

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: 3/01/18**

MARCH 5, 2018

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 November 6, 2017.

6. NEW PUBLIC HEARING - None

7. OTHER BUSINESS

Briefing on the 2018 Housing Package

8. MATTERS PRESENTED BY COMMISSIONERS

9. DIRECTOR'S REPORT

a. Distributed Information

- i. Action Minutes of the Architectural Review Board meetings of November 16, 2017, January 25, 2018 and February 15, 2018
- ii. City calendar for the month of March 2018
- iii. Community Development Project Status Report as of February 28, 2018
- iv. Construction Permit Report as of February 28, 2018

10. ADJOURNMENT

Notes

All actions of the Planning Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within 10 calendar days of the Commission's action. Appeal deadline for items on this agenda: 5:00 p.m., March 15, 2018. The next regular Planning Commission meeting will be held on Monday, April 2, 2018 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

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

CALL TO ORDER and ROLL CALL Chair Callender called the meeting to order at 5:30 p.m. Commissioners Present: David Allen, Vice-Chair John Callender, Chair Glenn La Fevers John Moyer Commissioners Absent: Jane L. Benefield Others Present: Steve Goggia, Community Development Director Nick Bobroff, Senior Planner Approximately 8 interested persons	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE - Chair Callender 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 October 2, 2017 MOTIONS Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission voted 4-0 (Allen, Callender, La Fevers and Moyer in favor) to approve the Consent Callender, Matters Presented and the Director's Report of the minutes of the regular Planning Commission meeting held October 2, 2017 as presented. Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission voted 3-0-1 (Allen, La Fevers and Moyer in favor; Callender abstained because he had recused himself from the public hearings) to approve Items a, b, c, and d of the minutes of the regular Planning Commission meeting held October 2, 2017 as presented.	CONSENT CALENDAR

NEW PUBLIC HEARING**a. Green Heron Springs Residences****Planner: Nick Bobroff****Project 16-1840-DP/CDP**

Hearing on the request of Scott Dinovitz, Cravens Lane, LLC, to consider Project 16-1840-DP/CDP (application filed August 24, 2016) for approval of a Development Plan and Coastal Development Permit to dismantle an existing residence, barn and storage shed, remodel one existing residence (to remain) and construct 30 new residential condominium units within a 3.89-acre multifamily residential development in substantial conformance with the previously approved and still valid Vesting Tentative Tract Map under the provisions of the Planned Unit Development (PUD) Zone District; and to approve the Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA) Guidelines. The MND and all documents may be reviewed at the Community Development Department, 5775 Carpinteria Avenue, Carpinteria. The MND is also available for review at the Carpinteria Branch of the Santa Barbara Public Library, 5141 Carpinteria Avenue, Carpinteria. The application involves APN 004-013-026, addressed as 1300 Cravens Lane.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Allen disclosed that he visited the site and read letters prepared by the Concha Loma Neighborhood Group. Chair Callender also disclosed that he visited the site.

Senior Planner Nick Bobroff presented the staff report. He said staff was recommending that the Planning Commission accept the MND and approve the project as presented. Mr. Bobroff provided additional details about the project in response to commissioners' questions about the traffic study, fill requirements, and the Regional Water Board's concerns.

PUBLIC HEARING OPENED

Chair Callender opened the public hearing at 6:35 p.m.

Applicant Scott Denovitz of Cravens Lane LLC, said they want to develop the project out in its entirety. He explained that they updated floor plans to make it current for today's market, while respecting the original plan with its trees. He said they are in negotiations regarding the easement, and there is no reason why an agreement should not be reached. Regarding the water, he said they are discussing the project with the Water Quality Control Board and it is just another level of review. With respect to the MND, he does not expect further scrutiny other than a review of documents. About

**NEW PUBLIC
HEARING**

the definition of upper moderate housing, he said a specialist is needed to compute the numbers and a lot of factors come into play.

Commissioner Allen expressed concern about the redesign plan and additional square footage on the ground. He said the SW corner closest to Via Real includes more coverage than the previous iterations. It is obtrusive visually, closer to the road, and loses the open feeling for everyone going along the road.

Mr. Denovitz explained that due to the trees in that corner, they felt the unit would be obscured, and he feels it is pretty sheltered. He displayed a rendering showing how the trees will obscure the unit.

Civil Engineer Jeff Hinkley (?) addressed concerns about the fill. He explained that the site was analyzed and a technical study determined the infrastructure was sized adequately. He said they do not anticipate adding additional fill. He also explained how storm drains will connect to the pond during storm events.

Project Architect Don White (?) explained that originally a four-plex building was up against Cravens Lane but they felt it was better to split it apart and break up the massing. He said the second story is set back 6 feet 8 inches from the single story.

Bob Franco, resident of Sandpiper Mobile Home Park, questioned whether there would be significant environmental impacts. He said the MND was approved in 2007 and another EIR should be approved. He said based on the Inclusionary Ordinance, the affordable housing should be for low-income earners, and a lottery should be held. He noted the project's elite distinction from the U.S. Green Building Council but questioned whether green energy features were sufficient. He said the property's tenants were not given sufficient notice of eviction and were not offered relocation assistance or opportunity to purchase the housing. He complained that climate change and changing weather patterns were not addressed.

Leslie Westbrooke, a neighbor, described the project as beautiful; however, she expressed concerns about the traffic threshold and said the intersection is already backed up. She also expressed concerns about water availability.

Jamie Drought Morton, a resident of Sandpiper, questioned how the traffic threshold was derived. She said getting into town is already difficult during many hours of the day, and the traffic estimates made no sense to her. She requested that street parking on the west section of Cravens Lane be reconsidered, noting that Sandpiper was originally for age 55+ residents but

converted to all ages, resulting in more cars.

Scott Ellinwood, owner of the original project, said he is pleased with the respect to the original vision of environmentally responsible design. He said part of the plan is to have a charging station in every garage, as well as photovoltaic panels for each unit. He said the project was originally designed in 2005, but times, taste and expectations change. He said the land was used efficiently, and the project provides desirable living units within a smaller footprint to what he had.

PUBLIC HEARING CLOSED

Chair Callender closed the public hearing at 7:01 p.m.

Senior Planner Nick Bobroff responded to the comments received. He clarified that the environmental document is brand new and not a revision of the one completed ten years ago. Regarding impacts to water, energy and sewage services, he explained that a lot of green fixtures were incorporated, and the project meets 2017 Leed Gold requirements. With respect to its affordable housing, he clarified that upper moderate housing is okay, as well as the number of units (4). He noted the MND does address climate change, and traffic studies consider the impacts of individual, cumulative, and upcoming projects. Regarding adding off-street parking on Cravens, he said the Traffic Safety Committee would need to do a study.

Community Development Director Steve Goggia explained that the number of affordable housing units is derived from the Housing Element and would be subject to a lottery process.

Regarding the traffic studies, Commissioner Allen commented that the public would appreciate presentations regarding how traffic numbers are derived.

The commissioners gave feedback on the project, with Commissioner Moyer stating that he was very excited when the project was first presented in 2009. He described it as a model residential development and said it will put Carpinteria on the map. He said he applauds the project's affordable housing, noting that it is very difficult even for professionals to afford housing here. He commended Mr. Bobroff for an outstanding report.

Commissioner La Fevers said he was not a fan when the parcel was annexed to the city, but the overlay achieves its purpose. He said it is a great project and he supports it. Regarding the project's affordable housing level, he said it serves a need in Carpinteria, and there have been other projects in Carpinteria providing affordable housing. He spoke about how

he is comfortable with the MND and the conditions setting criteria for development.

Commissioner Allen said he would have preferred the original design in the Southwest corner and would have maximized the open space available to people, making it less visually intrusive from Cravens Lane. He said tree screening often does not work. Despite these concerns, he said he would approve the project. Regarding traffic, he said the intersection can be annoying to people living in the area, and people should understand how the traffic numbers are calculated.

Chair Callender expressed support for the project. He also asked for more detail on how traffic studies are arrived at. He noted that the greenhouses have been creating new impacts such as odors, and the City and County should be proactive in defining what is routine agricultural activity. He commented that by definition, what is happening is not routine but has become the new routine. He said the site is neat and he is glad a lot of big trees were preserved.

MOTIONS

Upon a motion by Commissioner La Fevers, seconded by Commissioner Allen, the Planning Commission voted 4-0 (Allen, Callender, La Fevers and Moyer in favor) to certify, adopt and approve the MND prepared for the project.

Upon a motion by Commissioner La Fevers, seconded by Commissioner Moyer, the Planning Commission voted 4-0 (Allen, Callender, La Fevers and Moyer in favor) to adopt Resolution PC-17-015, therefore approving the Development Plan and Coastal Development Permit to construct the 31-unit Green Heron Springs residential family development.

BREAK

Chair Callender called for a 5-minute break at 7:35 p.m. and the meeting reconvened at 7:40 p.m.

b. 2017 Hazard Mitigation Plan Safety Element Amendment
Planner: Steve Goggia
Project 17-1889-GPA

Hearing on the request of the City of Carpinteria to consider Project Number 17-1889-GPA, (application filed September 22, 2017) proposing to amend the Safety Element of the City's General Plan, incorporating by reference the 2017 Hazard Mitigation Plan, pursuant Government Code Sections 8685.9, 65302, and 65302.6; and to approve an Exemption

pursuant to §15060(c)(2), 15060(c)(3) and 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. This application applies citywide. Community Development Director Steve Goggia presented the staff report. In response to questions from Chair Callender as to why the amendment was needed so quickly, he said it had been in the works. He stated that the amendment will allow the City to access FEMA money if it is included in the Safety Element. MOTION Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission voted 4-0 (Allen, Callender, La Fevers and Moyer in favor) to recommend that the City Council make the required findings as presented in Exhibit 1 to amend the Safety Element of the General Plan, adding a new objective and City policy concerning City hazard mitigation planning.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Allen stated that Seal Watch volunteer training and a party will be taking place at City Hall (date to be announced), with pizza, baked goods and a presentation. He said that volunteers are always needed and the public is welcome.	MATTERS PRESENTED
DIRECTOR'S REPORT a. Distributed Information i. Action Minutes of the Architectural Review Board meeting of October 12, 2017 ii. City calendar for the month of November 2017 iii. Community Development Project Status Report as of October 31, 2017 iv. Construction Permit Report as of October 31, 2017 Community Development Director Steve Goggia reviewed the distributed information. Among other things, he provided an update on the Lagunitas redesign of its office parcel. He also said staff is working on a letter for the City Council to send to the County regarding the impacts of marijuana expansion. Regarding affordable housing, he said there is information on the City website regarding a program that provides loans of up to \$75,000 to assist home buyers with a down payment.	DIRECTOR'S REPORT

DRAFT

ADJOURNMENT - Chair Moyer adjourned the meeting at 8:00 p.m.

ADJOURNMENT

ATTEST:

Secretary, Planning Commission

Chair, Planning Commission

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: March 5, 2018

Briefing on the 2018 Housing Package

Report prepared by: Steve Goggia, Director
Community Development Department



SIGNATURE

I. BACKGROUND

In an attempt to address some of the barriers to housing construction at the state and local level, lawmakers introduced more than 130 bills during the 2017 legislative session; many focused on constraining local land-use authority or eliminating local discretion.

After months of negotiations and public hearings, 15 bills made it into the “housing package” and were signed by Gov. Brown. The following is a listing of these bills and a brief explanation of each. The League of California Cities has published a *2018 GUIDE TO NEW HOUSING LAW IN CALIFORNIA* which provides additional detail and is included as Attachment A. Staff will provide a PowerPoint presentation that describes these bills and how they affect development in Carpinteria as part of the briefing.

II. FUNDING MEASURES

The Legislature passed and Gov. Brown signed into law two key funding measures. The first, **SB 2** (Atkins), imposes a new real estate recording fee to fund important affordable housing-related activities on a permanent, ongoing basis, effective Sept. 29, 2017. The second, **SB 3** (Beall), places a \$4 billion general obligation bond to fund housing on the November 2018 ballot and requires voter approval; if approved, funds likely will not be available until 2019.

III. STREAMLINING MEASURES

Three bills address expediting and streamlining the local housing permitting process. **SB 35** (Wiener), streamlines multifamily housing project approvals, at the request of a developer, in a city that fails to issue building permits for its share of the regional housing need by income category. In a SB 35 city, approval of a qualifying housing development on qualifying site is a ministerial act, without CEQA review or public hearings. According to the California Department of Housing and Community Development (HCD) the City of Carpinteria, along with 12 other jurisdictions, has been identified as meeting or exceeding the performance criteria established by SB35 and therefore, not subject to SB35. However, the state is encouraging the 13 jurisdictions to promote streamlining nonetheless.

SB 540 (Roth), streamlines the housing approval process by allowing jurisdictions to establish Workforce Housing Opportunity Zones (WHOZs), which focus on workforce and affordable housing in areas close to jobs and transit and conform to California's greenhouse gas reduction laws.

AB 73 (Chiu), streamlines the housing approval process by allowing jurisdictions to create a housing sustainability district to complete upfront zoning and environmental review in order to receive incentive payments for development projects that are consistent with the ordinance.

IV. ACCOUNTABILITY MEASURES

The third aspect of the Legislature and the governor's housing package pertains to bills that seek to hold jurisdictions accountable for the lack of housing construction in their communities. While this view fails to acknowledge the many factors that affect housing construction and are beyond the control of local government, the following measures significantly change existing law.

SB 167 (Skinner), **AB 678** (Bocanegra), and **AB 1515** (Daly) are three measures that were amended late in the 2017 legislative session to incorporate nearly all of the same changes to the Housing Accountability Act (HAA). The HAA significantly limits the ability of a jurisdiction to deny an affordable or market-rate housing project that is consistent with existing planning and zoning requirements.

V. OTHER IMPORTANT MEASURES

In addition to the bills described above, Gov. Brown signed several other measures that provide new inclusionary powers to local governments, require additional General Plan reporting, increase housing element requirements and expand HCD's ability to review actions taken at the local level.

AB 1505 (Bloom) allows a jurisdiction to adopt an ordinance that requires a housing development to include a certain percentage of residential rental units affordable to and occupied by households with incomes that do not exceed limits for households with extremely low, very low, low or moderate income. Such an ordinance must provide alternative means of compliance such as in-lieu fees, off-site construction, etc.

AB 879 (Grayson) expands upon existing law that requires, by April 1 of each year, general law cities to send an annual report to their respective city councils, the state Office of Planning and Research (OPR) and HCD that includes information related to the implementation of the General Plan.

AB 1397 (Low) makes numerous changes to how a jurisdiction establishes its Housing Element site inventory.

AB 72 (Santiago) provides HCD new broad authority to find a jurisdiction's housing element out of substantial compliance if it determines that the jurisdiction fails to act in compliance with its housing element and allows HCD to refer violations of law to the Attorney General.

VI. ACCESSORY DWELLING UNIT (ADU) LEGISLATION

Effective January 1, 2017, **SB 1069** (Wieckowski), **AB 2299** (Bloom), and **AB 2406** (Thurmond) reduce barriers to construction of new ADUs, streamline approval and permitting process for new ADUs, and expand development of ADUs. The California Coastal Commission has released two memos dated April 18 and November 20, 2017 regarding the applicability of the new Accessory Dwelling Unit Legislation, included as Attachment B.

VII. ATTACHMENTS

Attachment A: League of California Cities 2018 Guide to New Housing Law in California
Attachment B: California Coastal Commission April 18 and November 20, 2017 ADU Memos

Attachment A

League of California Cities

2018 Guide to New Housing Law in California

A 2018 GUIDE TO
New Housing Law
in California

INTRODUCTION

Housing affordability is an urgent issue in California, where a majority of renters (over 3 million households) pay more than 30 percent of their income toward rent and nearly one-third (over 1.5 million households) spend more than 50 percent of their income on rent. In addition, California's homeownership rates are at the lowest point since the 1940s. This has led many experts in the field to declare the current state of housing supply and affordability a crisis.

In his January 2017 budget proposal, Governor Brown set the tone and parameters for substantive action to address housing supply and affordability issues. He indicated that new and increased funding for housing must be instituted along with regulatory reform that streamlines local project approval processes and imposes more stringent measures of local accountability. These parameters guided legislative action throughout 2017, resulting in a package of bills signed into law.

Gov. Brown and state legislators made significant changes to local land-use processes and approved new sources of revenue for housing construction. Throughout the 2017 legislative session, the League advocated for proposals that preserved local authority while advancing much-needed housing development approvals.

This reference guide covers recent actions taken by the state Legislature to address the housing crisis and provides in-depth analysis and guidance on changes made to state and local land-use law that will affect city processes and functions related to housing development.

PART I. THE CALIFORNIA HOUSING CRISIS

Principal Causes of the Affordable Housing Shortage

Local governments are just one piece of the complex scenario that comprises the housing development process. Cities don't build homes — the private sector does. California's local governments must zone enough land in their General Plans to meet the state's projected housing need; however, cities don't control local market realities or the availability of state and federal funding needed to support the development of affordable housing. This is true not just in California but nationwide.

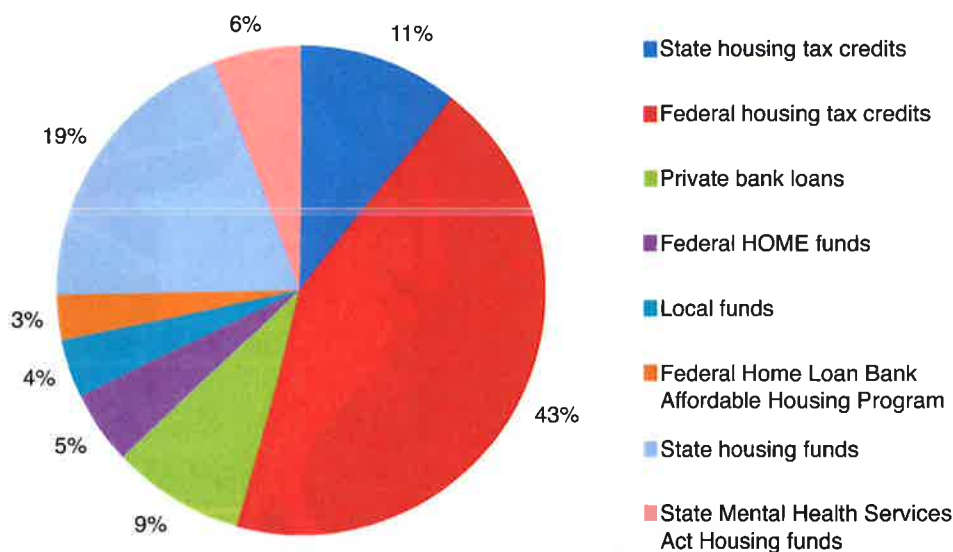
Significant barriers and disincentives constrain the production of affordable housing. These include:

- Lack of funding and subsidies needed to support housing that low- and moderate-income families can afford;
- Local and national economic and job market conditions; and
- Challenges for developers.

Lack of Funding and Subsidies for Affordable Housing

In addition to private sector financing, funding and subsidies to support the development of affordable housing come from two primary sources: federal and state government housing programs.

Sample Funding Mixes for Affordable Multifamily Developments



Source: California Department of Housing and Community Development, *California's Housing Future: Challenges and Opportunities*

It's extremely rare for a single affordable housing program to provide enough funding to finance an entire development, due to the costs of development and funding constraints and criteria that encourage developers to leverage other funds. The developer will typically apply for funding from multiple programs and private sector lenders that have overlapping policy goals and requirements. Private-sector lenders may also have additional criteria. The process of applying for and securing funding from multiple sources can add significantly to the lead time needed to start construction.

One multifamily development can easily need five to 10 funding sources to finance its construction. Developers generally layer financing from state and federal tax credits, state housing programs, local land donation and other local grants, federal housing programs and private loans from financial institutions. The chart "Sample Funding Mixes for Affordable Multifamily Developments" (below, left) offers an example of funding mixes for affordable multifamily developments.

Federal funding for affordable housing comprises a significant portion of California's resources to support affordable housing. However, due to pressures to cut federal spending and reduce the deficit, federal funding for housing has declined in recent years despite the increase in the number of severely cost-burdened, low-income renter households (which rose from 1.2 million in 2007 to 1.7 million in 2014). Between 2003 and 2015, Community Development Block Grant (CDBG) and HOME funds allocated to California by the U.S. Department of Housing and

Urban Development (HUD) to produce affordable housing units have declined by 51 percent and 66 percent respectively (see "HUD Program Allocations to California 2003–2015" below).

Furthermore, few sources of affordable housing funding are stable or growing from year to year despite an increasing population and demand for housing. This funding uncertainty deters both efforts to address housing challenges in a sustained manner and developers' ability to build affordable housing.

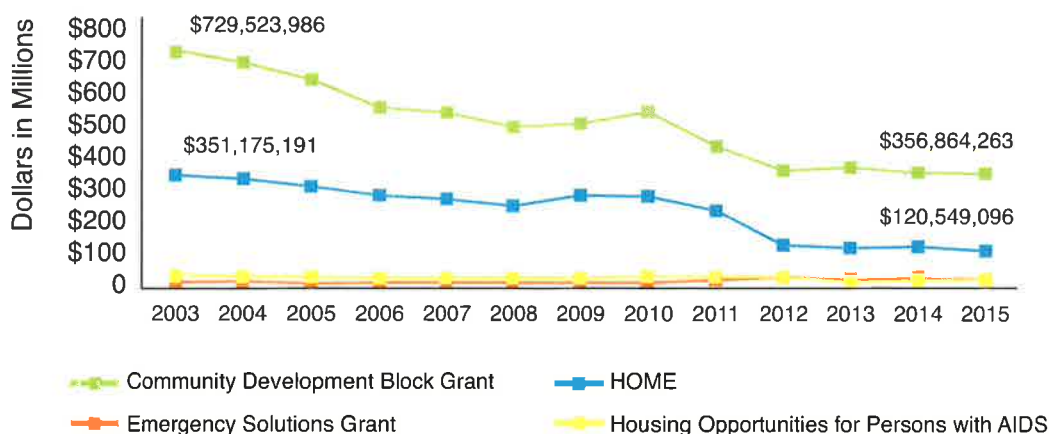
The elimination of redevelopment agencies in California and the subsequent loss of over \$5 billion in funding since 2011 compounded the state's affordable housing challenges. The state has never had a significant permanent source of affordable housing funding, and proceeds from the 2006 housing bond that helped create and preserve affordable apartments, urban infill infrastructure and single-family homes have been expended.

Local and National Economic and Job Market Conditions

Numerous factors contribute to local and national market conditions that affect the availability of affordable housing. The economic recovery from the Great Recession, when many middle-income families lost their homes to foreclosures, has occurred at different rates in communities throughout California. Areas with high-tech industry and some coastal areas recovered more rapidly than other regions.

continued

HUD Program Allocations to California 2003–2015
(Adjusted for Inflation)



Source: HUD Formula Program Allocations by State: 2003–2015 and California Department of Housing and Community Development, California's Housing Future: Challenges and Opportunities

Overall, the recovery has been uneven. Jobs in manufacturing and blue-collar industries have not fully rebounded, and jobs in the expanding service sector pay lower wages. Many households are still struggling to recover from the recession and home foreclosure crisis, and many recent college graduates are carrying significant debt — reducing their ability to purchase a home or pay rent.

Mortgage underwriting standards became more stringent in the aftermath of the foreclosure crisis, which can make it more difficult for potential homebuyers to qualify for the needed financing.

Some of the state's major homebuilders went out of business during the recession, leaving fewer companies to meet the demand for housing. Production of housing fell dramatically during the recession, which contributed significantly to a shortage of homes across the affordability spectrum. As the chart "Annual Production of Housing Units 2000–2015" (below) shows, housing "starts" statewide are at about half of pre-recession levels and fall far short of the state's projected need for 180,000 new homes per year.

Housing values also reflect the uneven recovery happening throughout the state. *The Wall Street Journal* recently compared home prices today to those of 2004. In San Jose, which is part of Silicon Valley where tech jobs pay top wages, prices are 54 percent higher than 2004 levels, but this is not so in areas hindered by a slower recovery from the recession. In Central Valley cities such as Stockton and Merced, housing prices are 21 and 16 percent lower respectively.

Challenges for Developers

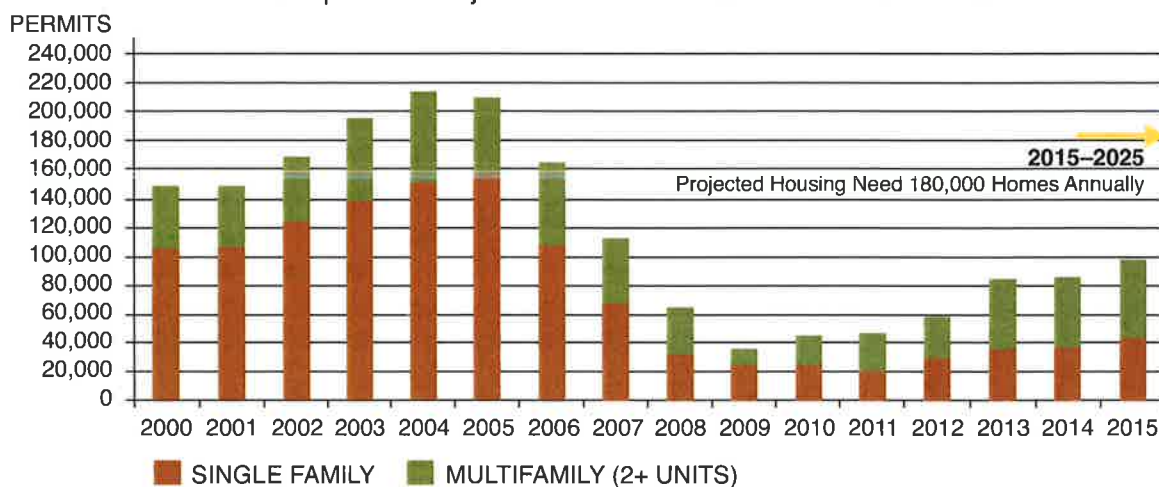
In addition to funding challenges to develop affordable housing, other challenges further exacerbate the obstacles to development, including:

- Identifying an adequate supply of water;
- Complying with state regulations and energy standards, greenhouse gas reduction requirements and other environmental conditions;
- Competing with other developers to build high-end, more expensive housing;
- Infrastructure deficits;
- Market conditions, such as those described earlier; and
- The cost of land and construction.

Other Factors

In addition — but to a far lesser degree — factors at the local level can also impact the development of affordable housing. In some cities, new development requires voter approval. Community concerns about growth, density and preserving the character of an area may affect local development. Public hearings and other processing requirements add time to the approval timeline. Project opponents can use the environmental permitting process and litigation to limit or stop a project. However, the process of complying with the California Environmental Quality Act (CEQA) also serves to protect communities by ensuring that important environmental issues are identified and addressed.

Annual Production of Housing Units 2000–2015
Compared to Projected Statewide Need for Additional Homes



Source: California Department of Housing and Community Development, California's Housing Future: Challenges and Opportunities

PART II. LEGISLATIVE RESPONSE: UNDERSTANDING THE CHANGES TO HOUSING AND LAND-USE LAWS

In an attempt to address some of the barriers to housing construction at the state and local level, lawmakers introduced more than 130 bills during the 2017 legislative session; many focused on constraining local land-use authority or eliminating local discretion. After months of negotiations and public hearings, 15 bills made it into the “housing package” and were signed by Gov. Brown. These bills fall into three main categories: funding, streamlining and local accountability. This section describes the most notable changes made to the state housing laws and identifies items or actions a city may want to consider in moving forward.

Funding Measures

The Legislature passed and Gov. Brown signed into law two key funding measures. The first, SB 2 (Atkins), imposes a new real estate recording fee to fund important affordable housing-related activities on a permanent, ongoing basis, effective Sept. 29, 2017. The second, SB 3 (Beall), places a \$4 billion general obligation bond to fund housing on the November 2018 ballot and requires voter approval; if approved, funds likely will not be available until 2019.

SB 2 (Atkins, Chapter 364, Statutes of 2017) Building Homes and Jobs Act is projected to generate hundreds of millions of dollars annually for affordable housing, supportive housing, emergency shelters, transitional housing and other housing needs via a \$75 to \$225 recording fee on specified real estate documents.

In 2018, 50 percent of the funds collected are earmarked for local governments to update or create General Plans, Community Plans, Specific Plans, sustainable communities strategies and local coastal programs. Funds may also be used to conduct new environmental analyses that improve or expedite local permitting processes. The remaining 50 percent of the funds are allocated to the California Department of Housing and Community Development (HCD) to assist individuals experiencing or in danger of experiencing homelessness.

Beginning in 2019 and for subsequent years, 70 percent of the proceeds are allocated to local governments through the federal CDBG formula, so that the funds may be used to address housing needs at the local level. HCD will allocate the remaining 30 percent as follows: 5 percent for state incentive programs; 10 percent for farmworker housing; and 15 percent for the California Housing Finance Agency to create mixed-income multifamily residential housing for lower- to moderate-income households.

In consultation with stakeholders, HCD will adopt guidelines to implement SB 2 and determine methodologies to distribute funding allocations.

SB 3 (Beall, Chapter 365, Statutes of 2017) Veterans and Affordable Housing Bond Act of 2018 places a \$4 billion general obligation bond on the November 2018 ballot to fund affordable housing programs and the veterans homeownership program (CalVet). If approved by voters, SB 3 would fund the following existing programs:

- Multifamily Housing Program — \$1.5 billion, administered by HCD, to assist the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower-income households through loans to local public entities and nonprofit and for-profit developers;
- Transit-Oriented Development Implementation Program — \$150 million, administered by HCD, to provide low-interest loans for higher-density rental housing developments close to transit stations that include affordable units and as mortgage assistance for homeownership. Grants are also available to cities, counties and transit agencies for infrastructure improvements necessary for the development;
- Infill Incentive Grant Program — \$300 million, administered by HCD, to promote infill housing developments by providing financial assistance for infill infrastructure that serves new construction and rehabilitates existing infrastructure to support greater housing density;
- Joe Serna, Jr. Farmworker Housing Grant Fund — \$300 million, administered by HCD, to help finance the new construction, rehabilitation and acquisition of owner-occupied and rental housing units for agricultural workers;
- Local Housing Trust Fund Matching Grant Program — \$300 million, administered by HCD, to help finance affordable housing by providing matching grants, dollar for dollar, to local housing trusts;
- CalHome Program — \$300 million, administered by HCD, to help low- and very low- income households become or remain homeowners by providing grants to local public agencies and nonprofit developers to assist individual first-time homebuyers. It also provides direct loan forgiveness for development projects that include multiple ownership units and provides loans for property acquisition for mutual housing and cooperative developments;
- Self-Help Housing Fund — \$150 million, administered by HCD. This program assists low- and moderate-income families with grants to build their homes with their own labor; and
- CalVet Home Loan Program — \$1 billion, administered by the California Department of Veterans Affairs, provides loans to eligible veterans at below-market interest rates with few or no down payment requirements.

continued

Streamlining Measures

Gov. Brown made it very clear in the FY 2017–18 annual budget that he would not sign any housing funding bills without also expediting and streamlining the local housing permitting process. Lawmakers were eager to introduce measures to meet his demand. SB 35 (Wiener), SB 540 (Roth) and AB 73 (Chiu) take three different approaches to streamlining the housing approval process.

SB 35 (Wiener, Chapter 366, Statutes of 2017) streamlines multifamily housing project approvals, at the request of a developer, in a city that fails to issue building permits for its share of the regional housing need by income category. In a SB 35 city, approval of a qualifying housing development on qualifying site is a ministerial act, without CEQA review or public hearings.

Which Cities Must Streamline Housing Approvals Under SB 35?

Cities that meet the following criteria must approve qualifying multifamily housing projects that are consistent with objective planning and design review standards:

- The city fails to submit an annual housing element report for two consecutive years prior to the date when a development application is submitted; or
- HCD determines that the city issued fewer building permits than the locality's share of the Regional Housing Needs Allocation (RHNA) in each of the four income categories for that reporting period (the first four years or last four years of the eight-year housing element cycle).

Once eligibility has been determined, the development must be located on a site that:

- Is within a city that includes some portion of either an urbanized area (population 50,000 or more) or urban cluster (population at least 2,500 and less than 50,000);
- Has at least 75 percent of the perimeter adjoining parcels that are developed with urban uses; and
- Is zoned for residential use or residential mixed-use development or has a General Plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

As set forth in the measure, “objective standards” involve “no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.”

After determining that the locality is subject to streamlining, development sites are excluded if they are located in any of the following areas:

- Coastal zone;
- Prime farmland or farmland of statewide importance;
- Wetlands;
- Very high or high fire hazard severity zone;
- Delineated earthquake fault zone, unless the development complies with applicable seismic protection building code standards;
- Hazardous waste site, unless the state Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses;
- Floodplain or floodway, unless the development has been issued a floodplain development permit or received a no-rise certification; and
- Lands under conservation easement.

In addition, development sites are excluded if they would demolish:

- A historic structure;
- Any housing occupied by tenants in the past 10 years; or
- Housing that is subject to rent or price control.

To be eligible for streamlining, the housing development must:

- Be on a qualifying site;
- Abide by certain inclusionary requirements (10 percent must be affordable to households earning 80 percent or less of area median income or 50 percent must be affordable to households earning 80 percent or less of area median income, depending upon the city's past approval of above-moderate income and lower-income housing, respectively); and
- Pay prevailing wages and use a “skilled and trained workforce.”

Ministerial Approval

If a city determines that development is in conflict with “objective planning standards,” then it must provide written documentation within 60 days of submittal if the development contains 150 or fewer housing units and within 90 days of submittal if the development contains more than 150 housing units.

Approvals must be completed within 90 to 180 days (depending on the number of units in housing development), must be ministerial and not subject to CEQA.

No parking requirements can be imposed on an SB 35 housing development project if it is located:

- Within a half-mile of public transit;
- Within an architecturally and historically significant historic district;
- In an area where on-street parking permits are required but not offered to the occupants of the development; or
- Where there is a car-share vehicle located within one block of the development.

One parking space per unit can be required of all other SB 35 projects.

How Long Does the Approval Last?

The approval does not expire if the project includes public investment in housing affordability beyond tax credits where 50 percent of units are affordable to households earning less than 80 percent of area median income (AMI).

If the project does not include 50 percent of units affordable to households earning less than 80 percent of AMI, approval automatically expires in three years except for a one-year extension if significant progress has been made in preparing the development for construction (such as filing a building permit application).

All approvals remain valid for three years and as long as vertical construction has begun and is in progress.

Opportunities and Considerations

Even though SB 35 makes significant changes to existing law, it is important to consider the following:

- All proposed projects seeking streamlining must be consistent with a jurisdiction's objective zoning standards and objective design review standards. If these standards are outdated or in need of revisions, there is opportunity to do so;
- If a jurisdiction does not have "objective zoning standards and objective design review standards," it may want to create them given that discretionary review is prohibited; and
- Funding assistance will be available in mid- to late 2019 under SB 2 (Atkins, Chapter 364, Statutes of 2017) for updating planning documents, including General Plans, Community Plans, Specific Plans, sustainable communities strategies and local coastal programs. HCD is currently establishing funding guidelines.

SB 540 (Roth, Chapter 369, Statutes of 2017) streamlines the housing approval process by allowing jurisdictions to establish Workforce Housing Opportunity Zones (WHOZs), which focus on workforce and affordable housing in areas close to jobs and



transit and conform to California's greenhouse gas reduction laws. SB 540's objective is to set the stage for approval of housing developments by conducting all of the necessary planning, environmental review and public input on the front end through the adoption of a detailed Specific Plan. SB 540 provides the development community with certainty that for a five-year period, development consistent with the plan will be approved without further CEQA review or discretionary decision-making.

How Does the Streamlining Process Work?

Jurisdictions that opt in outline an area of contiguous or noncontiguous parcels that were identified in the locality's housing element site inventory. All development that occurs within the WHOZ must be consistent with the Specific Plan for the zone and the adopted sustainable communities strategy (SCS) or an alternative planning strategy (APS). See "About the Sustainable Communities Strategy and Alternative Planning Strategy" below for more information.

continued

About the Sustainable Communities Strategy and Alternative Planning Strategy

Under the Sustainable Communities Act, the California Air Resources Board (ARB) sets regional targets for greenhouse gas emissions reductions from passenger vehicle use. In 2010, ARB established these targets for 2020 and 2035 for each region covered by one of the state's metropolitan planning organizations (MPOs).

Each MPO must prepare a sustainable communities strategy (SCS) as an integral part of its regional transportation plan (RTP). The SCS contains land use, housing and transportation strategies that, if implemented, would allow the region to meet its greenhouse gas emission reduction targets. If the combination of measures in the SCS would not meet the regional targets, the MPO must prepare a separate alternative planning strategy (APS) to meet the targets.

The process for establishing a WHOZ is:

- Prepare and adopt a detailed Specific Plan and environmental impact report (EIR);
- Identify in the Specific Plan uniformly applied mitigation measures for traffic, water quality, natural resource protection, etc.;
- Identify in the Specific Plan uniformly applied development policies such as parking ordinances, grading ordinances, habitat protection, public access and reduction of greenhouse gas emissions;
- Clearly identify design review standards in the Specific Plan; and
- Identify a source of funding for infrastructure and services.

Not more than 50 percent of a jurisdiction's RHNA may be included in a WHOZ that accommodates 100 to 1,500 units.

The Specific Plan and EIR are valid for five years. After five years, the jurisdiction must review the plan and EIR, including conducting the CEQA analysis required in Public Resources Code section 21166, in order to extend the WHOZ for five additional years.

For a development project to receive streamlining within the WHOZ, the project must:

- Be consistent with the SCS;
- Comply with the development standards in the Specific Plan for the WHOZ;
- Comply with the mitigation measures in the Specific Plan for the WHOZ;
- Be consistent with the zonewide affordability requirements — at least 30 percent of the units affordable to moderate or middle-income households, 15 percent of the units affordable to lower-income households and 5 percent of the units affordable for very low-income households. No more than 50 percent of the units may be available to above-moderate-income households;

- Within developments affordable to households of above-moderate income, include 10 percent of units for lower-income households unless local inclusionary ordinance requires a higher percentage; and
- Pay prevailing wages.

If a developer proposes a project that complies with all of the required elements, a jurisdiction must approve the project without further discretionary or CEQA review unless it identifies a physical condition that would have a specific adverse impact on public health or safety.

AB 73 (Chiu, Chapter 371, Statutes of 2017) streamlines the housing approval process by allowing jurisdictions to create a housing sustainability district to complete upfront zoning and environmental review in order to receive incentive payments for development projects that are consistent with the ordinance. AB 73 is similar to SB 540 in concept; however, there are several key differences; for example, in AB 73:

- The housing sustainability district is a type of housing overlay zone, which allows for the ministerial approval of housing that includes 20 percent of units affordable to very low-, low- and moderate-income households;
- The ordinance establishing the housing sustainability district requires HCD approval and must remain in effect for 10 years;
- A Zoning Incentive Payment (unfunded) is available if HCD determines that approval of housing is consistent with the ordinance; and
- Developers must pay prevailing wages and ensure the use of a skilled and trained workforce.

Accountability Measures

The third aspect of the Legislature and the governor's housing package pertains to bills that seek to hold jurisdictions accountable for the lack of housing construction in their communities. While this view fails to acknowledge the many factors that affect housing construction and are beyond the



To make continued progress on housing in 2018, legislators should also consider creating more tools for local governments to fund infrastructure and affordable housing.

control of local government, the following measures significantly change existing law.

SB 167 (Skinner, Chapter 368, Statutes of 2017), AB 678 (Bocanegra, Chapter 373, Statutes of 2017), and AB 1515 (Daly, Chapter 378, Statutes of 2017) are three measures that were amended late in the 2017 legislative session to incorporate nearly all of the same changes to the Housing Accountability Act (HAA). The HAA significantly limits the ability of a jurisdiction to deny an affordable or market-rate housing project that is consistent with existing planning and zoning requirements (see “About the Housing Accountability Act” below). These measures amend the HAA as follows:

- Modifies the definition of mixed-use development to apply where at least two-thirds of the square footage is designated for residential use;
- Modifies the findings requirement to deny a housing development project to be supported by a preponderance of the evidence, rather than by substantial evidence in the record;
- Defines “lower density” to mean “any conditions that have the same effect or impact on the ability of the project to provide housing;”
- Requires an applicant to be notified if the jurisdiction considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision. The jurisdiction must provide such notice within 30 days of the application being determined complete for a project with 150 or fewer housing units, and within 60 days for project with more than 150 units. If the jurisdiction fails to provide the required notice, the project is deemed consistent, compliant and in conformity with the applicable plan, program, policy ordinance, standard, requirement or other similar provision; and
- Deems a housing development project “consistent, compliant and in conformity with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent, compliant or in conformity.”

About the Housing Accountability Act

The Housing Accountability Act states, “The Legislature’s intent in enacting this section in 1982 and in expanding its provisions since then was to significantly increase the approval and construction of new housing for all economic segments of California’s communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density of or render infeasible housing development projects. This intent has not been fulfilled.”



SB 167, AB 678 and AB 1515 also provide new remedies for a court to compel a jurisdiction to comply with the HAA:

- If a court finds that a jurisdiction’s findings are not supported by a preponderance of the evidence, the court must issue an order compelling compliance within 60 days. The court may issue an order directing the jurisdiction to approve the housing development project if the court finds that the jurisdiction acted in bad faith when it disapproved or conditionally approved the housing development project;
- If a jurisdiction fails to comply with the court order within 60 days, the court must impose fines on the jurisdiction at a minimum of \$10,000 per unit in the housing development project on the date the application was deemed complete;
- If a jurisdiction fails to carry out a court order within 60 days, the court may issue further orders including an order to vacate the decision of the jurisdiction and to approve the housing development project as proposed by the applicant at the time the jurisdiction took the action determined to violate the HAA along with any standard conditions; and
- If the court finds that a jurisdiction acted in bad faith when it disapproved or conditionally approved a housing project and failed to carry out the court’s order or judgment within 60 days, the court must multiply the \$10,000 per-unit fine by a factor of five. “Bad faith includes but is not limited to an action that is frivolous or otherwise entirely without merit.”

continued

Other Measures of Importance

In addition to the notable bills described here, Gov. Brown signed several other measures that provide new inclusionary powers to local governments, require additional General Plan reporting, increase housing element requirements and expand HCD's ability to review actions taken at the local level.

AB 1505 (Bloom, Chapter 376, Statutes of 2017) allows a jurisdiction to adopt an ordinance that requires a housing development to include a certain percentage of residential rental units affordable to and occupied by households with incomes that do not exceed limits for households with extremely low, very low, low or moderate income (see "AB 1505 Offers Solution to Palmer Decision" below). Such an ordinance must provide alternative means of compliance such as in-lieu fees, off-site construction, etc.

HCD may review any inclusionary rental housing ordinance adopted after Sept. 15, 2017, as follows:

- If the ordinance requires more than 15 percent to be occupied by households earning 80 percent or less of area median income and the jurisdiction failed to either meet at least 75 percent of its share of its above-moderate income RHNA (prorated based on the length of time within the planning period) or submit a General Plan annual report;
- HCD may request an economic feasibility study with evidence that such an ordinance does not unduly constrain the production of housing; and
- Within 90 days of submission of the economic feasibility study, HCD must decide whether the study meets the section's requirements. If not, the city must limit the ordinance to 15 percent low-income.

AB 1505 Offers Solution to Palmer Decision

The court in *Palmer/Sixth Street Properties L.P. v. City of Los Angeles*, (2009) 175 Cal. App. 4th 1396, invalidated a Los Angeles inclusionary housing requirement contained in a Specific Plan for an area of the city as applied to rental units on the basis that its pricing controls violated the Costa-Hawkins Act, which outlawed traditional rent control in new buildings in California. The court reasoned that the Costa-Hawkins Act pre-empted the application of inclusionary housing ordinances to rental housing. As a result of the decision, many cities with inclusionary housing ordinances suspended or amended their ordinances as applied to rental units; some adopted affordable housing rental impact fees. AB 1505 offers a solution and response to the *Palmer* decision.

AB 879 (Grayson, Chapter 374, Statutes of 2017) expands upon existing law that requires, by April 1 of each year, general law cities to send an annual report to their respective city councils, the state Office of Planning and Research (OPR) and HCD that includes information related to the implementation of the General Plan, including:

- The city's progress in meeting its share of RHNA;
- The city's progress in removing governmental constraints to the maintenance, improvement and development of housing; and
- Actions taken by the city toward completion of the programs identified in its housing element and the status of the city's compliance with the deadlines in its housing element.

Under AB 879, all cities including charter cities must submit an annual report containing the above information. In addition, cities must also provide the following new information in the annual report:

- The number of housing development applications received in the prior year;
- The number of units included in all development applications in the prior year;
- The number of units approved and disapproved in the prior year;
- A listing of sites rezoned to accommodate that portion of the city's RHNA for each income level that could not be accommodated in its housing element inventory and any additional sites identified under the "no net loss" provisions;
- The net number of new units of housing that have been issued a "completed entitlement," building permit or certificate of occupancy thus far in the housing element cycle (identified by the Assessor's Parcel Number) and the income category that each unit of housing satisfied (distinguishing between rental and for-sale units);
- The number of applications submitted under the new processing provided for by Section 65913.4 (enacted by SB 35), the location and number of developments approved pursuant to this new process, the total number of building permits issued pursuant to this new process and total number of units constructed pursuant to this new process; and
- The number of units approved within a Workforce Housing Opportunity Zone.

AB 879 also requires cities to include additional information when they submit their housing element to HCD, including:

- An analysis of governmental constraints that must include local ordinances that “directly impact the cost and supply of residential development”; and
- An analysis of nongovernmental constraints that must include requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also include policies to remove nongovernmental constraints.

AB 1397 (Low, Chapter 375, Statutes of 2017) makes numerous changes to how a jurisdiction establishes its housing element site inventory. These changes include the following:

- Sites must be “available” for residential development and have “realistic and demonstrated” potential for redevelopment;
- Parcels must have sufficient water, sewer and dry utilities or part of a mandatory program to provide such utilities;
- Places restrictions on using nonvacant sites as part of the housing element inventory;
- Places limitations on continuing identification of nonvacant sites and certain vacant sites that have not been approved for housing development; and
- Stipulates that lower-income sites must be between one-half acre and 10 acres in size unless evidence is provided that a smaller or larger site is adequate.

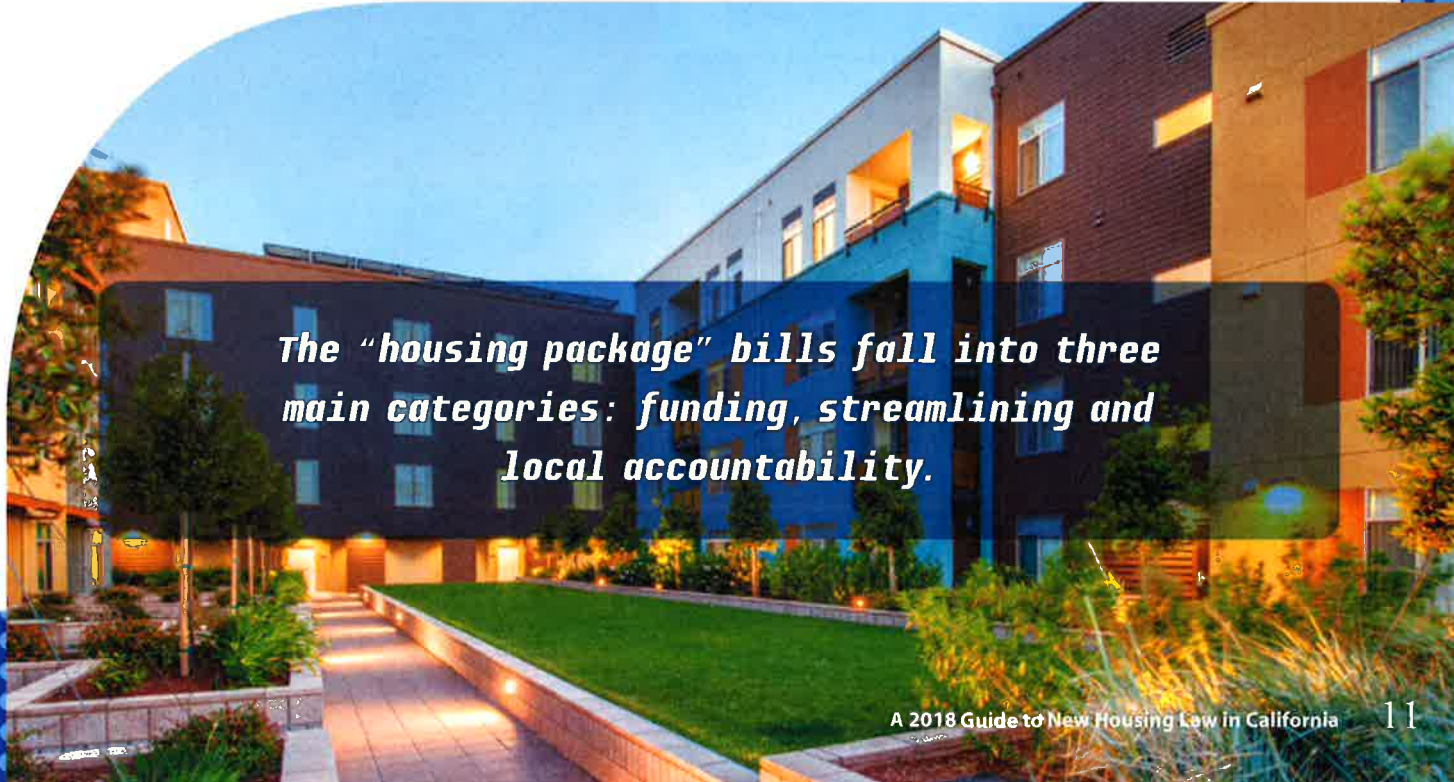
AB 72 (Santiago, Chapter 370, Statutes of 2017) provides HCD new broad authority to find a jurisdiction’s housing element out of substantial compliance if it determines that the jurisdiction fails to act in compliance with its housing element and allows HCD to refer violations of law to the attorney general. Specifically, AB 72:

- Requires HCD to review any action or failure to act by a jurisdiction that it determines is “inconsistent” with an adopted housing element or Section 65583, including any failure to implement any program actions included in the housing element;
- Requires HCD to issue written findings to the city as to whether the jurisdiction’s action or failure to act complies with the jurisdiction’s housing element or Section 65583 and provides no more than 30 days for the jurisdiction to respond to such findings. If HCD finds that the jurisdiction does not comply, then HCD can revoke its findings of compliance until the jurisdiction comes into compliance; and
- Provides that HCD may notify the attorney general that the jurisdiction is in violation of the Housing Accountability Act, Sections 65863, 65915 and 65008.

continued

Related Resources

For additional information and links to related resources, visit www.cacities.org/housing.



The “housing package” bills fall into three main categories: funding, streamlining and local accountability.

Looking Ahead

While it may appear that Gov. Brown and the Legislature made great progress in addressing the housing supply and affordability crisis gripping many regions of the state, the reality is somewhat more mixed. The passage of the 2017 housing package does not signal the end of the policy discussion. Aside from various incentive and funding measures, a portion of the housing package responded to a theme, championed by several advocacy groups and academics, that the local planning and approval process is the major cause of the state currently producing 100,000 units fewer annually than pre-recession levels. From a local government perspective, that assertion is incomplete and inaccurate. Going forward, it is time to dig deeper.

The legislative focus in 2017 lacked an exploration of other economic factors affecting the housing market. The foreclosure crisis resulted in displaced homeowners with damaged credit, widespread investor conversions of foreclosed single-family units into rentals and increasingly stringent lending criteria. Demographic factors may also affect demand as baby boomers with limited retirement savings and increased health-care costs approach retirement age. Younger residents, saddled with student debt, face challenges saving for down payments. Manufacturing and other higher-wage jobs are stagnating and being replaced via automation and conversion to a lower-wage service economy. Fewer skilled construction workers are available after many switched occupations during the recession.

Also missing in 2017 was a deeper examination of how other state policies intended to address legitimate issues affect land availability and the cost of housing. These include laws and policies aimed at limiting sprawl and protecting agricultural,

coastal and open-space land from development; and building codes, energy standards, disabled access, wage requirements and other issues.

The funding for affordable housing approved during the 2017 session was certainly welcome — yet given the demand, it falls far short of the resources needed. It is unlikely, however, that cities can expect additional state funding for housing — other than the housing bond on the November ballot — from the Legislature in 2018.

Although many changes were made to the planning and approval process in 2017, local governments are still waiting for the market to fully recover and developers to step forward and propose housing projects at the levels observed prior to the recession. In 2018, a fuller examination by the Legislature is needed to explore the reasons why developers are not proposing projects at the pre-recession levels. Local governments cannot approve housing that is not proposed.

To make continued progress on housing in 2018, legislators should also consider creating more tools for local governments to fund infrastructure and affordable housing. Some legislators have begun discussing the need to restore a more robust redevelopment and affordable housing tool for local agencies, and that is encouraging. Reducing the local vote thresholds for infrastructure and affordable housing investments would also be helpful.

For more information, visit www.cacities.org/housing or contact Jason Rhine, legislative representative; phone: (916) 658-8264; email: jrhine@cacities.org. ■

Acknowledgments

Part I of this document is excerpted and adapted from "Finding Solutions to the Affordable Housing Crisis" by Carolyn Coleman, which appeared in the March 2017 issue of *Western City* magazine, the monthly publication of the League of California Cities online at www.westerncity.com.

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Attachment B

California Coastal Commission

April 18 and November 20, 2017 ADU Memos

CALIFORNIA COASTAL COMMISSION

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TO: Planning Directors of Coastal Cities and Counties

FROM: John Ainsworth, Executive Director

RE: New Accessory Dwelling Unit Legislation

DATE: April 18, 2017

New State requirements regarding local government regulation of “accessory dwelling units” (ADUs) became effective on January 1, 2017. The Legislature amended Government Code section 65852.2 to modify the requirements that local governments may apply to ADUs, most notably with respect to parking. The Legislature further specified that local ADU ordinances enacted prior to 2017 that do not meet the requirements of the new legislation are null and void. (Gov. Code, § 65852.2, subd. (a)(4).) Significantly, however, the Legislature further directed that the statute shall not be interpreted to “supersede or in any way alter or lessen the effect or application of the California Coastal Act . . . except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.” (Gov. Code, § 65852.2, subd. (j).) The Legislature also enacted Government Code section 65852.22, which establishes streamlined review of “junior” ADUs in jurisdictions that adopt ordinances that meet certain specified criteria. Unlike Government Code section 65852.2, the junior ADU statute does not specifically address or refer to the Coastal Act.

The Coastal Act requires the Coastal Commission to encourage housing opportunities for low and moderate income households and calls for the concentration of development in existing developed areas. (Pub. Resources Code, §§ 30250, subd. (a); 30604, subd. (f).) The creation of new ADUs in existing residential areas is a promising strategy for increasing the supply of lower-cost housing in the coastal zone in a way that avoids significant adverse impacts on coastal resources.

Some local governments have requested guidance from the Coastal Commission regarding how to implement the ADU and junior ADU statutes in light of Coastal Act requirements. This memorandum is intended to provide general guidance for local governments with fully certified local coastal programs (LCPs). The Coastal Commission is generally responsible for Coastal Act review of ADUs in areas that are not subject to fully certified LCPs. Local governments that have questions about specific circumstances not addressed in this memorandum should contact the appropriate district office of the Coastal Commission.

1) Update Local Coastal Programs

The Coastal Commission strongly recommends that local governments amend their LCPs to address the review of coastal development permit (CDP) applications for ADUs in light of the new



legislation. Currently certified provisions of LCPs, including specific LCP ADU sections currently in place, are not superseded by Government Code section 65852.2 and continue to apply to CDP applications for ADUs. Any conflicts between those LCP provisions and the new statutory requirements as they apply to *local permits other than CDPs*, however, may cause confusion that unnecessarily thwarts the Legislature's goal of encouraging ADUs. Government Code section 65852.2 expressly allows local governments to adopt local ordinances that include criteria and standards to address a wide variety of concerns, including potential impacts to coastal resources, and thus the coastal resource context applicable to any particular local government jurisdictional area needs to be addressed in any proposed LCP ADU sections. Coastal Commission staff anticipates that LCP amendments to implement the ADU legislation will reconcile Coastal Act requirements with the ADU statutes, thus allowing accomplishment of the Legislature's goals both with respect to coastal protection and encouragement of ADUs.

When evaluating what specific changes to make to an LCP, consider whether amendments to the land use plan component of the LCP are necessary in order to allow proposed changes to the implementation plan component. LCP amendments that involve purely procedural changes, that do not propose changes in land use, and/or that would have no impact on coastal resources may be eligible for streamlined review as minor or de minimis amendments. (Pub. Resources Code, § 30514, subd. (d); Cal. Code Regs., § 13554.)

2) Review of ADU Applications

- A) **Check CDP History for the Site.** The ADU statutes apply to residentially zoned lots that currently have a legally established single-family dwelling. Determine whether a CDP was previously issued for development of the lot and whether that CDP limits, or requires a CDP or CDP amendment for, changes to the approved development or for future development or uses of the site. In such cases, previous CDP requirements must be understood in relation to the proposed ADU, and they may restrict the proposal. If an ADU application raises questions regarding a Coastal Commission CDP, including if an amendment to a CDP issued by the Coastal Commission may be necessary, instruct the applicant to contact the appropriate district office of the Coastal Commission.
- B) **Determine Whether the Proposed ADU Qualifies As Development.** The Coastal Act's permitting requirements apply to development performed or undertaken in the coastal zone. (Pub. Resources Code, § 30600, subd. (a).) Minor changes to an existing legally established residential structure that do not involve the removal or replacement of major structural components (e.g., roofs, exterior walls, foundations) and that do not change the size or the intensity of use of the structure do not qualify as development with the meaning of the Coastal Act. A junior ADU that complies with the requirements of an ordinance enacted pursuant to Government Code section 65852.22 generally will not constitute development because it will not change the building envelope and because it must contain at least one bedroom that was previously part of the primary residence. Such minor changes do not require a Coastal Act approval such as a CDP or waiver unless specified in a previously issued CDP for existing development on the lot. If questions arise regarding whether a

proposed ADU qualifies as development, please contact the appropriate district office of the Coastal Commission.

C) If the Proposed ADU Qualifies As Development, Determine Whether It Is Exempt.

Improvements such as additions to existing single-family dwellings are generally exempt from Coastal Act permitting requirements except when they involve a risk of adverse environmental effects as specified in the Coastal Commission's regulations. (Pub. Resources Code, § 30610, subd. (a); Cal. Code Regs., tit. 14, § 13250.) Improvements that qualify as exempt development under the Coastal Act and its implementing regulations do not require Coastal Act approval unless required pursuant to a previously issued CDP. (Cal. Code Regs., tit. 14, § 13250, subd. (b)(6).)

An improvement does not qualify as an exempt improvement if the improvement or the existing dwelling is located on a beach, in a wetland, seaward of the mean high tide line, in an environmentally sensitive habitat area, in an area designated as highly scenic in a certified land use plan, or within 50 feet of the edge of a coastal bluff. Improvements that involve significant alteration of land forms as specified in section 13250 of the Commission's regulations also are not exempt. In addition, the expansion or construction of water wells or septic systems are not exempt. Finally, improvements to structures located between the first public road and the sea or within 300 feet of a beach or the mean high tide line are not exempt if they either increase the interior floor area by 10 percent or more or increase the height by more than 10 percent. (Cal. Code Regs., tit. 14, § 13250, subd. (b).)

To qualify as an exempt improvement to a single-family dwelling, an ADU must be contained within or directly attached to the existing single-family structure. "[S]elf-contained residential units," i.e., detached residential units, do not qualify as part of a single-family residential structure and construction of or improvements to them are therefore not exempt development. (Cal. Code Regs., tit. 14, § 13250, subd. (a)(2).) Again, if questions arise regarding CDP exemption requirements, please contact the appropriate district office of the Coastal Commission.

- D) If the Proposed ADU Is Not Exempt From CDP Requirements, Determine Whether A CDP Waiver is Appropriate.** If a proposed ADU qualifies as an improvement to a single-family dwelling but is not exempt, a local government may waive the requirement for a CDP if the LCP includes a waiver provision and the proposed ADU meets the criteria for a CDP waiver. Such provisions generally allow a waiver if the local government finds that the impact of the ADU on coastal resources or coastal access would be insignificant. (See Cal. Code Regs., tit. 14, § 13250, subd. (c).) In addition, they generally allow a waiver if the proposed ADU is a detached structure and the local government determines that the ADU involves no potential for any adverse effect on coastal resources and that it will be consistent with the Chapter 3 policies of the Coastal Act. (See Pub. Resources Code, § 30624.7.) Some LCPs do not provide for waivers, but may allow similar expedited approval procedures. Those other expedited approval procedures may apply. If an LCP does not include provisions

regarding CDP waivers or other similar expedited approvals, the local government may submit an LCP amendment to authorize those procedures.

- E) **If a Waiver Would Not Be Appropriate, Review CDP Application for Consistency With Certified LCP Requirements.** If a proposed ADU constitutes development, is not exempt, and is not subject to a waiver or similar expedited Coastal Act approval authorized in the certified LCP, it requires a CDP. The CDP must be consistent with the requirements of the certified LCP and, where applicable, the public access and recreation policies of the Coastal Act, except that no local public hearing is required. (Gov. Code, § 65852.2, subd. (j).) Provide the required public notice for any CDP applications for ADUs, and process the CDP application according to LCP requirements. Once a final decision on the CDP application has been taken, send the required final local action notice to the appropriate district office of the Coastal Commission. (Cal. Code Regs., tit. 14, §§ 13565-13573.) If the ADU qualifies as appealable development, a local government action to approve a CDP for the ADU may be appealed to the Coastal Commission. (Pub. Resources Code, § 30603.)

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TO: Planning Directors of Coastal Cities and Counties
FROM: John Ainsworth, Executive Director
RE: Implementation of New Accessory Dwelling Unit Law
DATE: November 20, 2017

On April 18, 2017, we circulated a memo intended to help local governments interpret and implement new state requirements regarding regulation of “accessory dwelling units” (ADUs) in the coastal zone. Following the enactment of AB 2299 (Bloom) and SB 1069 (Wiekowski), changes to Government Code 65852.2 now impose specific requirements on how local governments can and cannot regulate ADUs, with the goal of increasing statewide availability of smaller, more affordable housing units. Our earlier memo was intended to help coastal jurisdictions and members of the public understand how to harmonize the new ADU requirements with LCP and Coastal Act policies. This memo is meant to provide further clarification and reduce confusion about whether and how to amend LCPs in response to these changes.

Although Government Code Section 65852.2(j) states that it does not supersede or lessen the application of the Coastal Act, it would be a mistake for local governments with certified LCPs to interpret this as a signal that they can simply disregard the new law in the coastal zone. The Commission interprets the effect of subdivision (j) as preserving the authority of local governments to protect coastal resources when regulating ADUs in the coastal zone, while also complying with the standards in Section 65852.2 to the greatest extent feasible. In other words, ADU applications that are consistent with the standards in Section 65852.2 should be approved administratively, provided they are also consistent with Chapter 3 of the Coastal Act as implemented in the LCP. Where LCP policies and ordinances are already flexible enough to implement the provisions of Section 65852.2 directly, local governments should do so. Where LCP policies directly conflict with the new provisions or require refinement, those LCPs should be updated to be consistent with the new ADU statute to the greatest extent feasible while still complying with Coastal Act requirements.

Bear in mind that Section 65852.2 still preserves a meaningful level of local control by authorizing local governments to craft policies that address local realities. It allows local governments to designate areas where ADUs are allowed based on criteria such as the adequacy of public services and public safety considerations. It also explicitly allows local governments to adopt ordinances that impose certain standards, including but not limited to standards regarding height, setbacks, lot coverage, zoning density, and maximum floor area. In the coastal zone, local governments can incorporate such standards in LCP policies in order to protect Chapter 3 resources while still streamlining approval of ADUs.

Therefore, the Commission reiterates its previous recommendation that local governments amend their LCPs accordingly, using Section 65852.2 as a blueprint for crafting objective

standards related to design, floor area, parking requirements and processing procedures for ADUs in a manner that protects wetlands, sensitive habitat, public access, scenic views of the coast, productive agricultural soils, and the safety of new ADUs and their occupants. Depending on the individual LCP, such amendments might include:

- Updating the definition of an ADU (variously referred to in existing LCPs as second units, granny units, etc.)
- Implementing an administrative review process for ADUs that includes sufficient safeguards for coastal resources
- Re-evaluating the minimum and maximum ADU floor area and related design standards
- Specifying that ADUs shall not be required to install new or separate utility connections
- For ADUs contained within existing residences or accessory structures, eliminating local connection fees or capacity charges for utilities, water and sewer services.
- Providing for ministerial approval of Junior Accessory Dwelling Units (JADUs)
- Clarifying that no more than one additional parking space per bedroom is required
- Eliminating off-street parking requirements for ADUs located within a ½ mile of public transit, an architecturally significant historic district, an existing primary residence or accessory structure, one block of a car share vehicle, or where on-street parking permits are required but not offered to the occupant of an ADU

This is just a partial list, as specific changes will depend on existing LCP policies as well as unique local resource constraints. See our earlier memo for additional recommendations.

We are currently conducting a survey to identify the number of local governments which have already initiated the amendment process. For those that have not, Commission staff strongly urges those jurisdictions to do so in the very near future.

To expedite the process, the Commission will process ADU-specific LCPAs as minor or de minimis amendments whenever possible. We realize that procedural requirements for public review and participation can be time consuming, and will strive to complete the Commission's review process expeditiously. In the interim, we urge local governments to consider which provisions of Section 65852.2 might be implemented administratively, through existing procedures, definitions, or variances. Because each LCP is distinct and unique to its particular jurisdiction, some are inherently more flexible than others. We strongly suggest applying any existing discretion in a manner that conforms to Section 65852.2 as well as your LCP.

We acknowledge that because of the nature of our state/local partnership the Commission cannot compel local governments to undertake these amendments. The foregoing advice is offered in the spirit of our mutual goals and responsibilities of preserving both Coastal Act objectives and local control of planning and permitting decisions. We are grateful that the Legislature elected to preserve the integrity of the Coastal Act when it passed these bills. We are also mindful that this did not reflect any intent to discourage ADUs in the coastal zone, but rather to ensure that new ADU incentives are implemented in a way that does not harm coastal resources. In order to maintain the Legislature's continued support for this approach, and avoid the imposition of unilateral coastal standards for ADUs in the future, it is essential to demonstrate that these housing policies can and will be responsibly implemented in the coastal zone.

My staff and I remain ready and available to assist in this effort.

ACTION MINUTES

The meeting was called to order at 5:32 p.m. by Richard Johnson, Chair.

ROLL CALL

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

Boardmembers absent: None

OTHERS PRESENT: 7 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

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

Hearing on the request of NMA Architects, agent/architect for the Carpinteria Valley Arts Council, to consider Project 16-1841-DP/CDP for final review of a proposal to expand the Arts Center into the adjoining property and remodel the existing building. The proposed interior improvements include demolition of some interior walls and facilities as well as the addition of a storage room, office space, second bathroom, and a revised kitchen. Proposed exterior improvements include removal of the existing frontage features, alterations to the existing window and door arrangement, addition of a metal wrap-around awning, new signage, and refinishing and repainting of the façade. There would be no change to the building's square footage or height. The property is a 3,125 square foot parcel zoned Central Business (CB) with a Visitor-serving Commercial Overlay (V) and shown as APN 003-262-009, addressed as 865 Linden Avenue.

Staff presented the project, noting several minor revisions to the plans since the ARB last reviewed the project. Overall, staff believed the plans addressed the Board's comments and a recommendation for approval was appropriate.

Dave Mendro and Ashley Lapp from NMA Architects along with David Powdrell and Norm Arnold from the CVAC appreciated the community's and City's support for the project up to now, noting the fundraising campaign for the improvements is almost complete. With respect to the Board's suggested revisions, they explained the side door has been expanded to a tri-fold door to allow for a larger opening and that they studied several different color options for the sign (which they presented to the Board), but that the original red sign remains their preference. They presented the color and material board noting there had been no changes from what had previously been submitted with the exception that the window and door frames have been switched out for a metal color as previously recommended by the Board.

Public Comment: None.

Boardmember Discussion:

Boardmembers Cox, Chappell and Reginato all commented that they were pleased with the project as submitted. Boardmember Reginato noted he thought the bold-colored sign looks good.

Boardmember Ellinwood explained he too was in support of the red sign. He asked about lighting for the sign and awning colors. The applicants explained the sign would be backlit with LED lights to make the lettering visible; the sign face would also be illuminated by a downlight above it. In terms of the awning colors, the intent is to match them to the shade sails next door. Most likely the front awning would be white or light colored, and the awnings down the side elevation would relate to the shade sail colors. The applicants explained they wanted to study this more before picking the final colors or arrangement of the different color awnings.

Boardmember Johnson asked about the building-mounted lights and the photometrics, wondering if the proposed lighting would be too flat. The applicants explained their intent is for the lights to only subtly illuminate the awnings; they do not want to illuminate the entire building. The lights would be dimmable to ensure lighting can be properly controlled.

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Cox to recommend final approval as submitted.

VOTE: 5-0

PROJECT REVIEW

- 1) Applicant: Kevin Moore, Architect, for Scott Smigel Planner: Nick Bobroff
Project Number: 16-1844-DP/CDP
Project Location: 5080 Carpinteria Avenue
Zoning: Commercial Planned Development (CPD) with Visitor-serving Commercial (V) Overlay

Request of Kevin Moore, agent/architect for Scott Smigel to consider Project 16-1844-DP/CDP for final review of a request to allow a change of use and remodel to the former Sunburst Printers shop to accommodate a new retail wine sales business and wine bar. Proposed interior improvements to the building include a remodel to create a new kitchen, service bar, retail area and accessible restroom. Exterior improvements include construction of a new exterior deck, entry vestibule, accessible access ramp and new paint, lighting and windows/doors. The property is a 6,250 square foot parcel zoned Commercial Planned Development (CPD) with a Visitor-serving Commercial (VC) Overlay and shown as APN 004-041-013 addressed as 5080 Carpinteria Avenue.

Staff presented the project noting no further changes had been made since the Board's last review. Staff noted that additional architectural details and colors/materials had been provided for the Board's review.

Kevin Moore described the proposed materials for the building. He clarified that the entry vestibule

would be clad in a matte finish aluminum panel. He also explained that the decking and trash enclosure would use a timbertech wood composite material.

Public Comment: None.

Boardmember Discussion:

Boardmember Ellinwood explained that he preferred the greater contrast in colors between the building body color and entry vestibule color as shown in the renderings. He recommended the applicant select a darker grey shade for the building body. He also asked how the scoring would be achieved between the aluminum panels on the vestibule. The applicant explained that panels are mounted on hidden tracks leaving a defined seam between panels. The seam would be painted out in a slight darker grey shade to give it definition. Boardmember Ellinwood also asked about window and door trim colors. The applicant explained that the plaster would be carried right up to the edge of the windows and door frames, and that the frames themselves would clear anodized.

Boardmember Reginato recommended using stainless fasteners for the awning hardware. He reiterated that he still did not care for the bulbous leg on the sign but would still support the project.

Boardmember Johnson noted he liked the landscape plan, including the opening up of the corner planter and the use of the taller plantings along the west side elevation. He noted he agreed with Boardmember Ellinwood concerning the building colors. He asked about roof scuppers. The applicants explained they would be maintaining the existing scupper which is located on the backside of the building.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato to recommend final approval with the following comments:

- Revised body color to be submitted to staff and brought to the Board as a “matters by staff”

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- 1) Action Minutes of the Architectural Review Board meeting held June 29, 2017.
ACTION: Motion by Boardmember Chappell, seconded by Boardmember Cox to recommend approval as submitted.
VOTE: 3-0 (Ellinwood & Reginato abstain)
- 2) Action Minutes of the Architectural Review Board meeting held September 14, 2017.
ACTION: Motion by Boardmember Reginato, seconded by Boardmember Chappell to recommend approval as submitted.
VOTE: 3-0 (Cox & Johnson abstain)
- 3) Action Minutes of the Architectural Review Board meeting held October 12, 2017.
ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato to recommend approval as submitted.
VOTE: 4-0 (Chappell abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- Boardmember Reginato asked if there are thresholds for what constitutes a remodel as opposed to a rebuild. He explained that he believed the Swinford Residence project had exceeded what should be considered a remodel (of the rear apartment unit to remain), noting that it had almost been entirely taken down to the foundation.

ADJOURNMENT

Chair Johnson adjourned the meeting at 6:07 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, December 14, 2017.

All Boardmembers present indicated they would be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

ACTION MINUTES

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

ROLL CALL

Boardmembers present: Richard Johnson
Grant Cox
Scott Ellinwood
Jim Reginato

Boardmembers absent: Dylan Chappell

OTHERS PRESENT: 40 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: Ray Twyford, Blackbird Architects for Carpinteria Sanitary District
Planner: Marysol Smith
Project: 17-1868-DP/CDP
Project Location: 5300 Sixth Street
Zoning: Community Facility (CF)

Request of Ray Twyford, agent/architect for the Carpinteria Sanitary District, to consider Project 17-1868-DP/CDP for preliminary review of a request to demolish an existing 3,600 square foot modular building for the Carpinteria Sanitary District and construct a new one-story 4,118 square foot office building in its place. The project would include grading to raise the new building above the floodplain (cut 200 cubic yards, fill 1,500 cubic yards, for a net import of 1,300 cubic yards), new hardscape, removal of nine trees, and new landscaping. Parking for the new headquarters building is proposed to remain in the City's Sixth Street right-of-way. The property is a 1.1 acre parcel zoned Community Facility (CF) and shown as APN 003-332-015, addressed as 5300 Sixth Street.

Due to proximity of his residence to the project site, Boardmember Reginato recused himself from participating and exited the chambers until the item was completed.

Staff presented the proposed project, describing the details of the new building, the need for the elevated fill pad to comply with flood zone requirements, the provision of parking in the Sixth Street right-of-way, and the proposed tree removals and replacement landscaping.

The project representatives, Ken Radtkey and Ray Twyford from Blackbird Architects, and Carpinteria Sanitary District Board of Director Mike Modugno presented the project to the Board. They explained that the District's Conditional Use Permit for their existing modular offices is set to expire in two years, and that they are seeking an innovative and environmentally responsible, permanent solution to their need for new offices. They noted the new building would comply with current flood plain requirements. Overall, they felt the proposed design was modest (net 500 square feet larger than existing) and low in height. They explained the building was set back at an angle from the street in part to take advantage of the site's natural topography to minimize needed fill and

provide a gentle grade change from the on-street parking to the building entrances. Required parking would be met with the addition of extra parking in the street right-of-way, thereby reducing the amount of paving and development on the project site. They acknowledged that the larger property functions like a public open space and indicated that concerns over safety were a significant factor in their request to remove the existing eucalyptus and palm trees, as well as a desire to protect the landmarked Portola Sycamore.

In response to questions from Boardmembers, they indicated that the finished grade height for the project site is 24.2' whereas the existing grades at the residential properties to the north of the project site are at approximately 26' or higher. Ceiling heights for the new building would be 9-10' for the office portion and approximately 14' for the boardroom. Natural lighting would be achieved through windows and possibly (future) skylights. Informal public access from the residential neighborhoods down the grassy slope and through the project site has been used over the years.

Public Comment:

Public comment letters were submitted by Deborah and Rico Petrini. In their letters, they advocate for protecting the existing trees on site and for a smaller, more modest Sanitary District office building. They believe use of public funds to construct such a building is untimely due to recent natural disasters. They also believe the building as proposed would encroach on adjacent neighbors' privacy and view rights.

Gary Campopiano indicated he would like the eucalyptus trees to remain, noting they help to screen nearby development from his view. He also asked about the need for the elevated fill pad.

Catherine Overman also supported protection for the trees describing them as an important resource given their prominent visibility from around the neighborhood and their habitat value for birds and wildlife. She believed the trees to be healthy. She shared photographs of the trees from different vantages with the Board.

Leslie Gascoigne described the eucalyptus trees as being important raptor habitat and a monarch butterfly site. She suggested rather than removing the trees, they should be regularly pruned and protected with a low fence to ensure their ongoing health and public safety. As an alternative, if the trees are truly unsafe, perhaps a phased approach could be explored which would delay removal until the habitat created by the new tree plantings matures. She believed the two Sycamore "suckers" proposed to be removed were in fact limbs from the Portola Sycamore that had grown down to the ground and re-sprouted roots, and therefore should not be removed. In terms of the proposed building design, she felt that it should be scaled down and simplified to more closely mimic the size and orientation of the existing building.

Denver Compton agreed with the other commenters. He felt the trees should be protected as they contribute to the property's park-like setting and are important bird habitat, including for raptors. He believed the trees would not pose a threat provided they are pruned and taken care of. He felt the building should be kept more simple and utilitarian, and didn't understand why the building should be moved back toward the houses or re-oriented away from the street. He noted the area has, and will continue to, periodically flood, even if the new building is elevated.

Denise Stapleton shared history of the property, explaining it had been taken from her relatives many years ago through the use of eminent domain and was originally designated to be a park. She asked

why then would the City allow a new building and the removal of trees in such a place. She clarified that an informal path exists from Oak Avenue down into the subject property.

William Stapleton shared that he owns a property directly adjacent to the project site and that views from his patio would be significantly impacted by the proposed project. He indicated he understands the flood zone requirements and the need to raise up the building, but that the District should instead consider buying and building on property elsewhere in the City. He reiterated Ms. Stapleton's comment that the property had been acquired by the State to protect the Portola Sycamore. He asked that the trees proposed to be removed be flagged or otherwise identified on the project site.

Debra Brewer noted that a lot of trees have been removed from around the City lately, describing it as a disturbing trend. She described the existing trees as a beautiful sight and asked that they be preserved.

Nancy Baron described herself as an ecologist and bird expert. She noted that due to the significant impacts of the recent Thomas Fire, remaining areas with lots of trees are a refuge for area birds. She was not in favor of removing the existing trees and replacing them with multiple small container size oak trees that lack the diversity of the existing trees and that will take many years to reach maturity.

Louise Hansen indicated her agreement with other commenters. She is concerned with the loss of the trees due to their habitat value. She said she had an arborist examine the trees who concluded the largest of the eucalyptus was a magnificent specimen in good health, and that it could continue to be so provided it is regularly pruned. She believed the existing trees may create a beneficial environment for the Portola Sycamore and that, especially in the aftermath of the Thomas Fire, every tree counts and should be protected. With respect to the proposed building, she felt it was too large and too close to the adjacent homes (including her own residence). She described the new building as being 53' closer than the existing building and believed that an adequate buffer needs to be maintained. She recommended the building be moved to the south and west, that the building footprint and orientation more closely match that of the existing building, and that the overall design and amenities be simplified and scaled back.

Kathleen Lord described the site as being a historic wetland, noting that fill was brought into the site when the existing modular office building was erected. She suggested that more fill should not be brought into the site as the water will have to go somewhere else if displaced. She also advocated for protecting the existing trees.

Jon Paola opined that the proposed building appeared to be very expensive for ratepayers despite serving so few employees. He agreed with others that the trees were important habitat for raptors and butterflies. He believed the proposed project was not right for the community.

Susan Anderson advocated for saving the trees, describing the area as a precious site. She acknowledged the proposed addition of new trees to the site, however, expressed that they do not replace the existing trees that have been part of the community for so long. She did not believe there is a need for additional community meeting rooms in the City and felt that overall, the design and amenities of the building were excessive.

George Johnson was in favor of keeping the existing trees. He suggested that instead of only planting oaks, some of the new plantings could be sycamore which may do better in the area if there is high

groundwater. He suggested the replacement trees be planted now, and the eucalyptus left in place until, or if, they pose a more serious threat. He also supported the idea of erecting post and rail fencing around the trees to protect the public. He was in agreement with others that the proposed building should be moved to the south and west to the extent feasible.

Duke McPherson, consulting arborist for the Sanitary District, shared some of this findings after examining the trees. He explained that he was asked to primarily consider safety concerns due to potential for sudden limb drop and similar occurrences given the liability exposure from the public's use of the grounds. He described the trees as being fast growing, most likely due to high groundwater. He noted they were thoroughly pruned around 2015 but had already outgrown their pruning. He said if it were his property and under ideal circumstances, he would be in favor of removing the two smaller "unruly" eucalyptus but keeping the largest specimen, which he agreed was a magnificent tree and generally in good health. However, he noted that in terms of long-term habitat value, removal and replacement of the eucalyptus with native trees is preferable. With respect to the sycamore "suckers" proposed for removal, he clarified that these are offshoots from the Portola Sycamore but that they should be removed as they steal energy away from the tree and if left to grown larger, could eventually compete with the main tree for resources.

Boardmember Discussion:

Boardmember Ellinwood acknowledged the significant concerns over removal of the trees among the neighbors. He felt that the proposed building was modest but that the applicants needed to consider comments from the community. He suggested that the building's mass, orientation, placement and size be restudied. He recommended the building be shifted away from the neighbors to the north, perhaps through reducing the angle of the building relative to the street. He also believed the overall building height could be further reduced, perhaps by as much as two feet. At minimum, he recommended the District explore options for protecting the largest of the eucalyptus trees. In terms of new tree plantings he agreed with Mr. Johnson that sycamore can do great in a wet area, but also shared that, in his experience, oaks can also do well in areas with high groundwater.

Boardmember Cox was impressed by the outpouring of support by the community for the protection of the trees. He noted that he too felt strongly about people's connections with trees. He indicated he liked the building and architecture, but agreed with others' suggestions to move the building to the south and west in an effort to keep most of the site open and undeveloped. He was also in favor of re-establishing public access to the site from Olive and Oak Avenues. He said he would prefer to see more native plantings used rather than succulents, noting succulents may struggle in the shade. He also suggested replacing the proposed carex groundcover with "tiffway" hybrid Bermuda instead. He acknowledged there could be some risk with keeping the eucalyptus but felt it was worth it given their importance to the community.

Boardmember Johnson commented on the good overall building design, the selected color palette, and acknowledged the project's attempt to mitigate the raised elevation by incorporating a gradual slope and stepping the building back. He found the proposed maximum height to be acceptable, noting that typically residential roofs peak at about 14 or 15 feet. He expressed understanding that the trees are valuable to the community, however, at the same time, he understands the liability concerns of the District. He commented that the proposed Oak trees should experience a faster growth rate due to the wetter environment and would contribute to the site's existing habitat and park-like setting. He also suggested screening plantings could be used along the shared property line with neighbors to soften views of the new building. Similarly, he suggested that the applicants carefully consider roof

colors given the higher elevations of residences to the north. Boardmember Johnson clarified that the required raised elevation is a federal mandate.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Cox to continue the project to a future meeting date with their comments attached.

VOTE: 3-0 (Reginato recused)

PROJECT REVIEW

- 2) Applicant: Ellen Bildstein, Architect, for Phari, LLC.
Project: 17-1877-DP/CDP
Planner: Nick Bobroff
Project Location: 1112 Linden Avenue
Zoning: Planned Residential Development (PRD-20)

Request of Ellen Bildstein, agent/architect for Phari, LLC, to consider Project 17-1877-DP/CDP for preliminary review of a request to remodel and convert an existing single family dwelling and detached garage/second unit into a five-unit multifamily residential apartment development. The existing single family residence would be enlarged by 251 square feet and split into two attached units; the detached garage/second unit building would be expanded by 12 square feet and divided into three attached apartment units. Expanded parking areas and updated landscaping and utilities are proposed as part of the project. The property is an 11,085 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 004-041-001, addressed as 1112 Linden Avenue.

Staff presented the project, describing the proposed scope of work, parking configuration, setback modification request, and site improvements. Staff asked the Board to provide input on the overall site intensity and function of the parking/driveway layout.

The project representatives, Ellen Bildstein, architect, and Bill Reid, property manager, described their efforts to have minimal impact on the existing buildings. They felt that in comparison to surrounding commercial development, the proposed project was low intensity. They suggested that the project is affordable by design and intended to provide workforce housing close to downtown amenities, and that some tenants may not have cars which would lessen demands on parking. In response to staff suggestions, they agreed they could use all permeable materials for new hardscape areas and could look for additional landscaping areas.

Public Comment:

Alan Grant submitted a letter raising concerns over impacts the increased intensity of the proposed development would have on his quality of life and the surrounding community. He believes the existing driveway arrangement and the number of cars that would be using said driveway poses a safety hazard for motorists and pedestrians. He also expressed concern over impacts to limited public on-street parking in the area if tenants opt not to park in the rear parking area due to the challenges of negotiating the narrow driveway.

Martha Rugg also shared concerns about the narrow driveway, and the potential for this to create safety hazards for motorists and/or pedestrians, as well as discouraging tenants from parking in the

rear parking area, thus placing increased demands on already limited on-street parking in the vicinity. She noted the project would result in a significant increase in intensity and density, which may have negative impacts on her property and the general character of the neighborhood.

Boardmember Discussion:

Boardmember Ellinwood felt the project was a reasonable design. He thought the new carports should be minimal in design and would not be highly visible. He was in agreement with using permeable materials for new hardscape areas. He asked if the angled parking space could be pulled back or straightened out without compromising necessary maneuvering space (per architect, “no, not feasible”). He commented that it can be difficult to get out of the driveway onto Linden Avenue, but fortunately vehicles exiting the driveway would be able to do so “head out” rather than backing out of the driveway.

Boardmember Cox had no comments on the proposed landscape design other than stating it looked acceptable.

Boardmember Reginato felt the building architecture and carport design were fine, however he noted he took significant issue with the parking arrangement. He said if the units are intended to be affordable workforce housing, there is a chance laborers and similar trades people that own large trucks could be living there. Due to the number of units on the property and their required parking spaces, the resulting layout is too tight and would be a challenge for anyone with a large truck to maneuver through. He indicated he cannot support the project as is, finding it to be too small of a space for too many vehicles. He also felt it would be difficult for so many vehicles to get in/out of the existing narrow driveway.

Boardmember Johnson noted the project would have minimal impact to existing building footprints. He said they made the parking work, providing sufficient maneuvering space for all required spaces, with only needing a minor encroachment into the side setback, which abuts another parking lot. He was in agreement with efforts to maximize landscaping wherever feasible. He also suggested the applicants consider introducing awnings to the buildings and the use of subtle colors for the structures.

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

VOTE: 3-1 (Reginato opposed)

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held November 16, 2017.

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

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- Boardmember Cox asked the other Boardmembers to review the Downtown “T” landscape improvements along Linden Ave and Carpinteria Ave, and share their input at the next ARB meeting.
- At the previous request of Boardmember Reginato, staff provided a brief update on the ongoing challenges with projects approved for remodels and alterations of nonconforming structures expanding in scope during construction to entail more significant rebuilds/alterations. Staff explained that when these situations come up, they are reviewed with the Building Inspector and Community Development Director to determine the proper course of action. Going forward, staff hopes to incorporate clearer thresholds into the Zoning Code to delineate between a remodel/alteration and when a project should instead be required to rebuild to meet current standards.

ADJOURNMENT

Chair Johnson adjourned the meeting at 7:51 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, February 15, 2018.

Boardmember Cox indicated he would be absent for the next meeting. All other Boardmembers present indicated they would be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

ACTION MINUTES

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

ROLL CALL

Boardmembers present: Richard Johnson
Dylan Chappell
Scott Ellinwood
Jim Reginato

Boardmembers absent: Grant Cox

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

PUBLIC COMMENT: None.

PROJECT REVIEW

- 1) Applicant: Martha Selfridge
Project: 17-1862-CUP/CDP
Planner: Lucy Graham
Project Location: 5596 Calle Arena
Zoning: Single Family Residential District (6-R-1)

Request of Martha Selfridge to consider Project 17-1862-CUP/CDP for final review of a proposal for an interior remodel, addition of 49 square feet to the existing single-family residence, and addition of 136 square feet to the attached single car garage. The total square footage of the residence would increase from 1,540 square feet to 1,725 square feet. Maximum height of the residence would increase to 13 feet 6 inches. The property is a 7,850 square foot parcel zoned Single Family Residential District (6-R-1) and shown as APN 003-381-017, addressed as 5596 Calle Arena.

Staff presented the project and described the revisions made to the project in light of the Planning Commission's conditions of approval (night sky-friendly lighting and lowered front-yard hedges).

Public Comment: None.

Boardmember Discussion:

The Boardmembers were in unanimous agreement that it was a nice project. The Board indicated the proposed colors and materials were appropriate, and the submitted final working drawings were adequate with a couple of minor comments:

Boardmember Ellinwood suggested adding a note that all new lighting will comply with Title 24 requirements.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Chappell to recommend final approval to the Community Director with their comments attached.

VOTE: 4-0

PROJECT REVIEW

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

Request of Everett Woody, agent/designer for Karen Hawkins to consider Project 15-1804-CDP for conceptual review of a proposal to construct a new split-level 2,980 square foot single family residence with attached two-car garage on an existing vacant lot. The proposed residence would reach a maximum height of 22 feet. The property is a 7,475 square foot parcel zoned Single Family Residential District (6-R-1) and shown as APN 003-382-014, addressed as 5567 Calle Arena.

Staff presented the project to the Board, describing the revisions made to the project in response to the Board's previous conceptual comments.

Everett Woody, project designer and agent, presented the project to the Board. He shared a drone video of the homes along Calle Arena explaining that many are built setback to setback, and/or feature second floors or raised decks looking out over the ocean. He explained that his proposed design instead pulls the residence back from the east (side) property line, thereby preserving a sight line down the side yard toward the ocean. He noted that due to the findings of the extensive Phase II archaeological investigation, they are able to complete site grading and use standard foundation construction techniques on the property without impacting archaeological resources. He described the architecture as being mid-century prairie, noting that he had further flattened the roof pitches from the original proposal. He also shared a number of studies comparing the massing of other two-story and split level residences in the neighborhood to that of his proposed design, finding that his design was comparable to, or smaller, than all. In response to a question from the Board, he clarified that the wood siding for the residence would be finished smooth clear coat cedar with recessed aluminum shadow molding in between planks.

Public Comment:

John Barrison reiterated that two-story homes are prohibited by the CC&Rs and that despite the revised plans, the proposed residence continues to qualify as a two-story structure. He indicated that other residences in the neighborhood bordered by two-story homes suffer from privacy impacts. He reminded the Board that the Concha Loma neighborhood is special and deserves protection.

Sue Skendarian felt that the residence's façade appeared too massive for the setting. She pointed out that while there are other large two-story or split-level homes in Concha Loma, the immediately adjacent homes to the subject property are smaller, single story homes. She said that in the past she had been prohibited from building two stories.

Heidi Wilkening believed the proposed design was too boxy, and recommended the second floor be stepped in on the sides. She pointed out that there were not many windows on the residence's frontage; she felt the resulting façade was not very attractive or friendly.

Jim Ashford pointed out that he is concerned with privacy impacts for his family's immediately adjacent residence given the second floor decks in proximity to the side property line. He agreed with others that the proposed design was too boxy and feared if approved in this manner, the project could set a poor precedent for future re-development of other properties. Overall, he felt that the project was not compatible with the general neighborhood.

David Tucker believed that despite the revisions, the project was still too intrusive for the neighborhood. He suggested that Concha Loma residences are typically not overbuilt, and therefore the proposed residence did not fit the neighborhood character. He did not feel the proposed design was consistent with the "small beach town" character of the neighborhood.

Boardmember Discussion:

Boardmember Ellinwood appreciated the increased setbacks and the applicant's attempt to take advantage of existing topography to lower the overall height of the structure as viewed from the street. He noted that in this design the ground floor level of the home actually sits below street level (he suggested this be made more clear on future submittals). He liked the aesthetics of the flattened roof and deep overhangs but noted that use of architectural shingles on such a flat roof may be difficult and suggested the applicant consider a standing seam metal roof instead. He indicated that he liked the prairie style references but felt the treatment had not been carried far enough. He suggested the front façade needed further study so that it doesn't read so fortress-like. Specifically he recommended the entry be carried across the frontage and more windows be added to the street-facing elevation. He noted he liked the clerestory windows on the elevator/stair tower but felt that the tower height could be lowered and the tower could be further animated. He also suggested that more siding be introduced into the design, particularly on the front elevation (such as on the garage). He did not consider rear privacy impacts to be significant given the visibility of rear yards to passing trains and the state park campground, however he conceded that the master bedroom deck could be reduced in size or shifted away from the property line.

Boardmember Chappell agreed that the revised design was an improvement over the original proposal. He noted that the residence still mostly looks like a two-story home but that overall he was okay with the mass and scale. He still felt that the front elevation needs further animation and charm. He suggested the tower element be eliminated entirely as it was too prominent of a feature for the residence and didn't really fit the character of the neighborhood. In terms of neighbor privacy concerns, he agreed with Boardmember Ellinwood that the master bedroom deck could be pulled in from the side.

Boardmember Reginato felt the split-level design helped to reduce the height and mass of the residence as viewed from the street. He noted he was however, still bothered by the garage and entry layout (i.e., cars block the entry if parked in the driveway). He agreed with Boardmember Chappell that the tower was too much. He pointed out that both side elevations felt too massive and should be further animated by stepping in the second floor from the ground floor. He pointed out that the east (side) elevation is more attractive than the front elevation and that more should be done to create a friendly, attractive street-front elevation (e.g., add windows, etc.). He liked the roof design and agreed with Boardmember Ellinwood that a metal roof may be a nice touch. He suggested exposed aluminum (like for the shadow molding between the cedar planks) would not hold up well in the salt air and should be replaced with stainless or copper. He suggested using screens or similar methods to mitigate privacy impacts from the rear second floor decks.

Boardmember Johnson liked the building's animation and massing, noting that the split level design helped to successfully address the front elevation's massing. He pointed out that it is setback far from the street. Contrary to the others, he liked the tower element but agreed it could be lowered in height. He felt the ground floor roof eave served as a suitable entry statement/porch for the side-loaded entry. He liked the overall proposed exterior treatments (colors and materials). He agreed with Boardmember Reginato that perhaps louvered screens or similar could be used along the sides of the second floor decks to mitigate privacy impacts.

Boardmembers Ellinwood and Reginato suggested that a front-loaded garage could benefit the project allowing for less paving, more landscaping and a more inviting entry statement. Mr. Woody explained that he prefers the side-loaded design as it better buffers the interior living areas from the street.

ACTION: Conceptual comments provided to the applicant.

VOTE: N/A

PROJECT REVIEW

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

Request of Tony Xiques, agent for Gary Zerlin, to consider Project 16-1847-CUP/CDP for continued preliminary review of a Conditional Use Permit and a Coastal Development Permit to allow for a 1,228 square foot first and second-story addition to an existing legal nonconforming single story residence located partially within the required rear setback. The total square footage of the residence and attached garage would increase from 1,029 square feet to 2,257 square feet. Maximum height of the residence would increase to 21 feet four inches. The property is a 10,454 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-324-001, addressed as 760 Palm Avenue.

Staff presented the project and described the revisions made to the project in response to the Board's comments during the last review. Staff noted that the revisions addressed some of the Board's comments, particularly, that the revised design proposes an addition that resides entirely within the allowed building envelope.

The project designer, Tony Xiques, walked the Board through the changes to the design in response to the Board's comments. The redesign proposes to locate the additions to the residence outside of the required setbacks. They paid particular attention to the large mature palm trees onsite, which guided the location of the first and second floor additions so as to minimize impacts to the trees. The mature trees would provide screening of the remodeled residence from both Eighth Street and Palm Avenue. The second story would be softened by two balconies, one of which provides some roof coverage over the main entry. The remodel would result in a three bedroom, two bath home that is more comfortable than and not as compacted as the first proposal. Materials would be the same as the first proposal which mimics the same color palette as the duplex on site. The duplex features a

hip roof, however, for the proposed project they are opting to go with gables to stay true to the original garage structure.

Public Comment: None.

Boardmember Discussion:

Boardmember Chappell acknowledged that the applicants did a good job with the redesign and that his only comment would be to step back the second floor along the east elevation. Applicants clarified that the east elevation does not face a street.

Boardmember Ellinwood reviewed the interior floor plan and highlighted that the redesigned proposal lends to more comfortable and livable interiors. He did not find any issues with the east elevation and adds that the garage protrusion further contributes to the differentiation between the first and second floors as viewed from the public spaces.

Boardmember Johnson called out the new storage sheds proposed for the duplex and would like to see elevations for them. He recommends that the existing roof pitch on the garage be updated to match the proposed roof pitch of the addition to enhance continuity to shape and form of the residence. Also, the applicant should consider a more exaggerated belly band on the two story element to break up the elevations a bit more. Boardmember Johnson requested that the applicants start to develop details for window trim, fascia and dark sky compliant lighting to present for Final ARB. He is in favor of the proposed color scheme as it uses earth tones.

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

VOTE: 3-0

PROJECT REVIEW

- 4) Applicant: Carpinteria Valley Water District
Project: 18-1901-DP/CDP
Planner: Marysol Smith
Project Location: 1301 Santa Ynez Avenue
Zoning: Public Utility District (UT)

Request of Jordyn Fenner, agent for the Carpinteria Valley Water District, to consider Project 18-1901-DP/CDP for preliminary review of a Development Permit and Coastal Development Permit to allow for the installation of 191.7 kW solar carports. The carports would be installed at the Carpinteria Valley Water District's maintenance yard and parking area and would offset the energy use of the on-site pump house. The arrangement includes solar arrays on four new parking lot canopy structures with respective square footages of: 2,918 sf., 3,930 sf., 3,930 sf., and 980 sf., with a maximum height of approximately 16 feet 6 inches. The property is a 2.53 acre parcel zoned Public Utility District (UT) and shown as APN 003-101-026, addressed as 1301 Santa Ynez Avenue.

Staff presented the project to the Board, and highlighted relevant components of the project for the Board to provide input on.

Tim Bearman, of Siemens Industry acting as Project Manager, and Ken Riley, Director of Renewable

Energy for M Bar C Construction, introduced themselves as agents representing the Carpinteria Valley Water District and provided a few clarifying points regarding the proposal. The proposal intends to use existing onsite drainage systems. The design of the structures will not cause sheeting of stormwater runoff as water will actually pass through the canopy. The standardized engineering for these types of structures typically allows for a degree of tilt of 5-7 degrees. The height of the structures is adjustable, the lowest option would be 9 feet. Their recommendation and the district's preference would be 12 feet to allow for equipment to be parked underneath the canopies. There would be no impact to existing landscaping as the structures would be installed in areas that are presently paved. There is a row of vegetation along the northern property line consisting of Acacia and Eucalyptus trees. If allowed to continue to mature it could help augment the buffer from the adjacent residences. The applicants have met with representatives of the Villa Pinos Home Owners Association (HOA) to review specifics of the project and address concerns. The HOA expressed to the applicants that they are on board with the project overall. As a follow-up, applicants will be attending the next HOA meeting on February 22nd to talk with interested residents.

Public Comment: None.

Boardmember Discussion:

Boardmember Ellinwood expressed support for the proposal, identifying the project as a logical solution. He understands that the structures need to have a higher clearance to prevent damage to equipment and vehicles, and concluded the 12 foot height is reasonable. Applicant should consider additional landscape screening opportunities to further enhance the buffer from neighbors to the north.

Boardmember Reginato explained that, during a site visit to the adjacent residential community, he was able to see the parking lot area through existing vegetation. He recommends additional landscaping be planted to improve the existing visual buffer.

Boardmember Johnson expressed overall support of the proposal. He indicated concern that the highest point of the structure, because of the tilt, could approach the height of a two story building. However, he understood that a different angle could increase glare impacts and diminish efficiency. Applicants added that the design of the structure is more for wind load than efficiency. Boardmember Johnson requested that the applicants install basic story poles representing typical 8 foot sections of the canopy structures (it is not necessary to add story poles for the project in its entirety) along the northern property line boundary and in the middle of the maintenance yard. Applicants shall notify staff when completed. The Board would want to see the project again for a final review if staff receive comments regarding the story poles. However, if no comments are received, then the Board does not have to see the project again. Boardmember Johnson approved of the gray color. Applicants added that the structures would not be painted but rather would be hot dipped galvanized with a matte finish.

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Johnson to recommend preliminary approval of the project with the comments attached, including, comment that applicant should implement strategies to reduce glare impacts to the maximum extent feasible.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- Action Minutes of the Architectural Review Board meeting held January 25, 2018.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Johnson, to recommend approval of the Minutes as submitted.

VOTE: 3-0 (Chappell abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

Staff presented two items for the Board:

1. Alcazar Theater Marquee Sign Replacement: Staff and several members from the non-profit Carpinteria Community Theater organization presented a proposed replacement marquee sign for the Alcazar Theater. They explained the new sign introduces decorative elements borrowed from the interior to the theater and is in keeping with the appearance and character of the theater's original 1920's marquee. The Board expressed their support for the design with a suggestion that the finials used on either side of the middle sign face should be made larger and the same finials should be used on the outside ends of the marquee.
2. Form 700 Reminder: Staff reminded the Boardmembers that their Form 700s were due to the City Clerk by March 9, 2018.

ADJOURNMENT

Chair Johnson adjourned the meeting at 7:30 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, March 1, 2018.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board



MARCH



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	 March 5 Maria Olivas March 30 Melissa Angeles March 30 Jon Kelser			1 8am DT Business AdvisoryMtg.SR 8:45 Carp. First SR 9am Substance Abuse Training CC 10am Parks & Rec. Mtg. SR 1pm Substance Abuse Training CC 2pm All CDD Staff Mtg BR 2:30pm Code Compliance Mtg. BR 5:30 pm Special ARB CC	2 5pm – 8pm 1 st Friday Events	3
4	5 9am Vernon 500 Maple SR 10:30 FEMA Review SR 5:30pm Planning Comm. CCTV	6 10am Staff Mtg – Blue Conf Rm 2pm Public Works Staff Mtg BR 2:30pm Planning Staff Mtg SR	7 1pm Behavioral Wellness Consult. SR 2pm Behavioral Wellness Managmt.CC 2pm Carp. COT Coordinator SR 4pm Safety Committee Mtg. BR 5:30pm Fire District Mtg. CC-TV	8 9am Civil Engineer Interviews BR 10am Parks & Rec Staff Mtg SR 2:30pm Code Compliance BR	9 6:30pm CERT (adult) CC	10 9am Carp Beautiful CC 9am CERT (teen) SR 10am 2pm ABOP – PW 11am CERT (Teen) CC
11	12 3pm Council Closed Sess. BR 5:30pm City Council Mtg CC-TV	13 10am Staff Mtg BR 2pm Public Works Staff Mtg BR 2:30pm Planning Staff Mtg – SR 4:30pm School Dist Closed Sess. CC 5:30pm School District Mtg. CC-TV	14 10am Intersection Improvements SR 1pm Behavioral Wellness Consult. SR 2pm Behavioral Wellness Managmt.CC 2pm Carp. COT Coordinator SR 5:30pm Water District Mtg CC-TV	15 10am Creative Housing CC 10am Parks & Rec. Mtg. SR 10:30am IDAG Mtg. BR 2:30pm Code Compliance – BR 5:30pm Architectural Review CC	16 8AM BEACON CC (tent)	17 9am CERT CC 
18	19 5:30pm General Plan Update CC-TV	20 10am Staff Mtg – BR 2pm Public Works Staff Mtg BR 2:30pm Planning Staff SR 5:30pm FEMA Workshop CC	21 1pm Behavioral Wellness Consult. SR 2pm Behavioral Wellness Managmt.CC 2pm Carp. COT Coordinator SR 2:30pm C3H Mtg. CC 6pm School Board Budget CC-TV	22 9am Creative Housing Mtg. BR 10am Parks & Rec. Mtg. SR 11am Staff Homeless population BR 2:30pm Code Compliance Mtg – BR	23	24 10am 2pm ABOP – PW
25	26 3pm Council Closed Session BR 5:30pm City Council Mtg CCTV	27 10am Staff Mtg BR 2pm Public Works Staff Mtg BR 2:30pm Planning Staff SR	28 1pm Behavioral Wellness Consult. SR 2pm Behavioral Wellness Managmt.CC 2pm Carp. COT Coordinator SR 5:30pm Water District Mtg CC-TV	29 10am Parks & Rec. Mtg. SR 2:30pm Code Compliance Mtg BR 5:30pm Architectural Review CC	30	31

City of Carpinteria
Planning Activity Summary

February 2018

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

Last Edited 02/28/2018

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
18-1905-SIGN	Gloria Tejeda	892	Linden Avenue	Sign approval for Senor Frog/Alegria	Submitted 02/02/2018. Incomplete 02/28/2018.	Manysol	2	
18-1904-ARB/CDP	Dave Moore	5550	Calle Ocho	Demolish (E) SFD & garage, construct (N) SFD & attached garage	Submitted 1/17/18. Incomplete 2/1/18.	Lucy	2	
18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building façade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018.	Manysol	2	
17-1900-ARB/CDP	Tim Robinson	5504	Calle Arena	Remodel (E) SFD & construct 318 sq ft addition	Submitted 12/22/17. Incomplete 1/22/18.	Lucy	2	Yes
17-1898-CUP/CDP	Jamie McElvain	5517	Calle Arena	Remodel (E) SFD & construct 1,089 sq ft addition	Submitted 12/18/17. Incomplete 1/17/18. Resubmitted 02/20/2018. Under review.	Manysol	2	
17-1883-SIGN	Arco	1116	Casitas Pass	Sign reface and new canopy design	Submitted 7/14/2017. Incomplete.	Manysol	2	
17-1883-DP/CDP/TPM	Bob Gobuly	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. Resubmitted 10/2/17. Incomplete 11/1/17. Resubmitted 1/11/18, under review. Schedule for prelim ARB 3/15/18.	Nick	2	
17-1876-DP/CDP/TPM	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. To Prelim ARB 10/12/17. Cont'd to future hearing.	Steve	2	
16-1836-CUP/CDP	Rafael Hernandez	4954	Fifth Street	remodel (e) apartments	Submitted 7/13/16. Incomplete 7/25/16.	Nick	2	
16-1811-DP/CDP	Jose Martinez	1061	Cramer Road	Demo (E) SFD; construct 3 (N) Units	Submitted 2/26/16. Incomplete 3/24/16.	Nick	2	
15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18.	Nick	2	

15-1799-CDP	6155 Carpinteria Avenue LLC	6155	Carpinteria Avenue	Landscape improvements & new pedestrian pathway	Submitted 11/17/15. Incomplete 12/16/15.	Nick	2	
15-1783-SIGN/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	
15-1777-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/Nick	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. Resubmitted 10/10/2017. Complete 10/31/17. Prelim ARB 1/25/18; scheduled Continued Prelim ARB 03/15/2018.	Marysol	3	
17-1855-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. Final Revisions. Resubmitted 07/24/2017. Final ARB 8/17/2017 continued at applicant's request pending redesign.	Marysol	3	
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. Complete 10/31/17.	Lucy/Steve	3	
16-1822-DP/CDP	Via Real Hotel	4110	Via Real	New 110-room hotel	Submitted 4-19-16. Incomplete 5-18-16. Resubmittal 7/14/16. Incomplete 8/11/16. Resubmittal 9-12-16. Incomplete 10/11/16. Resubmitted 10/31/16. Complete 11/30/16. Prelim ARB 12/15/16. Cont'd to future meeting. In-progress ARB review 2/16/17. Prelim ARB approval 3/30/17. Env. review underway. Awaiting updated biological/wetland reports.	Nick	3	

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. To Concept ARB 3/15/18.	Nick	3	
18-1901-DP/CDP	CVWD		1301	Santa Ynez Ave	Construct 191.7 kW solar carports in CVWD maintenance yard	Submitted 1/3/18. Complete 2/1/18. Prelim ARB 2/15/18. Pending Director-level review and approval.	Marysol	4	
17-1850-CDP	CA Dept. of Parks and Recreation		205	Palm Avenue	State Beach Phase II ADA Improvements	Submitted 1/3/2017. Incomplete 1/31/2017. Resubmittal 5/22/2017. Complete 6/15/2107. Director Approval 9/13/2017. Pending resubmittal of minor modifications and signed Conditions of Approval.	Marysol	4	
17-1894-DP/CDP	M3 Multifamily, LLC		4819	Carpinteria Avenue	construct new 2-story mixed use building	Submitted 11/30/17. Incomplete 12/19/17. Resubmitted 2/22/18. Complete 2/23/28. To PC 4/2/18.	Nick	5	
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. Resubmitted 10/26/17. Incomplete 11/22/17. ARB Preliminary approval 1/25/18. Tentative PC hearing 3/5/18.	Lucy	5	
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 09/11/2017. Preliminary ARB 2/15/18. Tentatively scheduled for PC 05/04/2018.	Marysol	5	Yes
15-1767-CDP	Wood		650	Concha Loma Drive	New Single Family Residence	Submitted 4/28/15. Incomplete 5/27/15. Resubmitted 7/13/15. Complete 8/10/15. CEQA Initial Study underway. ARB concept review 10/15/15. Draft MND public review period 7/15- 8/15/16. To ERC 8/4/16. Prelim ARB 8/11/16, continued with revisions. Revised plans submitted; Prelim ARB approved 9/14/17.	Nick	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 Fall 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	
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	
17-1899-CON	Barton Myers		6175	Carpinteria Ave	concept review for mixed use development "Punto de Vista"	Submitted 12/20/17. Schedule for Concept Review Hearing	Nick	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	
17-1858-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. CC Appeal Hearing Oct. 9, 2017; PC approval upheld by CC. Demolition Permit issued 1/31/18.	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. Final ARB approval 11/16/17.	Nick	9	
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. ERC approval 9/28/17. PC approved 11/6/17. FLAN sent to CCC 11/17/17; appeal period ends 12/5/17. Schedule for Final ARB 3/1/18. In Building Permit plan check.	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-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-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-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	
17-1888-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. Complete 10/3/17. Approved by Director 10/9/17. In BP Plan Check.	Nick	12	
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. Building Permit application submitted 10/17/17. In Plan Check.	Nick	12	
17-1856-TPM/AR/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. Final Map under review.	Nick	12	
15-1788-CDP	Gobbell	5398 Star Pine Road	Convert (E) accessory building into a second dwelling unit	Submitted 8/19/15. Incomplete 9/4/15. Resubmittal 9/11/15. Complete 9/28/15. Prelim/Final ARB 10/15/15. CDD Director approved 10/29/15. 1-year time extension approved 10/11/16. Submitted for Building Permits 10/4/17. In Plan Check.	Nick	12	
13-1683-CDP	Schildknecht	4634 Ninth Street	New Single Family Residence	Submitted 10/17/13. Prelim ARB 11/14/13. Continued to future ARB. Inactive. Sent warning to close letter 04/14/16. Resubmittal info 04/25/16 and 05/31/16, in review for completeness. Director Approval 07/6/16. Final ARB 08/25/16. BP submitted 12/21/16, in plan check.	Nick	12	

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	
17-1892-SIGN	76 Station	4401	Via Real		Sign reface	Submitted 10/27/2017. Director Approval 11/14/2017. Building Permit issued 01/05/2018.	Marysol	13	
17-1890-FENCE	Brynn & Denny Barge	560	Concha Loma Drive		Block Wall	Submitted 10/9/2017. Director Approval 10/23/2017. BP issued 12/12/2017.	Marysol	13	Yes
17-1885-SIGN	Fatmir Mara	5292B	Carpinteria Avenue		New Sign	Submitted 7/17/2017. Approved 8/22/2017. BP submitted 9/8/2017. BP issued 11/6/2017.	Marysol	13	
17-1874-SIGN	Mike Reese / Silver Sands	349	Ash Avenue		New sign	Submitted 5/16/2017. Approved 6/5/2017. Building Permit issued 6/21/17. Pending Final Inspection.	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
16-1841-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. Final ARB approval 11/16/2017. BP for Demo issued 02/16/2018. BP for remodel in plan check.	Marysol	13	
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. BP issued 1/8/18.	Nick	13	Yes
15-1786-CUP/CDP	Verizon Wireless	6267	Carpinteria Avenue		Wireless Telecommunications Facility	Submitted 08/14/15. Incomplete 08/31/15. Complete 11/11/2015. 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	

17-1893-DPR/CDP	Dako		1170	Mark Avenue	new loading dock canopy structures	Submitted 10/30/17. Complete 11/30/17. Director approved 12/1/17. BP submitted 12/7/17. BP issued 1/8/18.	Nick	14	
17-1870-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	
17-1865-CON	Arvand Sabetian		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 Issued 10/25/2017. Under construction. Stop Work, CUP required. Tentatively scheduled for Planning Commission 04/02/2018.	Marysol	14	
16-1839-CDP	Thom Vernon		500	Maple Avenue	Install new windows & replacement roll-up doors	Submitted 8/12/16. Incomplete 9/8/16. Complete 9/14/16. To ARB 9/15/16, continued to 10/13/16. ARB approved 10/13/16. Director Approved 10/21/16. FLAN sent to CCC 11/1/16. BP application submitted 10/20/16. BP issued 2/2/17, under construction.	Nick	14	
16-1835-CUP/CDP	Rafael Hernandez		520	Elm Avenue	remodel 3 (E) apartments	Submitted 7/13/16. Incomplete 7/25/16. Resubmitted 10/10/16. Complete 11/4/16. Prelim ARB approval 11/17/16. PC approved 2/6/17. FLAN sent to CCC 2/21/17. Final ARB approved 6/15/17. BP submitted 7/20/17. BP issued, 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	
16-1808-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-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	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-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-CDP	Salzgeber	447	Concha Loma Drive	Install water well and storage tank for agricultural purposes	Submitted 12/18/08. Incomplete 1/16/09. Resubmitted 3/20/09. Incomplete. Resubmitted 9/1/09. Director approved 5/7/10. Permit issued 10/19/10. Well constructed and sealed 11/10. Awaiting installation of pump and storage tank.	Nick	14	
04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CofO issued on rear unit.	Nick	14	

PERMIT REPORT

11/01/2017 - 02/28/2018



Permit #	Permit Date	Site Address	Owner Name	Project Description	Valuation	Status	Issued Date	Code Compliance Violation	Fire Permit Required
12291	2/21/2018	4975 Sawyer Ave	Doyle, Andrea	Replacing windows, electrical & plumbing work	20,000	In Review Planning			
12290	2/21/2018	5208 El Carro Lane	MARTELLA, FRANK H LIVING TRUST 10/4/02	Interior remodel (1,117 square feet)	95,000	In Review Planning			
12289	2/16/2018	5405 Shemara Street	HAMED, KARIM	Demo unpermitted canopy structure located in south-east part of backyard	50	Issued	2/22/2018	Yes	
12288	2/15/2018	6267 Carpinteria Ave	6267 CARP AVE LLC	Non-structural demo of interior partitions in existing office space	10,000	Approve to Issue			Yes
12287	2/16/2018	865 Linden Avenue	CARPINTERIA VALLEY ARTS COUNCIL	Demolition of interior walls, plumbing, mechanical & electrical. Demo windows, doors as per plan. No exterior demo.	20,000	Issued	2/16/2018		
12286	2/15/2018	1532 Linden Avenue	ARCHDIOCESE LA ED/WELF CORP	Tear off 8 squares and replace 60 mil pvc.	6,500	Final	2/15/2018		
12285	2/15/2018	1140 Eugenia Place #8	GALLANT, PHILIP A	Installation of a (4.48) KW solar PV roof top system consisting of 14 solar panels and 14 micrometers	10,000	In Review Building			
12284	2/13/2018	4950 Third Street	CARPINTERIA TR 12/27/95	Replace gas yardline with poly gas pipe. Approximately 100 ft.	3,000	In Review Building			
12283	2/12/2018	1300 Cravens Lane Building # 16	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes

12282	2/12/2018	1300 Cravens Lane Building # 15	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12281	2/12/2018	1300 Cravens Lane Building # 14	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12280	2/12/2018	1300 Cravens Lane Building # 13	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12279	2/12/2018	1300 Cravens Lane Building # 12	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12278	2/12/2018	1300 Cravens Lane Building # 11	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12277	2/12/2018	1300 Cravens Lane Building # 10	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12276	2/12/2018	1300 Cravens Lane Building # 9	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12275	2/12/2018	1300 Cravens Lane Building # 8	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12274	2/12/2018	1300 Cravens Lane Building # 7	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12273	2/12/2018	1300 Cravens Lane Building # 6	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12272	2/12/2018	1300 Cravens Lane Building # 5	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12271	2/12/2018	1300 Cravens Lane Building # 4	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12270	2/12/2018	1300 Cravens Lane Building # 3	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12269	2/12/2018	1300 Cravens Lane Building # 2	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	0	In Review Planning			Yes
12268	2/12/2018	1300 Cravens Lane Building #1	ELLINWOOD TRUST 4/25/90	Build 30 new attached and detached homes.	8,000,000	In Review Planning			Yes

12267	2/9/2018	1245 Cramer Circle	DAVID AND VIVIANA CUEVAS	Remove permitted second floor kitchen and permit 1st floor kitchen.	100	Issued	2/9/2018		
12266	2/9/2018	4435 La Tierra Lane	Robert Naughter	Demolition of structures on the south side yard (200 Ft) shed, north yard (shed), unpermitted patio cover in the rear yard.	2,000	Issued	2/9/2018	Yes	
12265	2/6/2018	1170 Mark Avenue	Dako Cytomation	Renovate 1st & 2nd floor retrooms and breakrooms	300,000	In Review Planning			Yes
12264	2/6/2018	5199 Concord Place	SHARMA, ANUPAMA	Tankless water heater install model # EZR40. Same location, outdoor utility closet	3,350	Issued	2/6/2018		
12263	2/5/2018	5775 Carpinteria Avenue	CITY OF CARPINTERIA	New bus charger power supplies	28,000	In Review Building			
12262	2/5/2018	5455 Eighth Street, Units 41-44	Singing Springs HOA	Remove existing roof and install Lifetime composition shingles - 30 year. 30 squares	10,000	Issued	2/5/2018		
12261	2/5/2018	5455 Eighth Street, Units 45-48	Singing Springs HOA	Remove existing roof and install Lifetime composition shingles - 30 year. 30 squares	10,000	Issued	2/5/2018		
12260	2/2/2018	5026 Foothill Rd	FIRST BAPTIST CHURCH/CARPINTERIA	Remove existing asphalt roof tile and replace with 40-year asphalt tile (35 squares)	27,000	Open			
12259	2/1/2018	4160 Via Real	TENG NICOLAS & HUITZU HUANG TRUSTEES (for) TENG FAM TR 11/23/99	Installing 204 solar panels, roof mounted	80,000	In Review Building			

12258	1/31/2018	1354 Vallecito Road	OLMSTEAD, RICHARD LEE/TRUDY ANDERSEN LIVING TRUST	Removal of existing bathroom, enlarging shower footprint.	4,000	Issued	2/5/2018		
12257	1/30/2018	5455 Eighth Street, Units 49-52	Singing Springs HOA	Remove existing roof and install Lifetime composition shingles - 30 year. 30 squares	10,000	Issued	1/31/2018		
12256	1/29/2018	5664 Calle Pacific	Mary Elizabeth Pedersen and Jac Woodrow Pedersen	Upgrade electric panel to 200 amp. Same location and verified by Edison SR # 2447809.	2,500	Issued	2/2/2018		
12255	1/29/2018	850 Linden Avenue	850 LINDEN, LLC	Replace water heater	2,500	Issued	1/29/2018		
12254	1/24/2018	4312 La Quinta Drive	HUERTA, DIANE M LIVING TRUST	Install Milgard Tuscany Style windows and 1 Tuscany Style patio slider.	9,700	In Review Building			
12253	1/22/2018	4665 Aragon Drive	OSBORN, MARTIN M JR	Demolish unpermitted open air patio cover in rear yard.	10	Issued	1/22/2018	Yes	
12252	1/22/2018	1001 Mark Avenue	CARR, LEE C	Project consists of 1,327 s.f. of interior tenant improvements to include demolition of non-bearing partition walls, new non-bearing partition walls and finishes, electrical, and HVAC distribution. No exterior changes, no new square footage proposed, existing parking to remain.	80,000	In Review Building			Yes
12251	1/22/2018	5941 Birch Street	Casitas Village	Remove and replace five meter panel. Drive ground rod and cold water bond.	4,000	Issued	1/22/2018		

12250	1/22/2018	5157 Eighth Street	SEGALL DENTLER FAMILY TRUST 10/21/11	Demolish SFD & foundation (2 onsite garages will remain)	0	Issued	1/22/2018		
12249	1/19/2018	5248 El Carro Lane	TRELOAR, D & D REVOCABLE TRUST	Tear off existing composition. Install lifetime composition. 32 squares.	13,800	Issued	1/19/2018		
12248	1/12/2018	5455 Eighth Street # 28	WHITE, C K REVOCABLE TRUST 9/24/14	Bathroom Remodel	2,000	Issued	1/12/2018		
12247	1/11/2018	801 Linden Avenue	TARON PROPERTIES, LLC	Remove and replace existing 5 -ton HVAC unit like for like.	60,000	Issued	1/11/2018		
12246	1/8/2018	1045 Palmetto Way Apt. # H	CARETTO, CHRIS	Bathroom remodel: replace tub, tile, toilet, vanity, exhaust, vanity light etc. Second floor common area bathroom.	2,100	Final	1/12/2018		
12245	1/5/2018	349 Ash Avenue	SILVER SANDS VILLAGE INC	Replaster, coping, tile re plumb & replace 2,242 square feet of deck with surface broom finish.	58,000	Issued			
12244	1/5/2018	5665 Carpinteria Avenue	CALDWELL GRANCHILD'S TRUST 8/24/92	Stucco repairs and water proofing at front/west location	3,000	Issued	1/5/2018	Yes	
12243	1/2/2018	1322 Post Avenue	HERNANDEZ RODRIGO	Installation of solar arrays and photovoltaic power system on existing roof.	21,375	Final	1/4/2018		
12242	1/2/2018	4401 Via Real	CARPINTERIA CAR CARE INC	Reface 3 monument signs, reface canopy w/vinyl and reface 2 canopy logos.	8,500	Issued	1/5/2018		

12241	1/2/2018	865 Linden Avenue	CARPINTERIA VALLEY ARTS COUNCIL	Interior remodel of an existing 1893 sf building, removal of 3 windows, additon of one large door, a new metal trellis awning and new sign above (e) window.	100,000	In Review Building			Yes
12240	1/2/2018	3962 Via Real	Invest First LLC	Replace roof composition shingles - 10 sheets	4,000	Issued	1/2/2018		
12239	1/2/2018	5588 Calle Ocho	LORD, C KATHLEEN & CLARK, ALFRED C 2002 TR 7/29/02	Remove one composition shingle from front one story roof and haul away debris from premises (brown). Install one new, Class A Landmark 30-year shingle in burnt sienna color to match existing roof as close as possible (9.5 squares)	5,000	Final	1/2/2018		
12238	1/2/2018	1045 Palmetto Way Apt. #D	DAMEREL, NICHOLAS	Minor bathroom remodel - replace toilet, vanity, ceiling exhaust, switches, tile on custom shower pan. (Second floor common bathroom)	2,100	Issued	1/2/2018		
12237	12/22/2017	4307 La Quinta Street	BUZIN, AMANDA	Tear off old shingles, just the first floor (level) and install 30 yrs shingles (2,100 sf)	10,280	Final	12/22/2017		
12236	12/21/2017	6430 Via Real	SCHAFF, VICTOR WILLIAM & SUSAN MARIE REVOCABLE TRUST	Roof screen addition at rooftop HVAC	5,000	Issued	1/19/2018		

12235	12/21/2017	6410 Via Real	SCHAFF, VICTOR WILLIAM/SUSAN MARIE 1998 REVOCABLE TRUST 1/23/98	Demo 4 walls and repair/replace gyp. bd. ceiling as required for closed ceiling forced air plenum and add additional data racks.	30,150	Approve to Issue	2/23/2018		Yes
12234	12/20/2017	5455 Eighth Street, Units 61-64	Singing Springs HOA	Remove existing roof and install Lifetime composition shingles - 30 year. 30 squares	10,000	Issued	12/18/2017		
12233	12/20/2017	5455 Eighth Street, Units 53-56	Singing Springs HOA	Remove existing roof and install Lifetime composition shingles - 30 year. 30 squares	10,000	Issued	12/18/2017		
12232	12/19/2017	5565 Carpinteria Avenue	CARPINTERIA PROFESSIONAL CENTER	Remove one existing composition shingle roof and one wood shingle roof. Roof has existing plywood deck under wood shingle and will install a 30 year class A composition Landmark 30 shingle roof. The shingle will be Moire Black in color. 73 squares	50,000	Issued	12/19/2017		
12231	12/18/2017	5455 Eighth Street, Units 57-60	Singing Springs HOA	Remove existing roof and install Lifetime composition shingles - 30 year. 30 squares	10,000	Issued	12/18/2017		
12230	12/15/2017	5004 Sixth Street	CRAVENS, MARSHA ELIZABETH	Remove existing double wall furnace and install a new direct vent furnace on the exterior wall. Approx 8 ft.	1,620	Issued	12/15/2017		

12229	12/15/2017	1470 Andrea Street	LINDEMANN, ALBERT SHIRK & BARBARA SHIRK FAMILY TRUST 8/23/96/6/14/11	Installation of roof mounted solar pv system. 16 modules, 4.560 KW	8,400	In Review Building			
12228	12/14/2017	6402 Cindy Lane	6410 CINDY LANE LLC (CA)	Tenant improvement of part of building including structural upgrades, new mechanical, electrical, and plumbing and interior finishes	257,730	In Review Planning			Yes
12227	12/13/2017	941 Walnut Avenue	COUNTY OF SANTA BARBARA	Install a new janitor sink in the kitchen including hot and cold supply lines and replair drain. Replace supply lines under building floor, hot water heater to sinks in kitchen using pex tubing.	3,500	Issued	12/13/2017		
12226	12/13/2017	1473 Anita Street	BARNES, REID L & GRACIELA JOINT LIVING TRUST 1/8/08	Tear off existing composition. Install lifetime composition. 23 squares.	10,800	Final	12/13/2017		
12225	12/11/2017	4800, 4802, 4080, 4810 Sawyer Avenue	Beachwalk HOA	Replace water and termite damaged wood and redo the decking surface (catwalks, 4 Units)	40,000	Issued	1/19/2018	Yes	
12224	12/7/2017	1170 Mark Avenue	Dako North America Inc.	Replace cantilevered canopy over loading dock. Area of new canopy 17,165 sf. >> REVISION: lights under the canopy structure [02-26-2018]	1,800	In Review Planning			Yes

12223	12/5/2017	4420 Via Real	EDWARD & SONS TRADING CO INC	Electrical service drop repair at service entrance due to damage from car	1,000	Final	12/5/2017		
12222	12/4/2017	1211 Franciscan Court	Franciscan Village HOA	Repair/Replacement of dry-rot at 10 trash enclosures throughout community.	125,000	Issued	12/4/2017		
12221	12/1/2017	4830 Dorrance Way	GONZALEZ, JUANA P LIVING TRUST	Demolish unpermitted storage shed.	1,100	Final	12/1/2017		
12220	11/29/2017	455 Arbol Verde	MTI CAPITAL	New windows, doors, kitchen, bath, lighting, outlets and move the laundry to a reconfigured closet.	30,000	Issued	2/6/2018		
12219	11/28/2017	4726 Malibu Drive	VAZQUEZ, JOSEPH M	Remove 2 layers of existing shingle and install Landmark shingles.	13,000	Issued	11/28/2017		
12218	11/27/2017	4180 Via Real	VIA REAL ASSOCIATES, LLC	Tear off existing tar and gravel roof and install modified bitumen.	42,000	Final	11/27/2017		
12217	11/22/2017	4759 Dorrance Way	CISNEROS, SALVADOR P	Remove and replace roof (18 squares), replace windows (back and sides) like for like, repair damaged siding.	30,000	Issued	11/22/2017		
12216	11/21/2017	885 Holly Avenue	GONZALEZ, ROBERT R	Remove existing shingle roof and install new shingle roof. 22 squares	8,500	Issued	11/21/2017		

12215	11/21/2017	1024 Casitas Pass Road	ROIC CASITAS PLAZA, LLC	Tenant improvement for Goodwill store. Add a wall to seperate house area from the sales floor. Add walls to create a break room and an office. Add sink in the break room, lighting and replace two existing HVAC units and add a third unit, duct work for units and a new water heater.	25,000	Issued	2/5/2018		Yes
12214	11/20/2017	420 Arbol Verde	JOHNSON, PATRICK FAMILY TRUST 5/19/10	Change out existing furnace in closet (75,000 BTUS) and reduct.	7,000	Final			
12213	11/20/2017	560 Concha Loma Drive	Barge, Brynn	Permit an as-built Cinderblock wall	7,000	Issued	12/12/2017	Yes	
12212	11/17/2017	4757 7th Street	ESPINOZA, RUBEN C LIVING TRUST 9/13/13	Re-roof - Tearoff existing shingle roof and replace paper (30#) fascia (80 feet (1x6) and Landmark shingles.	7,000	Final	11/17/2017		
12211	11/17/2017	538 Maple Avenue	500 MAPLE LLC	Tear off exiting flat roof and install with torch down modified bitumen	2,950	Issued	11/17/2017		
12210	11/16/2017	4565 El Carro Lane	Kris Bohler	Removal of a rear yard patio cover.	100	Final	11/16/2017		
12209	11/7/2017	650 Ash Ave	BOWMAN, ROBERT L & CAROLE A JOINT LIVING TRUST 8/12/2002	Permit 4 as-built garage doors on permitted carports	3,500	In Review Planning			
12208	11/14/2017	5061 Alvarado Road	West Bluff Capital Inc.	Demo existing nonconforming garage and construct a new 2-car garage.	30,000	Issued	1/4/2018	Yes	

12207	11/14/2017	5050 Seventh Street	5050 REALTY, INC	Gas line leak repair	1,500	Issued	11/14/2017		
12206	11/13/2017	4923 Seventh Street	JIMENEZ COMMUNITY TRUST 2/8/2016	Tear off existing roof and install 1/2 inch osb plywood. Lifetime composition, 13 squares	10,000	Final	11/13/2017		
12205	11/9/2017	1471 Andrea Street	WEBER, GEORGE CHARLES	Upgrade electrical panel to 200 amps - same location	3,300	Issued	11/9/2017		
12204	11/3/2017	5398 El Carro Lane	VANWINGERDEN FAMILY TRUST 3/21/89	Replace a damaged drywall in garage. Replace and repair all electrical outlets. Re-tile shower stalls, replace sewer line that has been infiltrated by City tree roots.	8,700	Issued	11/14/2017	Yes	
12203	11/3/2017	1563 Meadow Circle	CHURCHILL FAMILY REVOCABLE LIVING TRUST 6/19/2006	Strengthen (e) deck joist that were previously repaired	6,000	In Review Building			
12202	11/2/2017	4558 Carpinteria Ave	CARPINTERIA MOTOR INN, INC	Remove (3) antennas, remove existing coax, relocate (3) rrus to rooftop install (3) antennas, install (9) new rrus, install (3) combiners, install (3) hybrid cables.	30,000	Issued	1/10/2018		
12201	11/2/2017	5455 Eighth Street #67	ELLIS GEORGE LOWELL TRUST 9-21-83	Obtain permit for existing washer dryer installation (in coat closet).	3,000	Issued	11/21/2017	Yes	

12123	1/5/2018	751 Olive Avenue	SABETIAN, ARVAND	Remodel an existing SF damaged in a house fire and construct a 328 square foot addition to the rear of the residence. The existing 1,111 square foot three-bedroom, two-bath residence would be remodeled and expanded into a 1,439 square foot four-bedroom, three-bath residence. --- REVISION -- (1) Replace existing wall with new 2 x stud wall; (2) Replace existing roof and replace with new manufacture trusses; (3) submit truss calcs which is provided by Goldenwood Trusses Corp; (4) Revise drawings for reinforcing existing floor joist and (E) floor sheeting. [01/05/2018]	20,000	Issued	1/29/2018		Yes
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Total Records: 92

2/28/2018