13/16. Preliminary ARB approval 10/13/16. Complete 11/2/2016. PC approved 4/3/2017. Pending resubmittal of materials for Final ARB.	Marysol	6	
14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14.	Nick	6	
14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17.	Nick	6	
09-1534-DP/CDP	Carpinteria Valley Arts Council	855	Linden Avenue	Community arts building	Submitted 11/19/09. Incomplete 12/17/09. Resubmitted 4/22/10. Incomplete 5/10/10. Resubmitted 9/29/10. Complete 10/28/10. Prelim ARB 1/27/11. ERC hearing 4/21/11. PC approved 6/6/11. PC granted four-year time extension 6/1/15.	Nick	6	
17-1858-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. 9, 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	
17-1852-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	

17-1865-CON17-1865-CON	Arvand Sebatian	751	Olive Street	Rehab burnt SFD and 328 s.f. addition	Submitted 3/29/2017. Incomplete 4/26/2017. Complete 5/22/2017. To Prelim ARB 6/15/2017. Preliminary ARB approval 6/29/2017. Approved 7/26/2017. Final ARB 8/31/2017. Building Permit Application in Plan Check.	Marysol	12	
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
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	
17-1874-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	
17-1860-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
16-1835-CUP/CDP	Rafael Hernandez	520	Elm Avenue	remodel 3 (E) apartments	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. 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 11/112/15. PC 12/07/15. PC Action letter 12/8/15. Appeal period ends 12/17/15, CCC appeal period ends 1/8/16. In Building Review 02/25/16. BP Issued 04/20/16.	Shanna	13	
17-1870-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	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	
16-1826-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 , 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	
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	
13-1677-ARB13-1677-ARB	Olson	1477	Santa Ynez Ave	Remodel and addition	Submitted 7/26/13. Prelim/Final ARB 8/15/13. Complete 8/20/13. Director approved 8/21/13. BP issued; under construction. Last inspection 8/19/15. Awaiting final inspection.	Nick	14	
12-1649-DPR/CDP	Pini	5585	Carpinteria Avenue	Casa del Sol Motel and Apartment Renovation	Submitted 11/2/12. Complete 11/29/12. Preliminary ARB 12/13/12; continued to 1/17/13. PC approved 2/4/13. ARB Final 9/12/13. PC approved TEX 3/3/14. BP issued 1/26/15. Revisions to BP submitted 5/11/15 and issued 5/26/15. Under construction.	Steve	14	
09-1522-CUP/CDP/LCPA/ORD	Caltrans		Linden-Casitas Interchanges and Via Real Extension	Reconstruct overcrossings and extend Via Real across Carpinteria Creek	Submitted 2009. PC recommended approval 05/18/15. CC first reading and recommended approval of ORD and LCPA 06/22/15 and 07/27/15. Submitted to CCC 08/21/15. CCC hearing in October in Orange County. CC approved CUP/CDP 11/23/15. FLAN sent to CCC 12/1/15. No appeal. ARB Final 3/17/16. Construction underway 9/12/16.	Steve	14	

08-1483-CDP08-1483-CDP	Salzgeber	447	Concha Loma Drive	Install water well and storage tank for agricultural purposes	Submitted 12/18/08. Incomplete 1/16/09. Resubmitted 3/20/09. Incomplete. Resubmitted 9/1/09. Director approved 5/7/10. Permit issued 10/19/10. Well constructed and sealed 11/10. Awaiting installation of pump and storage tank.	Nick	14	
04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	
17-1875-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	15	
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 installed late Sept.	Nick	15	
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	15	
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	15	
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	15	

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	15	
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	15	



Permit Report

9/1/2017 - 09/28/2017

Permit #	Permit Date	Site Address	Owner Name	Project Description	Valuation	Status	Issued Date	Code Compliance Violation	Fire Permit Required
12175	9/26/2017	1484 Haida Street	PEDRINI, MICHELE	Drywall repair & fixture replacement & tiling. New tub, sink, vent and light fixture.	5,000	In Review Building			
12174	9/26/2017	5061 Alvarado Road	West Bluff Capital Inc.	Replace roof. 22 squares.	3,500	Issued	9/26/2017		
12173	9/26/2017	5775 Carpinteria Avenue	CITY OF CARPINTERIA	Remove and replace two existing 100,000 BTU horizontal gas furnaces under the floor. Same location. Supply and install (2) new Bryant 80 Plus model low nox gas furnaces. Install new plenums, 4 inch filter racks, new stainless steel gas flex lines, flue connectors, transition ducts to new plenums. Install vibration pads, seismic brackets, new Venstar thermostats.	6,310	Issued	9/20/2017		
12172	9/26/2017	6382 Rose Lane	GIGAVAC BUILDING, LLC	Factory installation of the following: (1) Nitrogen Generator; (2) Ultrasonic Cleaner; (3) Belt Furnace; (4) Dust Collector; (5) Outdoor, motion controlled, LED Floodlights; (6) Belt Oven	850,000	In Review Planning		Yes	Yes
12171	9/25/2017	4825 Nipomo Drive	VALDOVINOS, GUSTAVO G	re-roof	4,500	Issued	9/25/2017		
12170	9/22/2017	5217 Vallecito Court	GREENE, PHILIP AARON	Remove existing furnace and install a new FAU and add a/c cooling coil and a/c condensing unit.	8,900	Issued	9/27/2017		
12169	9/22/2017	Casitas Pier (terminus of Dump Road)	City of Carpinteria	Replace 13 Fender piles	150,000	In Review Planning			
12168	9/21/2017	1035 Plum Street	GARCIA, LORENZO & ANGELINA 2009 REVOCABLE TRUST	Rafter repair and new roof.	6,000	Issued	9/25/2017		

12167	9/20/2017	4401 Catlin Circle	BARR, SCOTT/ALICE	Remove window and replace with a sliding glass door.	2,000	Issued	9/20/2017		
12166	9/20/2017	5596 Canalino Drive	George Manuras	Convert extra bedroom closet to a second full bathroom by adding a shower.	2,500	In Review Building			
12165	9/19/2017	1306 La Manida	FRANCES BRIDGES	Replace a sliding glass door.	3,000	Issued	9/19/2017		
12164	9/14/2017	4316 La Quinta Drive	WILLIAMSON, M G & A J LIVING TRUST 6/13/08	Tear off existing composition and install Lifetime composition shingle.	14,190	Issued	9/14/2017		
12163	9/14/2017	908 Walnut Avenue	Tim Finnigan	Re-roof - Building 1 remove and replace with a torch roof. Building 2 install asphalt shingle over existing roof material.	3,000	Issued	9/14/2017		
12162	9/14/2017	1434 Camellia Circle	HOFMANN, ELEONORA J EST/OF	Remove all of the existing roofing material and re-roof with new asphalt shingles.	7,000	Issued	9/14/2017		
12161	9/13/2017	1061 Cramer Road	MARTINEZ, JOSE	Tear off existing roof material and re-roof. Replace water damaged wood and siding as needed.	3,000	Issued	9/13/2017	Yes	
12160	9/12/2017	5950 Via Real Units 2 & 4	Casitas Village HOA	Repair vehicle damaged garage door & wall	5,000	In Review Building			
12159	9/8/2017	4670 Carpinteria Avenue	LAVENDER BLUE, LP	Tenant improvement to add partition walls and 2 doors.	25,000	In Review Building			
12158	9/8/2017	1369 Limu Drive	ENSIGN, KAREN	Remove existing concrete and wood planter. New 18'-0" x 10'-2" outdoor concrete kitchen.	30,000	In Review Building			
12157	9/8/2017	6395 B Cindy Lane	BROUDY CINDY LANE, LLC	Interior remodel of mens and womens restrooms and lobby.	80,000	In Review Building			

12156	9/8/2017	5292 Carpinteria Avenue Suite B	Debbie Corral Trustee co: Alphonso Sanchez	Modify graphics on existing awning. Present graphics are gray and white. We intend to insert a background color of brick red as illustrated in drawing provided. [Sign Permit 17-1885 approved 9-8-2017]	0	In Review Building			
12155	9/8/2017	5455 Eighth Street # 60	LOTUS, S L JOHNSON TRUST 11/28/15	Inspect existing washer & dryer - close up access panel. Upgrade pug to 4 wire if necessary. Install new exhaust vent from to exterior vent shroud to correct non conforming existing flex vent.	400	In Review Building		Yes	
12154	9/8/2017	1309 Trieste Lane	ROBLEDO, ROBERTO E.	Remodel to include: add celing lights and move fan in living room, add 2 sky lights, 2 bathrooms to have shower replaced, add 1 light and tile, add celing fan and sky light in bedroom, replace light fixtures in hallway and add carbon monoxide/smoke detectors and lower entry door.	45,000	In Review Building			
12153	9/7/2017	4801 Sandyland Road	MING, THARRELL & DINAH FAMILY LIMITED PARTNERSHIP	New concrete decking to replace old wood decking and stairs.	8,000	In Review Building			
12152	9/6/2017	1245 Franciscan Court Unit 6	MALLARD, JASPER	Move plumbing lines 24" and possibly moving gas line 12". Updating electrical receptacles per code. Reducing size of existing ceiling soffit and adding title 24 compliant LED recessed lights.	10,000	In Review Building			

Total Records: 24

9/28/2017