



**Planning Commission
Meeting Agenda**
Monday, March 1, 2021 at 5:30 pm
City of Carpinteria

Virtual Meeting

THE CITY OF CARPINTERIA HAS DETERMINED THIS MEETING TO BE AN ESSENTIAL PUBLIC MEETING THAT WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-29-20 AND N-33-20 AND SANTA BARBARA COUNTY HEALTH OFFICER'S ORDER

In response to the spread of the COVID-19 virus, Governor Newsom has temporarily suspended the requirement for local agencies to provide a physical location from which members of the public can observe and offer public comment, and has ordered all Californians to stay home except as needed to maintain continuity of operations of certain critical infrastructure.

In compliance with these orders, and to minimize the potential spread of the COVID-19 virus, the City of Carpinteria is not permitting public access to the City Council Chambers for this meeting. Instead, you are strongly encouraged to participate in the alternative methods explained below.

VIRTUAL VIEWING OF PUBLIC MEETINGS

This meeting is available to view live on the City of Carpinteria's website at <https://carpinteria.ca.us/city-hall/agendas-meetings>, on Zoom Webinar (information provided below), or on Government Access Television Channel 21 (broadcast live and rebroadcast on Wednesday after the meeting at 8:00 P.M. and on Saturday at 5:00 P.M.).

View the meeting live on Zoom Webinar. You can join in by following one of these methods: (1) log on to www.zoom.us, download the application, select "Join Meeting", and enter Webinar ID 844 1990 8880; OR (2) call +1 (669) 900-9128 and enter Webinar ID 894 9267 8935.

PUBLIC COMMENTS

If you wish to make a general public comment or to make a comment on a specific agenda item, the following methods are available:

- **Distribution to Board Members.** If you wish to submit a hard copy of written comments to be distributed to board members (as either general public comment or on a specific agenda item), please submit your comment via email to PublicComment@ci.carpinteria.ca.us by **12:00 P.M. (noon) on the day of the meeting.** Please note that these comments will not be read into the record during the meeting unless you include this request with your comments.
- **Read Into the Record During Meeting.** If you would like your comment read into the record during the meeting (as either general public comment or on a specific agenda item), please include this request with your comments and provide your comments (of no more than 250 words) in one of the following ways:
 - o Via email to PublicComment@ci.carpinteria.ca.us by **12:00 P.M. (noon) on the day of the meeting.** In your email, please specify (1) the meeting date and agenda item (number and title) on which you are providing a comment and (2) that you would like your comment read into the record during the meeting.
 - o Via the **eComment** link on the City's agenda website (<https://carpinteria.ca.us/city-hall/agendas-meetings>) by **12:00 P.M. (noon) on the day of the meeting.** Please note that this link does not become active until an agenda is posted. If you would like your comment read into the record during the meeting, please specify this in your comment.

Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Please also note that if you submit a written comment *and do not specify that you would like this comment read into the record* during the meeting, consistent with the City's practice when it receives written public comments on agenda items, your comment will be forwarded to board members for their consideration.

- **Public Comment by Phone.** If you wish to make a verbal public comment as a specific item is being heard (as either general public comment or on a specific agenda item), please send an email to PublicComment@ci.carpinteria.ca.us by **12:00 P.M. (noon) on the day of the meeting** and include the following information in your email: (1) the meeting date and agenda item (number and title) on which you wish to speak, (2) your full name, (3) your call back number and area code. During public comment on the agenda item specified in your email, City staff will make every effort to contact you via your provided telephone number so that you can provide public comment electronically. Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been up to 3 minutes per speaker on each item.
- **Real-Time Public Comment through Zoom Webinar.** Members of the public attending the public meeting through the City's Zoom Webinar platform (through

the link provided by the City) have the option of providing real-time public comments on agenda matters. To make public comments through this platform please use the “raise your hand” feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.

The situation with COVID-19 is constantly evolving and the City will provide updates to any changes to this policy as soon as possible. The public is referred to the City’s website at www.carpinteria.ca.us for the latest COVID-19 policies and information. The City of Carpinteria thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Planning Commissioners:

David Allen, Chair

Jane L. Benefield, Vice-Chair

John Callender

Glenn La Fevers

John Moyer

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS

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.

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.

- 1) Minutes of the regular Planning Commission meeting held December 7, 2020

NEW PUBLIC HEARING

If you have questions regarding any project listed below, please contact the Community Development Department at (805) 755-4410.

Review Procedure:

- Disclosure of Ex Parte Communications
- Staff Presentation
- Public Hearing
- Planning Commission Action

- 2) Project: Chaney Avenue GC§65402, 21-2089-GC
Address: Western end of Chaney Avenue
Applicant: County of Santa Barbara
Planner: Steve Goggia

Hearing on the request of the County of Santa Barbara to consider Project 21-2089-GC for a determination that Caltrans' acquisition of a nonexclusive drainage easement totaling approximately 2,760 square feet for maintenance purposes on property identified as APN 003-552-043, owned by the County of Santa Barbara and zoned Single Family Residential, is consistent with the General Plan/Coastal Land Use Plan of the City of Carpinteria, pursuant to Government Code §65402.

- 3) Project: Zuvella Residence Remodel & Addition, 20-2041-CUP/CDP
Address: 4756 Fifth Street
Applicant: Kyle and Andrea Zuvella
Planner: Syndi Souter

Hearing on the request of Kyle and Andrea Zuvella to consider project 20-2041-CUP/CDP (application filed March 4, 2020) for a Conditional Use Permit and Coastal Development Permit to remodel a legal nonconforming 904 square-foot

single-family residence and construct a 448 square-foot addition to the rear of the residence for a resultant size of 1,352 square feet under the provisions of Carpinteria Municipal Code (“CMC”) §14.14- Planned Residential Development District zone, CMC §14.62- Conditional Use Permit, and CMC §14.82- Nonconforming Uses; and to approve an Exemption pursuant to §15301(a), §15301(e), and §15332 of the California Environmental Quality Act (“CEQA”) Guidelines. The application involves APN 003-303-014, addressed as 4756 Fifth Street.

- 4) Project: Prins Mixed-Use Concept Review, 20-2069-CON
Address: 4209 Carpinteria Avenue
Applicant: LLC/Tobias and Christina Prins
Planner: Syndi Souter

Hearing on the request of 4209 Carpinteria Ave., LLC/Tobias and Christina Prins to consider Project 20-2069-CON (application filed on October 9, 2020) for concept review of a proposal to construct a new 3,236 square-foot two-story commercial office/warehouse building and a new 2,364 square-foot two-story four-unit residential building with an attached 720 square-foot four-car carport. The application involves APN 003-212-025, addressed as 4209 Carpinteria Avenue.

- 5) Project: Carpinteria Unified School District, 21-2088-TUP
Address: 5201 Eighth Street
Applicant: Diana Rigby for CUSD
Planner: Nick Bobroff

Hearing on the request of Diana Rigby, Carpinteria Unified School District, to consider Project 21-2088-TUP (application filed on February 9, 2021) for a Temporary Use Permit to allow the 45 students and 8.5 staff from the Summerland School campus to be temporarily relocated to the Carpinteria Main School campus for the 2021-22 school year in order to allow for the demolition and reconstruction of the Summerland School campus, under the provisions of Carpinteria Municipal Code §14.64, Temporary Use Permit; and to approve an Exemption pursuant to §15301, 15323, and 15282(i) of the California Environmental Quality Act (CEQA) Guidelines.

OTHER BUSINESS

6. According to Section 2.32.040 of the Carpinteria Municipal Code, the Planning Commission shall elect a chair and vice-chair from among its members at its first regular meeting after July 1st of each year.

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 7) Action Minutes of the Architectural Review Board meetings of October 29, 2020, January 14, 2021 and January 28, 2021.
- 8) City calendar for the month of March
- 9) Community Development Planning Activity Report as of March 30, 2021
- 10) Building Permit Report as of March 30, 2021

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING of May 3, 2021

ADJOURNMENT

Appeal deadline for items on this agenda: 5:00 p.m., April 15, 2021

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.

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 Lorena Esparza in the Community Development Department at (805) 755-4410 (LorenaE@ci.carpinteria.ca.us) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Thursday, April 2, 2021 in the Community Development Department, on the City Hall Public Notices Board, and on the Internet.

CALL TO ORDER and ROLL CALL The Zoom virtual meeting was called to order at 5:30 p.m. by Chair Allen. Commissioners Present: David Allen, Chair Jane L. Benefield, Vice-Chair John Callender John Moyer Commissioners Absent: Glenn La Fevers Others Present: Steve Goggia, Community Development Director Nick Bobbroff, Principal Planner Marysol Smith, Assistant Planner	CALL TO ORDER & ROLL CALL
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS It was announced that a principal planner, Rita Bright, was hired for a three-year term to assist on long-range planning issues.	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held September 8, 2020 MOTION Commissioner Callender moved and Commissioner Benefield seconded to approve the minutes of the regular Planning Commission meeting held September 8, 2020 as presented. Motion passed 4-0 by the following roll call vote: Chair Allen voted yes, Commissioner Callender voted yes, Commissioner Moyer voted yes, and Commissioner Benefield voted yes.	CONSENT CALENDAR
NEW PUBLIC HEARING Project: Office Remodel and Site Improvements, 19-2012-DPR/CDP Address: 6384 Via Real/6390 Cindy Lane Applicant: Alan Grofsky (architect) for Mac Partners LLC Planner: Marysol Smith Request of Alan Grofsky on behalf of Mac Partners, LLC, to consider Project 19-2012-DPR/CDP (application filed October 7, 2019) for approval	NEW PUBLIC HEARING

of a Development Plan Revision and a Coastal Development Permit (and a modification to zone district requirements for a front setback landscape buffer) for an exterior building remodel, site improvements and conversion of landscaping into a parking area under the provisions of the Carpinteria Municipal Code (CMC) §14.26 – Industrial/Research Park Zone District; and to approve an Exemption pursuant to §15301, §15304 and §15311 of the California Environmental Quality Act (“CEQA”) Guidelines. The application involves APN 001-190-023, addressed as 6384 Via Real/6390 Cindy Lane.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Chair Allen and Commissioner Moyer disclosed they drove by the property.

Assistant Planner Marysol Smith presented the staff report. She said staff was recommending approval.

Commissioner Benefield asked what would happen to large trees on the property, and Ms. Smith explained some would be removed and others relocated.

Project architect Alan Grofsky said he was available to answer questions.

PUBLIC HEARING OPENED & CLOSED

Chair Allen opened and closed the public hearing, as no members of the public requested to speak.

The commissioners expressed unanimous support.

Commissioner Moyer noted the various enhancements, such as increased off-street parking, screening on roof, more natural lighting, etc. He said the project would benefit the city. Commissioner Benefield echoed him.

Commissioner Callender said he was happy to support the project and can live with the reduced setback for additional parking.

Chair Allen said he was happy about the parking increase, and the move toward night sky lighting is important.

MOTION

Commissioner Moyer moved, and Commissioner Benefield seconded, to adopt Resolution PC-20-012 thereby approving Project 19-2012-DPR/CDP to approve a Development Plan Revision and Coastal Development Permit (and a modification to zone district requirements for a front setback landscape buffer) for an exterior building remodel, site improvements and

conversion of landscaping into a parking area under the provision of the Carpinteria Municipal (CMC) §14.26 – Industrial/Research Park Zone District; and to approve an Exemption pursuant to §15301, §15304 and §15311 of the California Environmental Quality Act (“CEQA”) Guidelines. Motion passed 4-0 by a roll call vote (Commissioner Callender voted yes, Commissioner Benefield voted yes, Commissioner Moyer voted yes and Chair Allen voted yes).	
OTHER BUSINESS Community Development Director Steve Goggia reported that earlier this year the Skate Park was brought to them with a consistency determination (§65402 – conformance with General Plan) to grant Chevron an easement. He explained after further examination of the project site, it was determined an easement was not necessary and a dedicated right-of-way could achieve the same result.	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Commissioner Benefield said a stop sign at Dorrance Way and Linden Avenue was helpful for those in her neighborhood, especially over the summer. She asked if it could be made permanent. Chair Allen commented that he often walks the area and found it to be a safety improvement. Commissioner Callender added the stop sign needs to be more substantial, noting he saw a car blow through the intersection. Community Development Director Steve Goggia said he would provide their feedback to the Public Works Director and get back to them. Commissioner Callender spoke about the topic of sea level rise discussed at the last meeting (Strickland Remodel). He said he wasn’t proud of his position on the project but noted that no matter what position taken, the outcome is unfair to either the applicant or the community. He encouraged everyone to view his YouTube video about sea level rise in Carpinteria, “The Math, the Curves, and the Timeline.” He said it might help them come together on a solution.	MATTERS PRESENTED
DIRECTOR’S REPORT a. Distributed Information i. Action Minutes of the Architectural Review Board meetings of August 27, 2020, September 17, 2020, October 1, 2020 and October 15, 2020 ii. City Calendar for the month of December 2020 iii. Community Development Planning Activity Report as of November 30, 2020 iv. Building Permit Report as of November 30, 2020	DIRECTOR'S REPORT

Community Development Director Steve Goggia reviewed the distributed information. He announced the City would be on furlough from December 15th to January 4th but Code Compliance, Sheriff and Public Works staff will remain available. He added there will be a RENA update at the upcoming City Council meeting on December 14th with SBCAG present. Regarding future projects, he noted a developer is looking at the Bluffs 1 site by the Tee Time property and a Conceptual Review will be coming.	
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING – All commissioners indicated they would be present (La Fevers absent for response) for the meeting of February 1, 2021.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT - Chair Allen adjourned the Zoom meeting. ATTEST: _____ Secretary, Planning Commission _____ Chair, Planning Commission	ADJOURNMENT

MINUTES, PLANNING COMMISSION
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

December 7, 2020
Regular Meeting
ZOOM
5:30 P.M.

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: March 1, 2021

ITEM FOR CONSIDERATION

Project 21-2089-GC

Hearing on the request of the County of Santa Barbara to consider Project 21-2089-GC for a determination that Caltrans' acquisition of a nonexclusive drainage easement of approximately 2,760 square feet for maintenance purposes on property identified as APN 003-552-043, owned by the County of Santa Barbara and zoned Single Family Residential, is consistent with the General Plan/Coastal Land Use Plan of the City of Carpinteria, pursuant to Government Code §65402.

Report prepared by: Steve Goggia, Director
Community Development Department



Applicant: County of Santa Barbara

Location: Adjacent to the Chaney Avenue cul-de-sac

APN: 003-552-043

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

Land Use: Low Density Residential (LDR)

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine that Caltrans' acquisition of a nonexclusive drainage easement of approximately 2,760 square feet for maintenance purposes on the property identified as APN 003-552-043, owned by the County of Santa Barbara and zoned Single Family Residential, is consistent with the General Plan/Coastal Plan of the City of Carpinteria pursuant to Government Code §65402 and
2. Adopt the findings for consistency as shown in Attachment B; and
3. Transmit the consistency report to the City Council as required by Government Code §65402. This staff report and the subsequent letter reflecting the Planning Commission's action shall constitute the required report.

II. PROJECT DESCRIPTION

The County of Santa Barbara requests that the Planning Commission determine that the Caltrans acquisition of a nonexclusive drainage easement of approximately 2,760 square feet for maintenance purposes on property identified as APN 003-552-043, owned by the County, is consistent with the General Plan/Coastal Plan of the City of Carpinteria pursuant to Government Code §65402.

III. BACKGROUND

The purpose of the drainage easement is to allow for Caltrans to have a permanent nonexclusive right to access the culvert inlets for maintenance as part of the US 101 Highway HOV Lane project. There are six pre-existing easements encumbering this area, including gas, electric, telephone, sewer, drainage and other public utility easements. The existing culverts are being partially replaced and extended to the edge of the right of way line. The channel will have to be partially reconstructed near the culvert inlets to conform to the extended pipes. No work will change the existing condition or use of the area impacted by the proposed drainage easement.

IV. ENVIRONMENTAL

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

V. POLICY ANALYSIS

General Plan consistency findings can be found in the Safety Element of the City's General/Coastal Plan.

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

Caltrans' acquisition of the nonexclusive drainage easement for the ongoing maintenance of culvert inlets is consistent with the above cited Objective of the City's General/Coastal Plan.

VI. ACTION OPTIONS

1. Follow the staff recommendation and make a finding that the Caltrans acquisition of a nonexclusive drainage easement for maintenance purposes is consistent with the City's General Plan/Coastal Land Use Plan.
2. Provide other direction to staff on the Government Code consistency finding.

VII. ATTACHMENTS

Attachment A – Santa Barbara County Request for §65402 Determination (with attachments)

Attachment B – Findings

Attachment C – Government Code §65402

ATTACHMENT A

Santa Barbara County Request for §65402 Determination

COUNTY OF SANTA BARBARA
General Services Department

Janette D. Pell
Director



Skip Grey
Assistant Director
Support Services Division

Patrick Zuroske
Assistant Director
Support Services Division

Andre Monostori
Assistant Director, Interim
ICT Division

Lynne Dible
Assistant Director
Finance/Admin. Division

February 5, 2021

via email: Steveveg@ci.carpinteria.ca.us

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

RE: Request for Determination of Conformance with Ca. Gov. Code §65402(a)
Proposed Easement on County-owned Real Property at Chaney Avenue, Carpinteria

Dear Mr. Goggia:

The County of Santa Barbara, in coordination with the Santa Barbara County Flood Control and Water Conservation District, has received a request from Caltrans for a non-exclusive drainage easement on County-owned real property located at the end of Chaney Avenue (APN 003-552-043) in the City of Carpinteria. Caltrans has requested this easement as a part of the construction of High Occupancy Vehicle (HOV) lanes on U.S. 101 in the City of Carpinteria. In accordance with California Government Code Section 65402(a), the County is hereby requesting a determination from the City's Planning Commission as to whether the proposed grant of this non-exclusive easement is, or is not, in conformance with the City of Carpinteria's adopted general plan.

LOCATION: The proposed easement is located on a portion of APN 003-552-043 near the western end of the property at the cul-de-sac on Chaney Avenue in City of Carpinteria.

EXTENT: The proposed easement consists of a mostly 30' wide by 86' long area of land for a total of 2,760 square feet. There are six pre-existing easements encumbering this area, including gas, electric, telephone, sewer, drainage and other public utility easements.

PURPOSE: The purpose of the drainage easement is to allow for a permanent right to access the culvert inlets for maintenance. The existing culverts are being partially replaced and extended to the edge of the right of way line. The channel will have to be partially reconstructed near the culvert inlets to conform to the extended pipes. No work will change the existing condition or use of the area impacted by the proposed drainage easement.

GENERAL PLAN & ZONING: The subject property is designated as "Low Density Residential" in the City of Carpinteria's General Plan and located in a "7-R-1" (Single Family Residential – Minimum Lot Size 7,000 sf) zone.

I have included the appraisal map and proposed Easement Deed with this request. Thank you for your consideration and feel free to contact me at (805) 266-4176 or by email at sfreebourn@countyofsb.org.

Sincerely,
DocuSigned by:

40B60ABD57BA4B1
Susan Freebourn
Real Property Agent

Recording Requested by and
After Recording Return to:
Department of Transportation-RW
50 Higuera Street
San Luis Obispo, CA 93401-5415

STATE BUSINESS--FREE

This document presented for recording pursuant to Govt.
Code Section 27383

Document Transfer Tax: No Tax Due (R&T Code 11922)
CALIFORNIA DEPARTMENT OF TRANSPORTATION

By _____
Signature of Declarant

APN 003-552-043

Space above this line for Recorder's Use

EASEMENT DEED

District	County	Route	Postmile	Number
5	SB	101	3.35	11986-2

County of Santa Barbara,

hereinafter called GRANTOR, hereby grants to the State of California, Department of Transportation, hereinafter called STATE, an easement for DRAINAGE PURPOSES, under, over, through and across that real property in the City of Carpinteria, County of Santa Barbara, State of California, described as follows:

See Exhibit "A", attached.

EXHIBIT "A"

PARCEL 11986-2

An easement for DRAINAGE PURPOSES under, over, through and across that portion of Lot 56 of Tract No. 10304, in the City of Carpinteria, County of Santa Barbara, State of California, according to the map recorded September 22, 1964 in Book 73 at Pages 35-37 of Maps, in the office of the County Recorder of said County, more particularly described as follows:

BEGINNING at the $\frac{3}{4}$ " iron pipe tagged "R.C.E. 8758" at the westerly terminus of that course shown on said Page 36 of said Book 73 as "N 77°35'30" W, 900.14 feet";
Thence (1), easterly, along said course, S 77°35'30" E, 45.84 feet;
Thence (2), S 12°24'30" W, 30.00 feet to the southerly line of said Lot 56;
Thence (3), along said southerly line, N 77°35'30" W, 85.94 feet;
Thence (4), N 12°24'30" E, 40.15 feet to the generally northerly line of said Lot 56;
Thence (5), along said northerly line, N 57°24'30" E, 6.44 feet to the record curve with a radius of 40.00 feet shown at the southerly end of Chaney Avenue in said Page 36;
Thence (6), along said record curve, a length of 31.42 feet to the Point of Beginning.

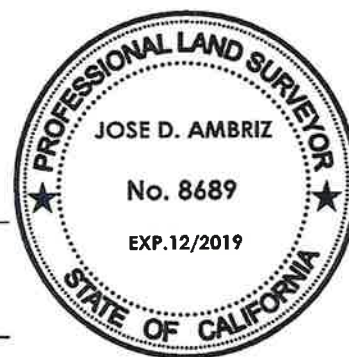
TOGETHER WITH the right to construct, operate, and maintain such facilities as necessary to effect the purpose of the easement.

END OF DESCRIPTION

*This real property description has been prepared by me,
or under my direction, in conformance with the
Professional Land Surveyors' Act.*

Signature 
Professional Land Surveyor

Date December 6, 2018



Number
11986-2

Dated this _____ day of _____, 20

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated _____

By ADETOKUNBO OMISHAKIN
Acting Director of Transportation

*Certificate of Acceptance
Required for Easement Deeds*

By _____
Attorney in Fact
PATRICK MASON, Chief
San Luis Obispo Acquisition Branch
Right of Way

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____
Date Here Insert Name and Title of the Officerpersonally appeared _____
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

ATTACHMENT B

FINDINGS

1.0 CEQA FINDINGS

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

2.0 ADMINISTRATIVE FINDINGS

The acquisition by Caltrans of a nonexclusive drainage easement of approximately 2,760 square feet for maintenance purposes on property identified as APN 003-552-043 is consistent with the General Plan/Coastal Plan of the City of Carpinteria pursuant to Government Code §65402 as discussed in the March 1, 2021 Planning Commission Staff Report and incorporated herein by reference. As is evidenced by the identified Policy that supports infrastructure that minimizes potential risks of flooding, the Caltrans acquisition of the nonexclusive drainage easement for maintenance purposes from the County of Santa Barbara is consistent with the City's General/Coastal Plan.

Attachment C

Government Code §65402

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

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

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

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: March 1, 2021

ITEM FOR CONSIDERATION

Zuvella Residence Remodel & Addition
Project 20-2041-CUP/CDP

Request to approve a Conditional Use Permit and Coastal Development Permit to remodel a legal nonconforming 904 square-foot single-family residence and construct a 448 square-foot addition to the rear of the residence for a resultant size of 1,352 square feet and to accept a categorical exemption pursuant to §15301 and §15332 of the California Environmental Quality Act (CEQA).

Report prepared by: Syndi Souter, Associate Planner
Community Development Department


SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department


SIGNATURE

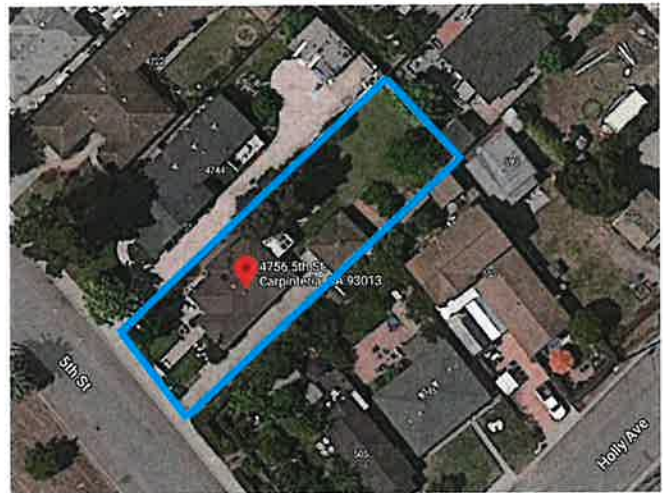
Owners: Kyle and Andrea Zuvella

Project Location: 4756 Fifth Street

APN: 003-303-014

Zoning: Planned Residential Development
(PRD-20)

General Plan Designation: Medium Density
Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-21-001, thereby approving Project 20-2041-CUP/CDP to allow the remodel and a 448 square-foot addition to the existing legal nonconforming residence; and to accept a categorical exemption pursuant to §15301 and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Conditional Use Permit

The requested Conditional Use Permit would allow an interior/exterior remodel and construction of a new 448 square-foot addition to the rear of the existing 904 square-foot single-family residence on a parcel of approximately 8,446 square feet in size. The addition would contain a new master bedroom and master closet. The project would also include interior alterations to convert an existing sunroom to the master bathroom, a kitchen remodel, a bathroom remodel, new/relocated doors and windows, and new exterior finishes. The existing unpermitted front yard chain-link fence, gate, and arbor are proposed to be removed and replaced with a new picket fence and gate. The project will result in a 1,352 square-foot single-family residence with a detached 400 square-foot two-car garage. The maximum height of the residence would remain at approximately 13 feet-eight inches.

Portions of the existing residence are located in the required front and side setbacks rendering the structure legal nonconforming. The Conditional Use Permit is required in order to allow for the proposed structural alterations to those portions of the structure located within the front and side setbacks.

Coastal Development Permit

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

Plans are attached as Exhibit 1, Attachment B.

III. BACKGROUND

Site Characteristics and Background

The 8,446 square-foot project site is located on the north side of Fifth Street, between Holly Avenue and Ash Avenue. The property is currently developed with a 904 square-foot single-story single-family residence and a detached 464 square-foot two-car garage, located behind the house. The existing residence has a maximum height of 13 feet-eight inches. The residence and garage were originally permitted in 1947, and two small additions were permitted in 1993. The residence is considered legal nonconforming because portions of the front and side of the residence encroach into the currently required setbacks.

The project site is located in the Downtown/Old Town district (Community Design Subarea 2), which is the historic, and current center and heart of the City. The main commercial core is situated along Linden and Carpinteria Avenues, and is bookended by residential neighborhoods to the east and west of Linden Avenue. The property is surrounded by similarly-sized residences on three sides, with the Southern Pacific Railroad right-of-way and train tracks across Fifth Street to the south.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The property is not currently subject to any overlay districts.

Architectural Review Board

The project was first reviewed by the Architectural Review Board (ARB) on August 13, 2020, and the Board generally supported the project. They did have concerns, however, about the variety of window alignments and styles, and the design of the roof over the addition. Additionally, the Board requested the addition of a porch or overhang feature above the kitchen door, details and dimensions for the proposed exterior materials, and relocating the proposed picket fence back from the sidewalk to allow space for landscaping. At that meeting, the Board made a recommendation to the Planning Commission for preliminary approval with comments.

On September 17, 2020, the project returned to the ARB for an in-progress review to obtain feedback on some modifications to the project, some of which were in response to the Board's previous comments. At that hearing, the Board again had numerous comments regarding the need for consistency between the windows, doors, trim, details, and materials shown on the plans. The Board again expressed their desire for a porch or overhang feature above the kitchen door, and decided that the gable roof over the addition was acceptable. Ultimately, the Board voted to reaffirm their recommendation for preliminary approval to the Planning Commission with comments. Final review by the ARB would be required before issuance of building permits.

Copies of the Minutes from the August 13, 2020 and September 17, 2020 ARB meetings are attached as Exhibit 2.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Sections 15301(a) and 15301(e) (existing facilities), and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the listed Categorical Exemptions as the project includes only interior/exterior alterations and a small addition to an existing residence, wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

For more detail, see the attached Notice of Exemption included as Exhibit 3.

V. ANALYSIS

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

Zoning Code Requirements

This property is located in the Planned Residential Development District (CMC §14.14) with a maximum density of 20 units/acre (PRD-20). The property is 8,446 square feet in size, so the property could be developed with a maximum of three (3) dwelling units. The existing single-family residence is conforming as to density, but is legal nonconforming due to setback encroachments. CMC §14.82.061 allows for structural alterations to legal nonconforming uses subject to approval of a Conditional Use Permit and Coastal Development Permit by the Planning Commission.

The following table lists the project's conformance with the applicable PRD-20 zone district development standards.

Standard	Requirement/Allowance	Proposal
Setbacks		
Front	50 feet min from centerline of street or 20 feet min from property line, whichever is greater	57 feet from centerline of street; 17 feet from property line*
Side (east)	5 feet min	15.4 feet
Side (west)	5 feet min	existing residence 4.8 feet*; addition 7.75 feet
Rear	15 feet min	65 feet
Height	30 feet max.	13 feet 5 inches
Building Coverage	50% max. (4,223 square feet)	16% (1,352 square feet)
Common Open Space	20% min. (1,689 square feet)	60% (5,111 square feet) lawn & landscaping
Parking	2 covered	2 covered
Density	20 units max. per acre (3 units)	1 unit

*See legal nonconforming structures discussion below.

Legal Nonconforming Structures

Carpinteria Municipal Code §14.82.060- Nonconformance as to yards or height, states, *“if a building or structure is conforming as to use but nonconforming as to yards or height, said building or structure may be permitted by the planning commission to be enlarged, extended, moved or structurally altered; provided, that any addition or enlargement complies with the yard and height requirements of the district in which such building or structure is located; provided further, that no living quarters may be extended into an accessory building located in the front, side or rear yards by such addition or enlargement.”*

The existing residence that is proposed to be altered has an existing front yard setback of 17 feet and a side yard setback that is 4 feet-8 inches, and the current PRD zone development standards require

minimum setbacks of 20-feet and 5-feet, respectively. The new 448 square-foot addition is located outside of the required setbacks. As such, the proposed project complies with CMC §14.82.060 since the portions of the project that lie within the setbacks will be replaced or structurally altered, but not expanded or enlarged.

Conditional Use Permit

Chapter 14.82 of the CMC outlines the review process for projects involving a legal nonconforming use or structure. Carpinteria Municipal Code §14.82.010 of that Chapter sets out the general policy that physical alteration of an existing nonconforming use or structure is prohibited unless specifically authorized by the Municipal Code. Pursuant to CMC §14.82.061- Nonconformance of residential uses as to yards, height or parking, if a residential use of four or fewer dwelling units is conforming to use but non-conforming as to yards, height or parking, improvements which may result in prolonging the life of such nonconforming use may be authorized by the Planning Commission subject to a Conditional Use Permit. In considering and approving such a Conditional Use Permit, the Planning Commission must, at a minimum, make all of the following findings:

- a. Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood;*
- b. The habitable capacity of the unit or units will not be increased beyond that previously existing; and*
- c. The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units.*

The Conditional Use Permit (CUP), as a planning tool, allows the Planning Commission to exercise broad discretion over a proposed use or project, and in taking an action to approve or deny a project. Through the use of the CUP, the Commission can allow improvements which prolong the life of a nonconforming structure including structural repairs, remodels, additions and similar new construction to a residential unit or units, subject to the imposition of appropriate project conditions of approval.

Based on the particulars of the proposed project, staff believes all of the above findings can be made for approval of this project. The bedroom addition is modest in size, and the residence will remain a single-family residence. Improving the livability of the unit would not have an adverse effect on the surrounding neighborhood since it would not change the nature or intensity of the existing use of the property as a single-family residence. The habitable capacity of the unit in question will not be increased as the residence will remain one single-family dwelling. The addition and improvements would upgrade the living conditions for the occupants and preserve the single-family residence, and the established character of the neighborhood.

General Plan/Coastal Land Use Plan

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

Land Use Element

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

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

The proposed remodel and addition are in keeping with the “beachy” character of the neighborhood, and the project will enhance the aesthetics and livability of the residence. The existing small residence on the subject property is representative of the small, older homes that give the Downtown/Old Town neighborhoods some of their distinctive “small beach town” charm. The project would preserve and enhance these characteristics. The project received a preliminary recommendation for approval from the ARB, and has been found consistent with the applicable policies of the Community Design Element, as discussed in detail below.

Noise Element

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

The City’s standard conditions relating to construction timing and noise attenuation have been included in the attached recommended Conditions of Approval (Exhibit 1, Attachment C).

Safety Element

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

The Final City of Carpinteria Sea Level Rise Vulnerability Assessment and Adaptation Project, completed in March 2019, indicates that the subject property could be impacted by a range of sea level rise (SLR) of two (2) feet or more by the year 2060 to five (5) feet or more by the year 2100, and that the subject property lies within the Fluvial Hazard Zone. The proposed project would extend the usable life of the residential structure. However, given that the anticipated amount of SLR modeled to affect this property is not expected to occur until at least 2060, if not later, the potential flooding risks for the proposed project are minimal at this time and in the near future. Additionally, at this time, the City does not require mitigation for sea level rise in this area, pursuant to the City’s adopted Interim Sea Level Rise Guidance document. As such, staff feels that this objective has been met due to the fact that SLR is not expected to impact this property for at least approximately 40 years. The property is not, otherwise, located in any mapped flood hazard areas.

Please see Exhibit 4 for a map of this project site in relation to the area subject to the Interim Sea Level Rise Guidance Zones.

Community Design Element

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

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

The proposed addition has been designed to match the existing California cottage vernacular architecture of the existing residence and garage on site, so the historic character of the property will be maintained. The proposed exterior siding would create better cohesion between the residence and the garage, and creates a more charming street facade. The project would retain the same scale as is presently experienced from the street, and is not considered to be excessive development on the property or in the neighborhood.

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

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

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

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

The proposed project will eliminate the existing harsh 4-foot-tall chain link fence along the street frontage and replace it with a more welcoming 3-foot-tall picket fence, which will improve the street appearance. The entrance to the residence will continue to face Fifth Street, and the new siding exterior with the picket fence will be consistent with other homes in the area. As such, the proposal will be compatible these objectives and policies.

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

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

Exterior lighting is proposed for the project, however a cut sheet for the selected fixture(s) has not been provided as of this time. Should the project be approved by the Planning Commission, a condition has been included in the attached recommended Conditions of Approval requiring any proposed exterior lighting to be consistent with this Objective and Policy. Proposed lighting would be required to be reviewed by the ARB and CDD staff as part of final building permit clearance.

Subarea 2 Design Objectives & Policies

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

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

The proposed project can be found consistent with the historical character of the "beach cottage" residence on site and other homes in the surrounding area. The project would not impact mountain views, and ocean views are not available from the site. The proposed exterior siding is a common exterior finish used in Carpinteria, and it enhances the "beach cottage" aesthetic of the residence. The proposed picket fence will add additional charm. For Amtrak riders, the project would provide another visual delight as they travel through town. Overall, staff believes the proposed project can be viewed as a project that improves the living conditions for the owners while still preserving the essential "small beach town" identity of the surrounding neighborhood.

VI. DEVELOPMENT IMPACT FEES

The proposed project would not result in a net increase of dwelling units. Therefore, this residential project is not subject to Development Impact Fees payable to the City. Other agencies and districts may, however, charge mitigation or service fees triggered by the proposed upgrades.

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-21-001, thereby approving Project 20-2041-CUP/CDP to allow a remodel and 448 square-foot addition to an existing legal nonconforming residence, for a total size of 1,352 square feet; accept the CEQA Notice of Exemption; and adopt the Findings for Approval in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C.
(Staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Exhibit 1 Resolution PC-21-001
Attachment A – Findings
Attachment B – Plan set
Attachment C – Recommended Conditions of Approval

Exhibit 2 Minutes from the August 13, 2020 and September 17, 2020 ARB Meetings

Exhibit 3 CEQA Notice of Exemption

Exhibit 4 Interim Sea Level Rise Guidance Zones Map

Exhibit 1
Resolution PC-21-001

Zuvella Residence Addition & Remodel
20-2041-CUP/CDP

March 1, 2020

RESOLUTION NO. PC-21-001

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT
PERMIT 20-2041-CUP/CDP TO ALLOW AN ADDITION AND REMODEL TO
AN EXISTING LEGAL NONCONFORMING SINGLE-FAMILY RESIDENCE.
THE PROJECT IS LOCATED AT 4756 FIFTH STREET
(APN 003-303-014), REQUESTED BY KYLE AND ANDREA ZUVELLA.**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Conditional Use Permit and Coastal Development Permit filed by Kyle and Andrea Zuvella on March 4, 2020 to allow an addition and remodel, including structural alterations, to an existing legal nonconforming single-family residence; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on July 9, 2020; and

WHEREAS, the Planning Commission has conducted a public hearing and received evidence regarding the application for the Conditional Use Permit and Coastal Development Permit; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Sections 15301(a) and 15301(e) (existing facilities), and 15332 (in-fill development projects) of the CEQA Guidelines as the project includes only interior/exterior alterations and a small addition to an existing residence; and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Conditional Use Permit and Coastal Development Permit are approved, making the Findings outlined in Attachment A.
2. The Conditional Use Permit and Coastal Development Permit for the project shown in Attachment B are approved subject to the project conditions of approval set forth in Attachment C.

PASSED, APPROVED AND ADOPTED this 1st day of March 2021 by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

David Allen, Chair

ATTEST:

Steve Goggia, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 1st day of March 2021.

Exhibit 1
Attachment A: Findings

Zuvella Residence Addition & Remodel
20-2041-CUP/CDP

March 1, 2020

ATTACHMENT A: FINDINGS FOR APPROVAL

PLANNING COMMISSION HEARING PROJECT 20-2041-CUP/CDP MARCH 1, 2021

ZUVELLA RESIDENCE REMODEL & ADDITION REQUESTED BY KYLE AND ANDREA ZUVELLA

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

1.0 Administrative Findings

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

1.1 Procedures

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

- a. An application for a Conditional Use Permit and Coastal Development Permit was submitted on March 4, 2020, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on July 9, 2020. Said application and all related materials have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General Plan/Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act Findings

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15301(a) and 15301(e) (existing facilities), and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the Categorical Exemptions as the project includes only interior/exterior alterations and a small addition to an existing residence, wherein the project is consistent with the City's General Plan/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

1.3 Conditional Use Permit Findings

Pursuant to Carpinteria Municipal Code §14.62.040(8), the Planning Commission may approve a Conditional Use Permit upon a determination that all of the following findings have been met:

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

As discussed in the Planning Commission staff report dated March 1, 2021, and hereby incorporated into these Findings by reference, the project includes a remodel and an addition to an existing legal nonconforming single-family residence. The residence is legal nonconforming as to the front and side yard setback requirements. Some of the proposed work includes structural alterations to portions of the residence located within the required setbacks, and therefore requires that a Conditional Use Permit be approved to allow the remodel.

The existing single-family residence on the property is typical of the type of structures originally built in the City's beach and downtown neighborhoods. It is common for these older structures to encroach into required current setbacks. The proposed remodel and addition project would improve the livability of the existing residence without resulting in any increase to intensity of the existing use. The existing legal nonconforming condition (i.e., a single-family residence with setback encroachments) would be maintained and enhanced by the addition of a new conforming bedroom. Allowing the addition and remodel to occur while maintaining the legal nonconforming site conditions is consistent with the types of projects permissible in the PRD zone district with the approval of a Conditional Use Permit and Coastal Development Permit pursuant to CMC §14.82.061.

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

The project site is located on Fifth Street, and is adequately served by the existing street network in the area. The proposed residential remodel and addition to the existing residence will not generate any new traffic or parking demands as no new dwelling units are proposed. The project would therefore be adequately served by existing streets and highways.

- c. *The granting of the permit will not materially adversely affect such necessary community services as sewage disposal, fire protection, water supply, and police protection.*

Local service providers were notified of the project and provided with information regarding the proposed remodel and addition. The service providers did not specify any concerns regarding the project. The project would not change the intensity of the existing use, nor would it negatively impact such services as sewage disposal, fire protection, water supply or police protection. Condition letters, as applicable, for the Special Districts that serve the subject property have been included with the project conditions of approval.

- d. *The granting of the permit will not be detrimental to the health, safety and general welfare of the neighborhood.*

The proposed project consists of a remodel and addition to an existing single-family residence. Municipal Code §14.82.061 requires a Conditional Use Permit to allow structural alterations to the residence while allowing the existing legal nonconforming conditions to continue. With the approval of the Conditional Use Permit and Coastal Development Permit, the existing nonconforming conditions would be allowed to remain, however portions of the residence would be brought up to current building and safety requirements. The project therefore would not impact the health, safety and general welfare of the neighborhood as the existing use or intensity will not be affected.

- e. *The proposed use is consistent with the Coastal Plan, General Plan, and applicable specific plan.*

The project involves a remodel and small addition to an existing single-family residence. The residence is legal nonconforming as to the front and side setback requirements and therefore requires that a Conditional Use Permit be approved to allow the structural alterations proposed as part of the project. As discussed in the Planning Commission staff report dated March 1, 2021, and hereby incorporated into these Findings by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design Element, Noise and Safety Element Objectives and Policies in that the project involves upgrades to an existing residence in its present location and configuration. As the existing arrangement would be maintained, the improvement can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The use of the dwelling will not change.

- f. *The proposed use will not cause substantial environmental damage or substantially and*

avoidably injure fish or wildlife or their habitat.

The proposed project involves a remodel and construction of a small addition to a single-family residence in a developed urban area and does not impact natural environments, habitat areas or wildlife. The construction activities have been conditioned to avoid water runoff, dust, noise and other impacts to the surrounding neighborhood. Conditions of Approval are included as Attachment C to the Planning Commission Resolution. The project therefore would not cause a substantial impact to the environment.

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

There are no known recorded easements on the property for public access or to any public agency, nor are any such easements required as a project condition of approval.

1.4 Nonconforming Structure Findings

Pursuant to Carpinteria Municipal Code §14.82.061(2), the Planning Commission may authorize improvements which may result in prolonging the life of a nonconforming structure subject to a Conditional Use Permit if all of the following findings can be met:

- a. Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood.*

As discussed in the Planning Commission staff report dated March 1, 2021 and hereby incorporated into these Findings by reference, the property and the subject existing residence is legal nonconforming in terms of setback requirements. The proposed project would entail a comprehensive remodel, including structural alterations, and an addition to the existing residence. The proposed project would add 448 square feet of conforming addition to the existing 904 square foot residence, for a total size of 1,352 square feet; this is a modest size for a three-bedroom residence. The project would not change the placement or orientation of the home relative to public views from the street. Nor would the remodel and addition result in a change to the intensity or character of the existing residential use of the property. The remodel and addition would however improve the aesthetics and livability of the existing dwelling by updating the exterior finishes and providing more functional modern living space. In light of these factors, it is not anticipated that the proposed remodel and addition to preserve and extend the life of the existing residence would pose an adverse effect on the surrounding neighborhood.

- b. The habitable capacity of the unit or units will not be increased beyond that previously existing.*

The term “habitable capacity” is not defined in Chapter 14.82. However, reading that chapter in context, the Planning Commission has previously interpreted the restriction in CMC 14.82.061

on increasing habitable capacity to refer to a restriction on adding additional dwelling units (See CMC 14.82.010(3)). The property is presently developed with a single-family dwelling unit. The project would not result in a net increase to the number of units maintained on the property; therefore, this finding can be made.

- c. *The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units.*

The Planning Commission finds that the continued existence of a nonconforming residence outweighs the purpose behind uniform application of the City's zoning regulations. Carpinteria Municipal Code §14.82.061 authorizes structural alterations to a nonconforming structure if the improvement(s) will address the shortage of adequate housing in the City. The existing residence is a contributing example of the smaller homes that help create the City's small beach town character. Approval of the CUP would allow the owners to expand and upgrade the small residence. The Commission finds that the policy of promoting adequate housing is advanced when improvements result in safer, modernized and improved living conditions for the residents without imposing significant impacts on the community or environment.

1.5 Coastal Development Permit Finding

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

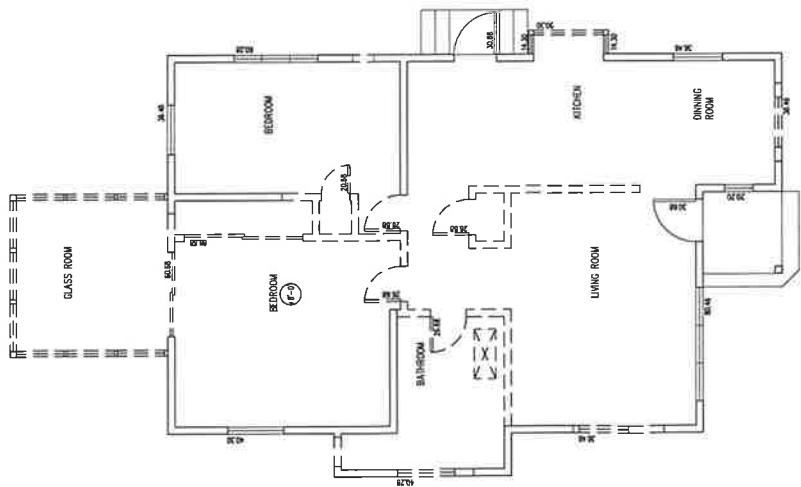
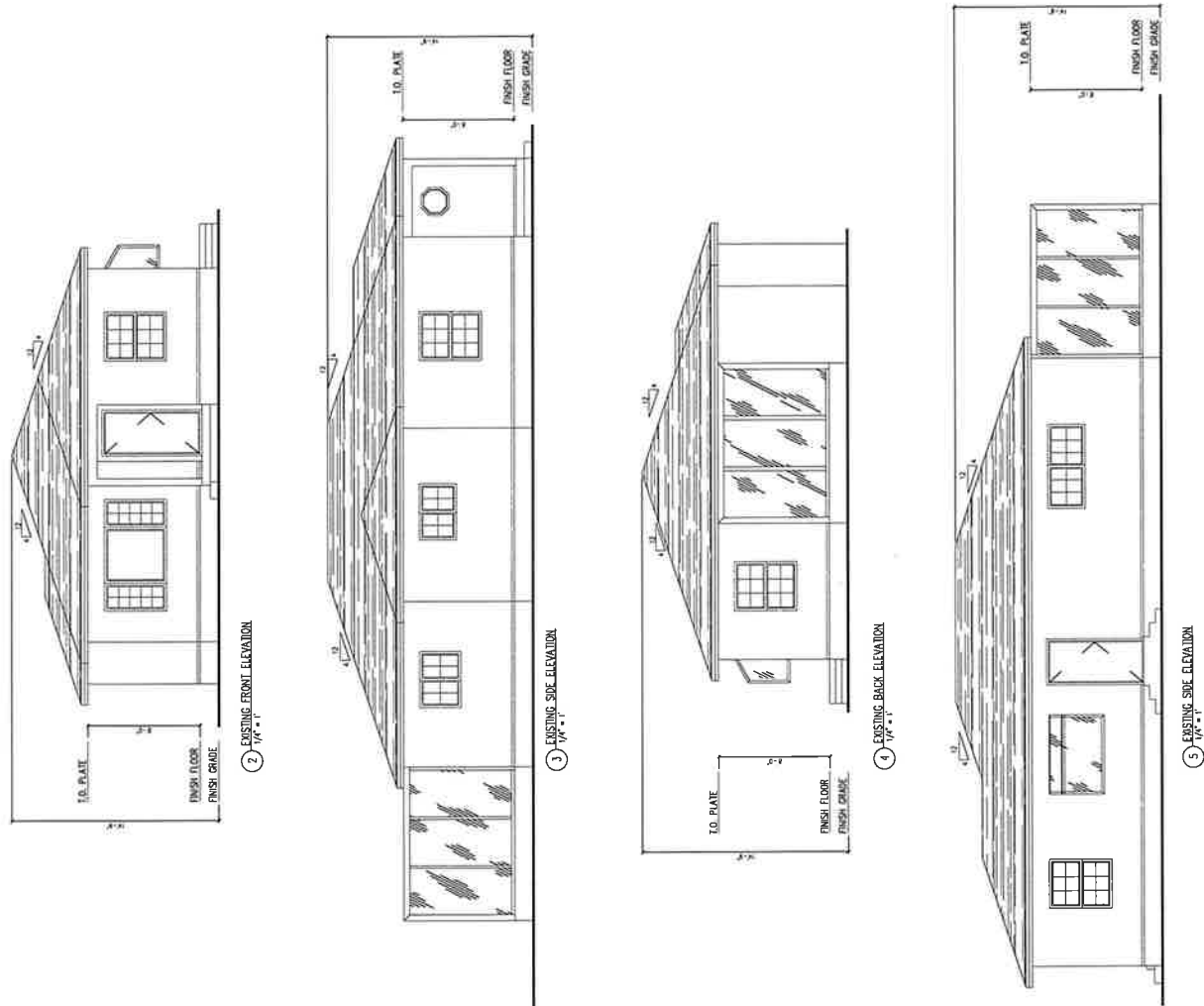
- a. *The proposed development is in conformity with the City's certified Local Coastal Program.*

The project involves a remodel and small addition to an existing single-family residence. The existing residence is legal nonconforming as to setbacks and therefore requires that a Conditional Use Permit be approved to allow the structural alterations included in the proposed remodel. The proposed addition is conforming to the current setback requirements, consistent with the requirements of the Zoning Code. As discussed in the Planning Commission staff report dated March 1, 2021 and hereby incorporated by reference, the project is consistent with the General Plan's applicable Land Use, Community Design, Noise and Safety Elements' Objectives and Policies in that the project involves minor improvements to an existing residence. As the existing improvements would be largely maintained, the proposed project can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The project would not result in any changes to the type, intensity, or character of the existing residential use of the property. Therefore, the remodel and addition project is consistent with the City's certified Local Coastal Program as shown.

Exhibit 1
Attachment B: Reduced Plans

Zuvella Residence Addition & Remodel
20-2041-CUP/CDP

March 1, 2020



DEGRADED WALLS:
 AS TO THE TIES THAT THE INTERIOR WALLS HAVE REMOVED AND
 NON-BURNING, NON-DAMAGED AND NON-SEALED WALLS, THEREFORE,
 ABOUT THE POSSIBILITY OF DAMAGING OF RECORDING THE INTERIOR ACTED
 AND BEFORE REMOVING THE WALLS.

CONCRETE SLAB:
 AS TO THE WALL SLAB IS NOT A PETROLEUM SLAB WITH REINFORCING
 AND THE SLAB PROVIDES A GOOD BASIS TO ANALYZE THE STRUCTURE,
 BEING A CONCRETE SLAB WITH REINFORCING AND BEING A CONCRETE SLAB WITH REINFORCING.

MODIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY, OF TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.

PROPOSED
PLAN

A-3



VERIFY ALL DIMENSIONS IN FIELD. IN CASE OF DISCREPANCY, GC TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.

Two diagrams of a double-slit interference experiment. The left diagram shows a double-slit barrier with a central maximum labeled '0' and two first-order maxima labeled '1' on either side. The right diagram shows a similar setup but with a central maximum labeled '0' and two first-order minima labeled '1' on either side.

[illegible]

REVISIONS

DESIGN EVEREST
 CONSULTING ENGINEERS
 ROMAIN CURTIS
 ARCHITECT #C35019
 367 CIVIC DR #3
 PLEASANT HILL, CA 94523
 510 612 0345
 romain@designeverest.com

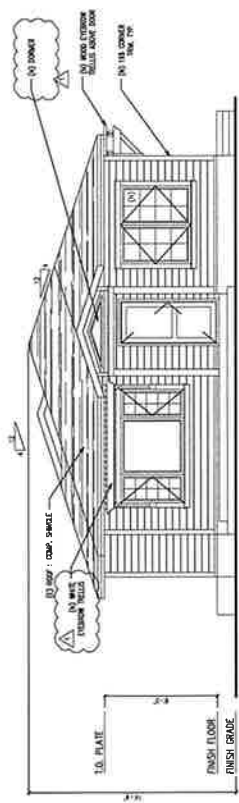


ADDITION/ REMODEL
 4756 5TH ST,
 CARPINTERIA, CA 93013

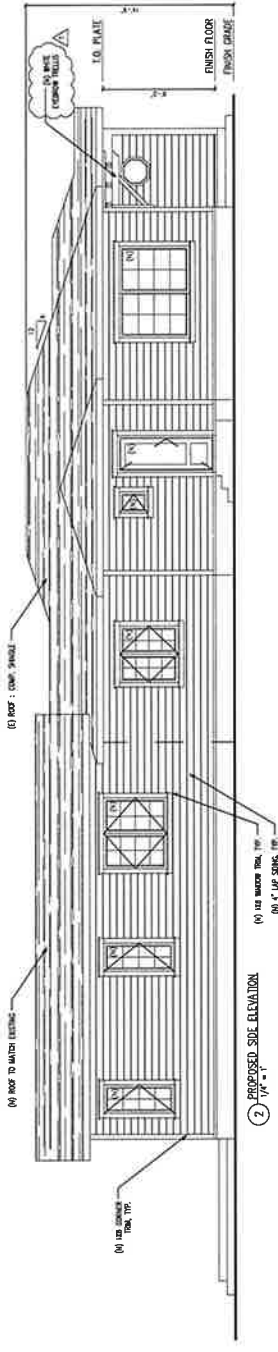
PROPOSED ELEVATIONS

DE-2019101073
 ISSUE DATE
 02/19/2021
 SCALE
 1/4"=1'-0"
 DRAWN BY
 KH-ZG
 SHEET

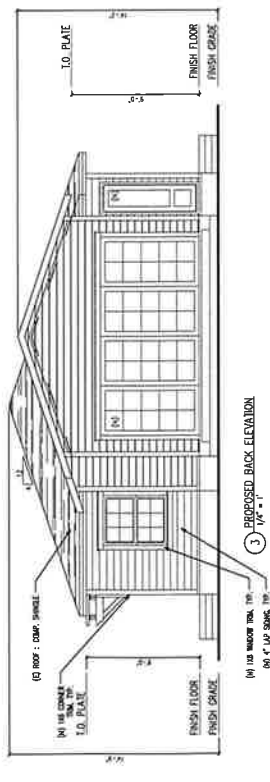
A-5



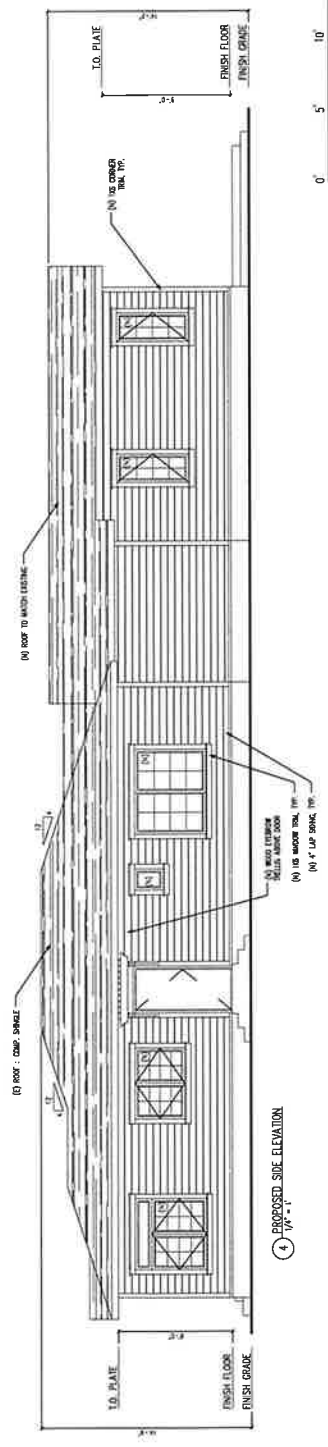
1 PROPOSED FRONT ELEVATION
 1/4" = 1'



2 PROPOSED SIDE ELEVATION
 1/4" = 1'



3 PROPOSED BACK ELEVATION
 1/4" = 1'



4 PROPOSED SIDE ELEVATION
 1/4" = 1'



VERIFY ALL DIMENSIONS IN FIELD IN CASE OF DISCREPANCY, SEE 2D CONVEY ARCHITECT PRIOR TO CONSTRUCTION OF WORK.

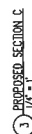
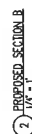
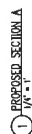
5' 10' 15' 20' 25'

PROPOSED SECTIONS



DESIGN EVEREST
CONSULTING ENGINEERS

REVISIONS



WEARY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY, OF THE CONTACT AND-THAT PRIOR TO CONSTRUCTION OF WORK.

Exhibit 1
Attachment C: Recommended
Conditions of Approval

Zuvella Residence Addition & Remodel
20-2041-CUP/CDP

March 1, 2020

**PLANNING COMMISSION HEARING
PROJECT 20-2041-CUP/CDP
4756 FIFTH STREET (APN 003-303-014)
MARCH 1, 2021**



**ATTACHMENT C: CONDITIONS OF APPROVAL
ZUVELLA RESIDENCE REMODEL & ADDITION**

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

PROJECT DESCRIPTION

1. This Conditional Use Permit and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Exhibit 1, Attachment B to the staff report dated March 1, 2021) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Conditional Use Permit and Coastal Development Permit to allow an interior/exterior remodel and construction of a new 448 square-foot addition to the rear of the existing 904 square-foot single-family residence on a parcel of approximately 8,446 square feet in size. The addition would contain a new master bedroom and master closet. The project would also include interior alterations to convert an existing sunroom to the master bathroom, a kitchen remodel, a bathroom remodel, new/relocated doors and windows, and new exterior finishes. The existing unpermitted front yard chain-link fence, gate, and arbor are proposed to be removed and replaced with a new picket fence and gate. The project will result in a 1,352 square-foot single-family residence with a detached 400 square-foot two-car garage. The maximum height of the residence would remain at approximately 13 feet-eight inches.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.
3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this mitigation measure and site inspect during the construction phase.
4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.
5. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
6. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No

construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

7. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
8. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.
9. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.
10. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and

Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

11. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.
12. An Encroachment Permit shall be obtained from the City of Carpinteria Public Works Department for any improvements within the Right-of-Way prior to Building Permit issuance.
13. No portions of the residence shall be converted to, or used as, a separate dwelling unit without first receiving prior approval from the City.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

14. This Conditional Use Permit and Coastal Development Permit are not valid until a Building Permit for the development has been obtained. Failure to obtain said Building Permit shall render this Conditional Use Permit and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Conditional Use Permit and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Conditional Use Permit and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.
15. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Section 14.62.060 of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.
16. Any use authorized by this Conditional Use Permit and Coastal Development Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit and Coastal Development Permit. Any Building Permit issued pursuant to this Conditional Use Permit and Coastal Development Permit shall expire upon expiration or revocation of the Conditional Use Permit and Coastal Development

Permit. Conditional Use Permit and Coastal Development Permit renewals must be applied for prior to expiration of the Conditional Use Permit and Coastal Development Permit.

17. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
18. Within one year after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit and Coastal Development Permit null and void.
19. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.
20. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.
21. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
22. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
23. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
24. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
25. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

26. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
27. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Conditional Use Permit and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.
28. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
29. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

30. Compliance with the attached Departmental and District letters is required as follows:
 - a. Carpinteria Valley Water District, dated March 13, 2020,
 - b. Carpinteria Sanitary District (email), dated March 18, 2020,
 - c. City of Carpinteria Public Works, dated March 23, 2020, and
 - d. Carpinteria-Summerland Fire Protection District letter, dated May 28, 2020.

Approved by the Planning Commission on March 1, 2020.

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

Applicant/Property Owner

Date

Exhibit 2
Minutes from the August 13, 2020 and
September 17, 2020 ARB Meetings

Zuvella Residence Addition & Remodel
20-2041-CUP/CDP

March 1, 2020

ACTION MINUTES

The virtual meeting was called to order on Zoom Meeting at 5:30 p.m. by Brad Stein, Chair.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Jim Reginato
Jason Rodriguez, Vice Chair
Richard Johnson

Boardmembers absent: None

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

PUBLIC COMMENT: None

PROJECT REVIEW

1) Applicant: Kyle & Andrea Zuvella
Project: 20-2041-DP/CDP
Planner: Syndi Souter
Project Location: 4756 Fifth Street
Zoning: Planned Residential Development (PRD-20)

Request of Kyle and Andrea Zuvella to consider Project 20-2041-DP/CDP for preliminary/final review of a request to construct a new 431 square-foot master bedroom addition to the rear of the existing square-foot single-family residence. The proposal includes an interior remodel, changes to the exterior finishes, and a new picket fence in the front yard. The property is an 8,446 square-foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-303-014, addressed as 4756 Fifth Street.

Staff described and summarized the project, explaining that the addition was located at the rear of the residence and that the entire exterior of the residence would be changed from stucco to board-and-batten siding to match the existing garage. Additionally, staff explained that the existing chain-link fence and arbor at the street were proposed to be removed and replaced with a 3' white picket fence. Boardmember Rodriguez raised a question about the five-foot separation between the residence and the garage, and staff explained that the five-foot separation meets code.

Kyle Zuvella, applicant/owner, thanked the staff and the Board for their time spent on the project.

Public Comment: None

Boardmember Discussion:

Boardmember Rodriguez began the discussion, and stated that he generally liked the project. He agreed with staff that the new picket fence should be set back from the sidewalk to allow for plantings in front, and found the proposed exterior lights to be acceptable. He commented that the existing front porch appears to step-down into a planter on one side, that the kitchen door needs an awning or some other feature to break up the eastern elevation, and that the windows on the addition were higher than the existing windows on the residence.

Boardmember Reginato asked the owner/applicant if the stucco would be removed before the new siding was installed, and the owner/applicant responded that the stucco would be removed. He also inquired about the size and type of wood for the board-and-battens, which staff determined was not specified on the plans. He commented that the windows and doors should all have the same casings and trim, and that the details should match. He also suggested that French doors would be more functional than a sliding door out to the backyard from the addition.

Boardmember Johnson congratulated the owner/applicant for choosing to remove the stucco and replace it with the board-and-batten siding. He agreed with Boardmember Rodriguez about the eastern elevation, and that there needs to be some relief at the kitchen door, and that there needs to be continuity with the windows. He commented that the roof for the addition should match the existing hip roof, and suggested adding a back porch onto the rear of the addition. He requested a door and window schedule with details and specifications, and the details and specifications for the board-and-batten siding. He stated that the proposed exterior light is contemporary in style.

Boardmember Stein agreed with the prior comments made by the other Boardmembers. He stated that the addition should look like it was always part of the structure. He agreed that the kitchen door needed an accent to break up the elevation, and that the fence should be moved back two-feet to allow for planting in front. He stated that overall, he felt it was a good project.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Johnson to recommend preliminary approval to the Planning Commission with the following comments:

- Locate front yard fence 18-24" back from edge of sidewalk and provide a landscape plan for the area between the fence and sidewalk;
- Consider the addition of a porch or overhang feature for the kitchen door;
- Study and make consistent window styles, types, and alignment (by header height);
- Provide dimensions/details and materials for window/door trim, house trim, and board & batten siding;
- Restudy roof form for addition; consider using a hip roof to better match the rest of the house; and
- Consider replacing the rear master bedroom slider with a pair of French doors; also consider the addition of a porch or overhang feature for this entry.

VOTE: 4-0

- 2) Applicant: Dennis Thompson, architect for Leland & Diana Walmsley
Project: 18-1919-CUP/CDP
Planner: Syndi Souter
Project Location: 1455 Azalea Drive
Zoning: Single-Family Residential (7-R-1)

Request of Dennis Thompson, architect for Leland and Diana Walmsley, to consider Project 18-1919-CUP/CDP for continued preliminary review of a request to: 1.) construct a new 207 square-foot first floor addition to the existing 1,159 square-foot residence; 2.) demolish the existing 512 square-foot garage, and reorient and reconstruct a new 539 square-foot attached two-car garage facing the street; and 3.) construction of a new 396 square-foot second-story accessory room

ACTION MINUTES

The virtual meeting was called to order on Zoom Meeting at 5:30 p.m. by Brad Stein, Chair.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore
Jim Reginato
Jason Rodriguez, Vice Chair
Richard Johnson

Boardmembers absent: None

OTHERS PRESENT: 4 members of the public were in attendance.

PUBLIC COMMENT:

- 1) Seahouse Affordable Housing Lottery: Staff announced that the Seahouse Affordable Housing Lottery application period was set to open on September 20, 2020 and would run through November 20, 2020.

PROJECT REVIEW

- 1) Applicant: Kyle & Andrea Zuvella
Project: 20-2041-DP/CUP/CDP
Planner: Syndi Souter
Project Location: 4756 Fifth Street
Zoning: Planned Residential Development (PRD-20)

Request of Kyle and Andrea Zuvella to consider Project 20-2041-DP/CDP for in-progress preliminary review of a request to construct a new 448 square-foot master bedroom addition to the rear of the existing 904 square-foot single-family residence. The proposal includes an interior remodel, changes to the exterior finishes, and a new picket fence in the front yard. The property is an 8,446 square-foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-303-014, addressed as 4756 Fifth Street.

Staff described and summarized the project, explaining that this was an in-progress review of a revised project and that Staff was seeking direction from the Board on the changes that had been made pursuant to the prior ARB review comments. In particular, Staff needed feedback on the newly proposed horizontal siding, doors and windows, roof over the addition, and exterior lighting. Boardmember Johnson questioned the roof tile size specifications that were presented and stated that the final plans need to include the proper nomenclature.

The applicant, Kyle Zuvella, thanked everyone for their time and stated that he would be available for any questions the Board may have about the project.

Boardmember Johnson commented that he does not agree with the architect's response that it was necessary to keep the gable roof over the addition (that does not match the hip roof on the rest of the house) in order to have a volume ceiling on the interior. Boardmember Blakemore inquired if a

landscaping plan was required for the project, and Staff responded that a landscaping plan is not always required for small projects, and that often the existing landscaping is proposed to remain. The applicant added that no new landscaping is proposed at this time, and that the new fence will go in the same location as the existing chain-link fence with the existing landscaping.

Public Comment: None

Boardmember Discussion:

Boardmember Stein began the discussion with a survey of the Board's support of the horizontal siding and new light fixtures. The Board unanimously agreed that the horizontal siding was acceptable.

Boardmember Reginato began his comments in response to the survey for the new exterior lights. He stated that the LEDs used in the sconces are very bright, and that the light source needs to be hidden. He also questioned the trim details and discrepancies, and stated that the details and materials need to be consistent and need to be shown on the drawings, noting he preferred the details as shown in the photographs. He commented that the kitchen door needs to be reconfigured, as it swings out and blocks the landing and steps as drawn. He added that the roofing details and specifications need clarification, as the link does not match the material shown. He feels the project is charming, but needs consistency in the details. He shared that the existing chain-link fence is not set back from the sidewalk, and that the new fence will need to be set back. Boardmember Johnson chimed in and suggested that some "happy flowers" be planted in front of the new fence.

Boardmember Rodriguez agreed with Boardmember Reginato's comments and stated that he likes the project and the new horizontal siding. He questioned the functionality of the French door in the bathroom given the close proximity to the neighboring residence. He reiterated Boardmember Reginato's concern about the kitchen door blocking the steps, and added that he would still like to see a porch element over the kitchen door.

Boardmember Stein began with a firm comment that the details, materials, and plans should be consistent throughout. He suggested that obscure glass could be used on the bathroom door for light and privacy. He agreed with Boardmember Rodriguez that the kitchen door should be covered, especially for protection during storms. He stated that the gable roof in the rear is acceptable to him, but agrees with Boardmember Reginato about the materials. He also shared his agreement with Boardmember Rodriguez to support the horizontal siding.

Boardmember Johnson questioned the larger lights on the French doors for the front, kitchen, and bathroom doors in contrast to the traditionally-sized lights on the windows and rear French slider. He commented that all the French doors and windows should have similarly sized lights. He stated that the final plans should have more refined details and that the elevations need to show the correct materials.

ACTION: Motion by Boardmember Rodriguez, seconded by Boardmember Reginato to reaffirm their recommendation for preliminary approval to the Planning Commission with comments.

VOTE: 5-0

Exhibit 3
CEQA Notice of Exemption

Zuvella Residence Addition & Remodel
20-2041-CUP/CDP

March 1, 2020

Notice of Exemption

Appendix E

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

County Clerk

County of: Santa Barbara

105 East Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: Zuvella Residence Addition & Remodel

Project Applicant: Kyle and Andrea Zuvella

Project Location - Specific:

4756 Fifth Street, Carpinteria, CA 93013 (APN 003-303-014)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would allow the remodel and a 448 square-foot addition to an existing 904 square-foot single-family residence, for a resultant size of 1,352 square feet. A Conditional Use Permit is required because the property has legal nonconforming setbacks. Structural alterations are proposed in the setback, but the new

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Kyle and Andrea Zuvella, property owners

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

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

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

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

☒ Categorical Exemption. State type and section number: §15301(a), §15301(e), and §15332

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project includes only interior alterations and a small addition to an existing residence, wherein the project is consistent with the City's General/Coastal Plan, Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to

Lead Agency

Contact Person: Syndi Souter, Associate Planner

Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

1. Attach certified document of exemption finding.

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

Signature: _____ Date: _____ Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

Exhibit 4
Interim Sea Level Rise Guidance Zones Map

Zuvella Residence Addition & Remodel
20-2041-CUP/CDP

March 1, 2020

WHERE IS MY PROJECT LOCATED?

Conditions and information requests to be considered are determined by the geographic location of the applicant's proposed project site and potential exposure to sea level rise, as defined by the following Zones:

Zone 1	Properties located on the ocean side of Sandyland Road between Linden Avenue and Ash Avenue
Zone 2	Properties located in the Beach Neighborhood excluding the northeast corner of the neighborhood, defined as those properties east of Holly Avenue and north of Third Street

PROJECT SITE →



PLANNING COMMISSION
STAFF REPORT

MEETING DATE: March 1, 2021

ITEM FOR CONSIDERATION

Prins Mixed-Use Concept
Project 20-2069-CON

Request for concept review of a proposal to construct a new 3,236 square-foot two-story commercial office/warehouse building and a new 2,364 square-foot two-story four-unit residential building with an attached 720 square-foot four-car carport.

Report prepared by: Syndi Souter, Associate Planner
Community Development Department


SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department


SIGNATURE

Owner: 4209 CARPINTERIA AVE, LLC

Applicant: Tobias and Christina Prins

Project Location: 4209 Carpinteria Avenue

APN: 003-212-025

Zoning: Commercial Planned Development
(CDP)

General Plan Designation: General Commercial
(GC)



I. RECOMMENDATION

Receive public comment, and provide conceptual review and comments on the subject mixed-use proposal.

II. PROPOSED PROJECT DESCRIPTION

This is a conceptual review of a proposal to construct a new 3,236 square-foot two-story commercial office/warehouse building and a new 2,364 square-foot two-story four-unit residential building with an attached 720 square-foot four-car carport. The subject property is a 10,653 square-foot rectangular lot located at the corner of Carpinteria Avenue and Estero Way. The property has a short frontage facing Carpinteria Avenue, and a longer frontage along Estero Way. The two-story commercial building is proposed to front on Carpinteria Avenue near the street corner. The two-story residential building is proposed at the rear of the property. An 11-space parking lot is proposed in the center of the property, with two points of access off of Estero Way.

The proposed two-story commercial building would house the owners' business, iPower Resale Group. The ground floor would be 1,750 square feet in size and would contain 1,330 square feet of warehouse area, a reception area, and a restroom. The second floor would be 1,486 square feet in size and would contain offices, an employee kitchen, and a restroom. A loading area with a roll-up door would be located at the rear of the building, facing the parking lot.

The proposed two-story residential structure would contain four dwelling units. The ground floor would be 960 square feet in size and would contain two 480 square-foot one-bedroom units with an attached 720 square-foot four-space carport enclosed on three sides. The second floor would be 1,404 square feet in size and would contain one one-bedroom unit and one two-bedroom unit. At this point, it is unknown if the residential units are intended to be apartments or condominiums.

III. BACKGROUND

Purpose of Concept Review

The purpose of the conceptual review process is to allow an applicant to submit tentative plans, prior to the submittal of a formal project application, in order to receive early feedback from the public, and advisory comments and suggestions from the Planning Commission. These advisory comments shall constitute a conceptual review only. A conceptual review and recommendation are not binding upon the Planning Commission as to any further determinations to be made with respect to the project. No action will be taken by any government body on the Project at the Conceptual Review hearing. Input received at this meeting will be considered at future Planning Commission meetings. The Planning Commission shall be wholly free to render a different determination and/or decision upon formal review of the project. Since only limited information regarding the project is provided at this time, the analysis in this report is preliminary and tentative.

Site Characteristics and Background

The 10,653 square foot parcel is located at the corner of Carpinteria Avenue and Estero Way. Historically, the property has been used for office trailers and as a storage yard for miscellaneous commercial enterprises. Several Conditional Use Permits are on file for various landscape equipment

and plumbing storage yards (C-5-80; 88-365-CUP; 11-1590-CUPA/CDP); permits were also granted for the use of office trailers associated with these uses (09-1499-CDP).

The surrounding neighborhood contains a mix of commercial and residential uses and is located in the Downtown/Old Town Neighborhood (Subarea 2). This particular part of the City's downtown is characterized by a mix of residential and commercial developments spanning multiple decades. To the west of the property, across Estero Way, lies the commercial development formerly known as the "Carpinteria Business Park" (and recently re-branded as "The Row") which contains a variety of retail, office, light manufacturing, and food and beverage purveyors. Two residences are located on the property immediately to the east of the site. To the north, across Carpinteria Avenue, is a large multifamily residential condominium development. The Union Pacific Railroad (UPRR) right-of-way is adjacent to the south side of the property, with the Carpinteria Salt Marsh just beyond.

The site is zoned Commercial Planned Development with a Residential Overlay (CPD/R) and has a General Commercial (GC) land use designation. The property is also subject to the Coastal Appeals (CA) overlay district due to its location between the first public road and the sea, and within 100' of a wetland. The property has also been identified as being located in an area vulnerable to potential sea level rise impacts according to the City's Sea Level Rise Vulnerability Assessment and Adaptation Project, which shows the area as being vulnerable to flooding impacts currently and becoming more so over the years ahead with additional sea level rise. The area immediately to the west of the project site, including the Estero Way right-of-way, is mapped as being located within the 100-year floodplain (Zone "A") according to the most current FEMA flood maps for the area.

IV. ANALYSIS

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

Carpinteria Municipal Code (CMC), Title 14- Zoning

The property is zoned CPD/R. This mixed-use zone district provides for greater flexibility in accommodating a variety of residential, commercial, and mixed-use developments. The minimum zoning requirements for this proposal are as prescribed in CMC §14.20 (Commercial Planned Development District). Since the proposal is for a mixed-use project, the requirements for residential-only development in CMC §14.49 (Residential Overlay District) do not apply. The following table identifies the concept proposal's conformance with the applicable Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Carpinteria Avenue)	35 feet from the centerline of any street or 5 feet from the property line, whichever is greater.	Commercial Building: 47.5 feet from the centerline and 6.5 feet from the property line Residential Building: 209 feet from the centerline and 168 feet from the property line
Side	0 feet	Commercial Building: 0 feet

(East)		Residential Building: 5 feet
Side (Estero Way)	35 feet from the centerline of any street or 5 feet from the property line, whichever is greater.	Commercial Building: 35 feet from the centerline and 5 feet from the property line Residential Building: 35 feet from the centerline and 5 feet from the property line
Rear	0 feet	Commercial Building: 165 feet Residential Building: 20 feet
Height	30 feet max.	Commercial Building: 27 feet Residential Building: 23.5 feet
Landscape	20% min. net site area, where feasible; 10% min. net site area (min. 1,065.3 square feet)	18.8% (1,999 square feet)
Parking*	Commercial Building: 1 space/250sf (13 spaces) Residential Building: 1 covered space/unit + 1 additional space/2-bedroom unit + 1 guest space/3 units (7 spaces)	Commercial Building: 10 spaces* Residential Building: 5 spaces* (4 carport spaces, 1 uncovered space)
Density	20 units/acre max. (4 units)	4 units

*See parking discussion below

Parking Discussion

The proposal includes both commercial and residential components, and therefore is subject to two sets of parking space requirements and calculations per CMC §14.54 (Parking Regulations). Per code, the proposal would require a total of 20 parking spaces (13 spaces for the commercial building; and 7 spaces dedicated to the residential units). However, the proposal only provides 15 parking spaces. The applicant is proposing: 1.) a parking modification to reduce the required number of parking spaces required for the commercial building; and 2.) a conjunctive use arrangement to allow the commercial building and residences to have shared use of two parking spaces. Receiving feedback from the Planning Commission on the use of these tools to reduce the total number of required parking spaces for the project is the primary purpose of this concept review.

Parking Modification

The conceptualized 3,236 square-foot commercial building would require 15 parking spaces based on the standard of one space per 250 square feet of gross floor area for the CPD zone.¹ However, the applicant seeks a modification to instead park the 1,330 square foot ground floor “warehouse space”

¹ Pursuant to CMC §14.54.040(b)(3), required parking for administrative/professional offices is one space per 250 square feet of gross floor area in the CPD zone. CMC §14.54.040(b)(7) stipulates that general commercial uses in the CPD zone district likewise require one space per 250 square feet of gross floor area and adequate parking for vehicles owned or operated by the business.

of the proposed building using the one space per 500 square foot parking rate specified in the CMC for industrial uses.² If this parking modification were granted for the warehouse area, then the contemplated commercial building would require 10 parking spaces, as currently proposed.

The Planning Commission has the authority to allow modifications to the number of required parking spaces per CMC §14.50.120 (Modifications to zoning district requirements), which in this case, would be a proposal for the relief of three parking spaces. In order to grant such a modification, the Planning Commission must determine that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:

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

The applicant has not, at this time, specified which of the three public benefits the project would seek to provide in exchange for the parking reduction. Presumably, the building(s) could be designed to exceed Green Building Code and Title 24 energy efficiency requirements, thus potentially meeting the first criteria. Likewise, one or more of the residential units *may* qualify as “affordable by design” housing units, depending upon their respective size and amenities, and therefore meet the second criteria. The project provides more than the minimum (10%) required amount of open space/landscaping (meeting the third criteria); although it does not appear that any additional parking spaces could be accommodated onsite even if some of the provided landscape areas were removed. Ultimately, the decision as to whether to grant the requested modification is at the discretion of the Planning Commission.

Other factors that should be taken into consideration when evaluating the modification request including the following: The one space per 500 square feet “industrial uses” parking rate has traditionally been applied to uses in the Industrial (M), Coastal Dependent Industry (M-CD) and Industrial/Research Park (M-RP) zone districts, where the types and intensities of use are traditionally expected to be lower density in terms of number of employees per a given building area, compared to anticipated higher density commercial uses in the CPD zone district that, in turn, generate higher parking demands. As staff understands it, the applicants envision using the contemplated commercial building to house their own business, iPower Resale Group, which is a direct-to-consumer business specializing in the resale of overstock, open box, refurbished, and used Apple computer products. The proposed building would house the offices and warehouse/distribution functions of the business, and in this manner, could be found to be similar in character to other permissible commercial uses in the CPD zone district that allow for retail sales of various products (and storage of inventory for sales). The key difference here is that the applicants’ resale business appears to be conducted primarily online or by phone, rather than through in-store retail sales.

Nonetheless, staff believes the proposed commercial building with offices to support the ancillary warehouse use could be appropriate in the CPD zone.³ Likewise, staff recognizes that the applicants’

² Pursuant to CMC §14.54.040(c)(1), “industrial uses,” including light manufacturing, wholesale distributing, warehouse, and research and development uses are required to provide one space per 500 square feet of gross floor area.

³ iPower Resale is currently located in the CPD/R zone district at 4185 Carpinteria Avenue.

intended use of the building (with approximately 40% of the total floor area devoted to warehouse/storage of inventory) may not trigger the higher parking demands associated with “traditional” retail sales uses in the CPD zone district. On the other hand, the contemplated building is likely to remain beyond the time it is occupied by the applicants’ resale business; thus, consideration needs to be given to future potential commercial uses of the structure that may generate higher parking demands. For example, the subject building could, in the future, be occupied by and used entirely as a professional office or traditional retail store front, and generate parking demands in excess of the 10 spaces proposed to be provided to the building. Unless the future use of the building’s ground floor area (or equivalent square footage) was conditioned and restricted to low intensity warehouse uses (or similar), future reuse of the building could result in overflow parking onto surrounding public streets.

Conjunctive Use Arrangement

The conceptualized four-unit residential building would require seven parking spaces per the CMC parking standards: One covered space would be required for each one-bedroom unit; two spaces would be required for the two-bedroom unit (one covered and one additional parking space); and two visitor spaces would be required. The concept proposal provides the five required spaces for the dwelling units (four in the carport and one uncovered), but does not provide exclusive dedicated spaces for the two visitor spaces. Instead, the applicant is considering a conjunctive use parking arrangement for the two visitor spaces to be shared with the required parking spaces for the commercial building.

Pursuant to CMC §14.54.060, conjunctive use is defined as “*the joint use of parking spaces for two or more land uses where the hours of operation and demand for parking are such that the parking spaces can be used by the individual uses at different times of the day or week and, therefore, can serve more than one use.*” The intent is to provide “*a special provision of possible reduction in the number of parking spaces ordinarily required for two or more land uses and the sharing of parking spaces under a set of unique circumstances including the compatibility of land uses, adjacency of properties, and lack of need for separate parking facilities.*”

According to §14.54.060, a Conditional Use Permit (CUP) is required for the conjunctive use of parking spaces, and must be able to satisfy all of the following findings in order to be approved:

- a. *The site for the proposed use is adequate in size and shape to accommodate the use;*
- b. *The site for the proposed use is served by streets and highways that are properly designed to carry the type and quantity of traffic generated by the subject use;*
- c. *The granting of the permit will not materially adversely affect such necessary community services as sewage disposal, fire protection, water supply, and police protection;*
- d. *The granting of the permit will not be detrimental to the health, safety, and general welfare of the neighborhood;*
- e. *The proposed use is consistent with the coastal plan, general plans, and applicable specific plan(s);*
- f. *The proposed use will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*
- g. *The proposed development will not conflict with recorded easements acquired by the public-at-large for access through or use of the property within the proposed development or any easements granted to any public agency or required as a condition of approval; and*

- h. *Any other conditions which are reasonably necessary to protect the public peace, health, safety, and general welfare.*

The conjunctive use standards also stipulate that any approved Conditional Use Permit shall be subject to the following requirements:

1. *The applicant(s) shall demonstrate a need for such conjunctive use and reasons for a reduction in the number of parking spaces required of the individual uses according to the parking regulations of this title. The applicant(s) shall state the type of use(s) proposed, time periods of operation, and any other necessary information to demonstrate that the conjunctive use of parking spaces will not create traffic congestion or be detrimental to surrounding uses.*
2. *In cases where the required number of parking spaces for individual uses differ, the parking requirement which is greater shall become effective.*
3. *The applicant(s) shall submit a title report for the parcel proposed for conjunctive parking use and an agreement between the owners of record of the parcel and prospective users. Said agreement shall obligate the parcel for conjunctive parking use, clearly define the obligation of each party to the agreement, and be recorded in the county recorder's office. The agreement shall provide that any modification to the terms of the agreement shall be subject to the city's approval.*
4. *The planning commission may modify the terms of the agreement and/or recording requirements of this section when the conjunctive use parking is to be located on public property.*
5. *Violation of the conditional use permit shall be grounds for revocation of the conjunctive parking use.*

A detailed analysis of the concept proposal's consistency with the above findings and requirements has not been completed at this time. Likewise, the applicants have not provided all of the required information that would be needed for a formal conjunctive use request. It is assumed the occupants of the commercial building would primarily use the parking spaces during regular business hours, Monday through Friday, leaving two (or more) parking spaces available in the evenings and on weekends for visitors/guests of the residential units. The majority of the residents of the dwelling units would likely be gone to work during the weekdays and only home to have visitors in the evenings and on weekends, although retirees, students and people with alternative work schedules (nurses, night-shift, restaurant workers, etc.) may have visitors during the day. As no visitor parking would be available during weekdays, visitors/guests of the residential units during these times would instead need to seek available public on-street parking in the area. Based on staff's observations of the project area, public on-street parking is highly impacted to the east of the project site along Carpinteria Avenue, particularly on evenings and weekends. Greater availability of public on-street parking is generally available along Estero Way and on Carpinteria Avenue, west of the project site.

There are past precedents for the use of conjunctive parking arrangements in other mixed-use developments in the City, most recently at the Lavender Court mixed use development (4650 Carpinteria Avenue). Similar to this concept proposal, the Lavender Court project assigned parking spaces to the onsite commercial uses during normal business hours and reserved the spaces for residential guests/visitors outside of those hours. In staff's experience, such arrangements require ongoing monitoring and education of property managers/tenants to ensure the terms of the conjunctive parking arrangement are complied with over the life of the project.

The potential cumulative impacts of the requested parking modification and conjunctive parking arrangement should also be considered: Despite the fact that the proposal meets the minimum CMC requirements for parking spaces provided for the residential units themselves, most households have more than one vehicle. Thus, additional cars belonging to residential occupants would be parked offsite, resulting in an increased demand for on-street parking in the area. If the requested parking modification and conjunctive use arrangement were both granted, this excess residential parking demand would be in addition to weekday guests/visitors required to park offsite and any overflow parking demand generated by the commercial building that is not able to be accommodated onsite.

Comments on the contemplated parking modification and conjunctive use arrangement would be appreciated by Staff.

General Plan/Coastal Plan

The project site has a General Plan/Local Coastal Plan designation of General Commercial (GC). The project site is in Design Subarea 2 (Downtown/Old Town District). A preliminary analysis of the conceptual project's consistency with key policies is provided below.

Land Use Element

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

Policy LU-2a: *Reduce the density or intensity of a particular parcel if warranted by conditions such as topography, geologic or flood hazards, habitat areas or steep slopes. This can be achieved in part by establishing an environmentally sensitive area overlay district in the Zoning Ordinance. This overlay district will include maximum density and parcel size criteria for determining the appropriate intensity of these areas.*

The contemplated project represents an infill development opportunity in an urbanized area at the periphery of the City's downtown district, where additional commercial square footage and new residential units could be realized (as compared to the existing use of the property for a contractor's storage yard). Such mixed-use proposals can generally be found to be consistent with the types of development anticipated in this part of the City.

As stated previously and discussed later in this report, the project site is located in an area projected to become vulnerable to future sea level rise impacts. Further analysis is required to more fully understand the extent of those vulnerabilities in order to make a more informed decision about the scope, intensity, extent, and design of any redevelopment on this property.

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

Policy LU-3a: *New development shall occur contiguous to existing developed areas of the city. Higher density in certain residential neighborhoods and for residential uses in commercial districts shall be provided as a means to concentrate development in the urban core consistent with zoning designations, particularly where redevelopment of existing structures is proposed.*

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

Policy LU-6a. *The City may consider and permit mixed use (i.e., residential/commercial or residential/industrial) on parcels designated on Figure LU-1 for commercial or industrial use. Such mixed use may be considered if the City has found that either the allowance would encourage rehabilitation of important existing housing stock, or the residential use of the subject parcel(s) would result in the production of affordable housing in the community, and that mixed use on the site would assist the City in maintaining an appropriate balance between jobs and housing. Mixed-use development shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site.*

Implementation Policy 2: *When residential development is proposed on parcels designated for commercial or industrial use, the residential density shall not exceed the highest residential density permitted in the city's land use categories; i.e., 20 units/acre including any bonus density allowances. The City shall determine the appropriate residential density for a commercial/industrial-designated parcel proposed for residential use on all or a portion of the parcel and shall consider, but not be limited to, the following factors:*

- a. Availability and cost of providing local services and infrastructure; e.g., sewer, water, and schools, and transportation and parking availability.*
- b. Unique site characteristics such as size, shape, topography, and easements*
- c. The existence on site or adjacent to the site of Environmentally Sensitive Habitat area.*
- d. The need for protection or enhancement of other coastal resources; e.g., viewsheds, coastal access, recreation, visitor-serving commercial and other coastal dependent or coastal related uses.*

When mixed-use development is proposed in a common building, determination of the allowable density shall include, in addition to the criteria above, consideration of the intensity of the commercial/industrial use including characteristics such as parking demand, vehicle trip generation, noise and vibration, that could affect compatibility of the residential use with the commercial/industrial component.

In all cases, commercial or industrial use shall be the primary use of a site designated for mixed-use development. A commercial or industrial use of a developed site shall be found by the City to be the primary use if it is greater in area than the residential component and/or is situated and designed such that it both appears and functions as the primary use of the parcel from its primary street frontage.

The proposed mixed-use concept's layout and scale appear to be consistent with the desired character of development in the downtown area. Other properties in the area are developed with structures that are two-stories in height, have small setbacks, and have parking areas that are not highly visible from Carpinteria Avenue. The proposal represents an infill project in an already developed and urbanized part of the City. The number of units (i.e., four) currently proposed is at the maximum allowed for a property of this size under the 20 units/acre density. Smaller "workforce" housing units such as the types of one- and two-bedroom units proposed are appropriate and desirable for the downtown setting. The proposed parking modification and conjunctive use arrangement should be carefully considered to ensure the project provides adequate parking for its constituent uses and does not negatively impact adjacent land uses.

Community Design Element

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

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

The architectural style of the proposal is contemporary and “boxy” with concrete and wooden slats proposed for the exterior finishes. Most buildings in the area exhibit a more residential character in terms of design and appearance, with the exception of “The Row,” Delgado’s restaurant (at 4401 Carpinteria Avenue), and the commercial warehouse condominiums at 4237 Carpinteria Avenue. Other contemporary-styled structures are limited in the area to the recently approved remodel and façade improvements for “The Row,” which is presently underway. The neighborhood in general, however, contains a variety of building types and architectural styles, with no one type or style being a dominant and defining characteristic of the area. It is noted, however, that with the exception of “The Row” next door to the west, the majority of the nearby properties are developed with residential uses and generally exhibit setbacks and design characteristics typical of residential construction. In this regard, the introduction of a new two-story commercial building along the Carpinteria Avenue frontage should be carefully considered to ensure its design, placement, and form are compatible with surrounding development. A formal application would be subject to review by the Architectural Review Board to ensure neighborhood compatibility.

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

Due to the property’s location on the ocean side of Carpinteria Avenue, it will have no impact on public views of the mountains. Glimpses of the Carpinteria Salt Marsh and the ocean beyond are available between/over existing buildings on the south side of Carpinteria Avenue. To the extent that any glimpses are presently available through the subject property, it does not appear they would be significantly affected by the proposed concept. The main view corridor towards the ocean down Estero Way does not appear that it would be materially impacted by the redevelopment of the subject property.

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

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

The conceptualized commercial building has several large windows along the Carpinteria Avenue frontage. The Estero Way frontage also contains several smaller windows, and a large section of solid concrete wall. Given the project’s location on a corner lot and high visibility from Carpinteria Avenue, consideration should be given to whether the Estero Way frontage could benefit from

additional fenestration or architectural interest in order to further enhance public views of the project.

Subarea 2: The Downtown and Old Town Design Guidelines

Objective CDS2-2: *Preserve and enhance the downtown's historic status as the center of commercial activity by encouraging a range of uses that serve both residents and visitors.*

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

The proposal is located in an area of the City that is historically developed with mixed-uses. The concept proposes a modest amount of development for the lot size, and the contemplated types of commercial and residential uses are generally consistent with the existing surrounding uses and those allowed in the CPD/R zone district. In the past, the Planning Commission has applied the PRD zone development standards for residential-only projects in the CPD/R zone district (e.g., Sanctuary Beach and Sparrows Landing) in order to more closely mimic the character and appearance of surrounding established residential development in the area.

Although this proposal is not residential-only, the residential component of the concept is designed to meet most of the PRD zone standards, with the exception of common open space. Private outdoor patios and balconies are proposed for the dwelling units, but a common open space area is not. The Planning Commission should consider how the contemplated mixed-use proposal fits the established neighborhood fabric.

Open Space, Recreation, and Conservation Element

Objective OSC-3: *Preserve and restore wetlands such as the Carpinteria Salt Marsh.*

OSC-3-Implementation Policy 12: *Maintain a minimum 100-foot setback/buffer strip in a natural condition along the upland limits of all wetlands. No structures other than those required to support light recreational, scientific and educational uses shall be permitted within the setback, where such structures are consistent with all other wetland development policies and where all feasible measures have been taken to prevent adverse impacts. The minimum setback may be adjusted upward to account for site-specific conditions affecting avoidance of adverse impacts.*

The property backs up to the Carpinteria Salt Marsh, but is buffered and separated from the marsh by an access road, the UPRR right-of-way, and a 20-foot utility easement. The property lies outside of the 100-foot setback/buffer strip from the marsh. Based on the types and extent of intervening development, it is not anticipated that, barring sea level rise, the redevelopment of this property would have any direct impacts on the salt marsh.

Safety Element

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

As stated previously, the property is located in an area of the City that is expected to be impacted by sea level rise in the years ahead. The Final City of Carpinteria Sea Level Rise Vulnerability Assessment and Adaptation Project, completed in March 2019, indicates that the subject property could be impacted by a range of sea level rise (SLR) of two (2) feet or more by the year 2060 to five (5) feet or more by the year 2100, and that the subject property lies within the Fluvial Hazard Zone. Quantifying and addressing sea level rise vulnerabilities is beyond the scope of this report and conceptual review, however implementing appropriate adaptation strategies for sea level rise impacts could have important implications for the design, appearance, and intensity of development on this particular property.

Housing Element

Program Category #1 Make sites available to accommodate the RHNA

Goals

Attain additions to the housing supply that meet the housing needs of all economic segments.

Policies

Housing Types: In the General Plan/Coastal Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.

The concept proposal includes multi-family housing with four attached units ranging from 480 to 752 square feet in size, which could provide “affordable by design” market-rate workforce housing. Four units represents the maximum allowed density on a property of this size.

V. DEVELOPMENT IMPACT FEES

A series of ordinances and resolutions adopted by the City Council require the payment of various development impact fees. If the project were approved as submitted, it would be subject to the fees as shown in the following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid. The Fees are updated annually in July.

The developer of a project that is required to pay development impact fees may apply to the City Council for a reduction, adjustment or waiver of any of those fees based on the absence of any reasonable relationship or nexus between the impacts of the proposed development and either the amount of the fee(s) charged or the type of facilities to be financed. The application must be in writing and must be submitted to the city clerk either ten days prior to the public hearing on the development permit for the project, or if no development permit is required, at the time of building permit application.

The estimated Development Impact Fees for this concept proposal, based on the 2020-2021 fee schedule, are attached as Exhibit 2.

VI. SUMMARY OF ISSUES

The Planning Commission should comment on the following issue areas:

- Consistency with applicable City regulations;
- Appropriateness of the proposed parking modification and conjunctive use parking arrangement for the commercial and residential uses;
- Neighborhood compatibility, in terms of building architecture, layout, placement, and design; and
- Sea level rise considerations.

VII. ATTACHMENTS

Exhibit 1 Conceptual Plans

Exhibit 2 Estimated Development Impact Fees

Exhibit 1
Reduced Conceptual Plans

Prins Mixed-Use Concept
20-2069-CON

March 1, 2020

4209 CARPINTERIA AVE.
PROPOSED MIXED USE

COMMERCIAL BUILDING:
3236 S.F.GROSS/ 2940 S.F. NET

1750 S.F. GROUND FLOOR
85% (1500 S.F.) WAREHOUSE = 3 SPACES
15% (250 S.F.) OFFICE = 1 SPACE

1486 S.F. SECOND FLOOR
100% (1480 S.F.) OFFICE = 6 SPACES

TOTAL PARKING REQUIRED = 10 SPACES (1 HC VAN)
1 LOADING DOCK SPACE

SHARED LOT: 10 PARKING SPACES
9 REQUIRED BY COMMERCIAL
CONJUNCTIVE USE PARKING APPROVAL SOUGHT
FOR 2 VISITOR SPACES
100% PERMEABLE CONCRETE PAVING

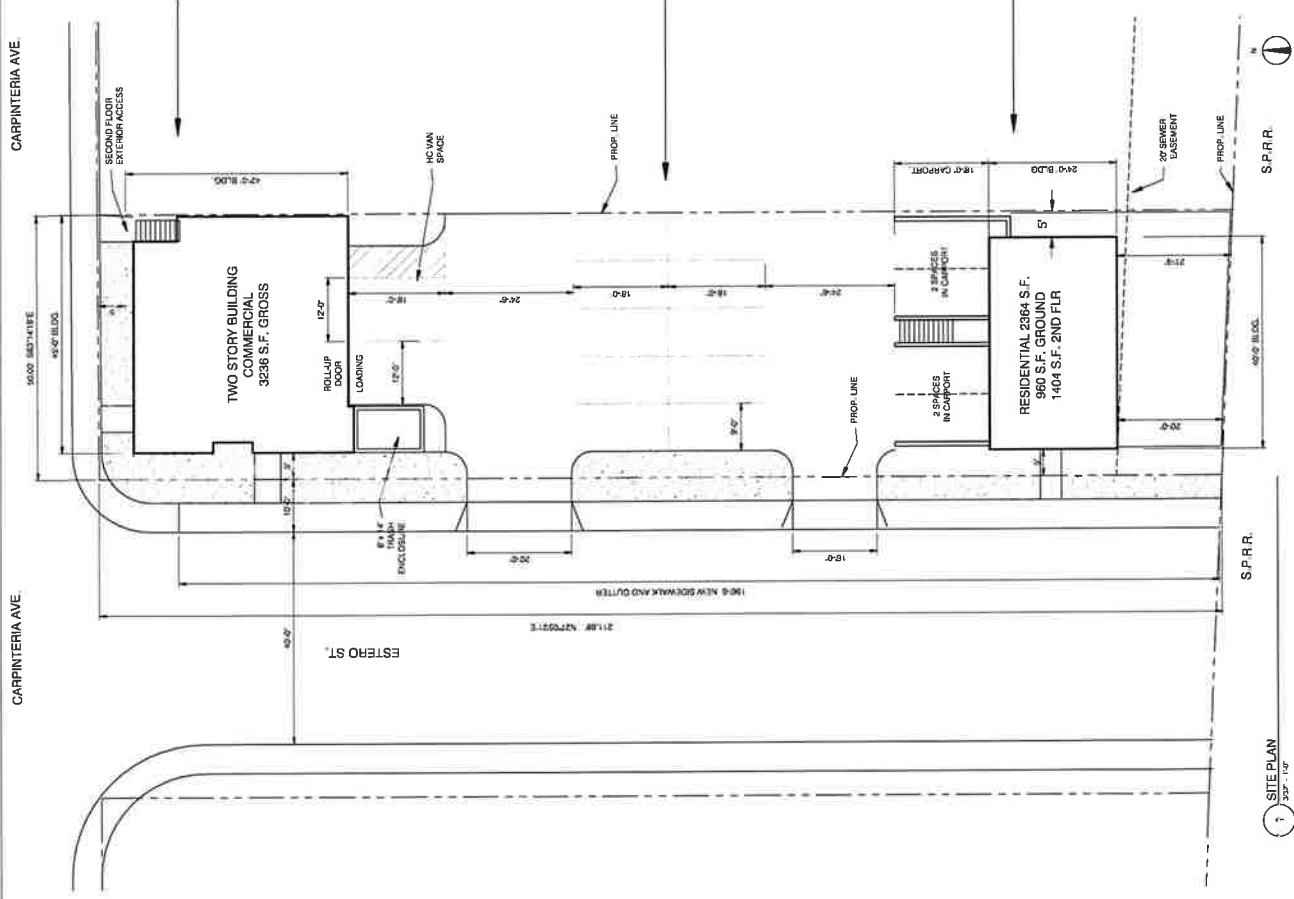
LOT COVERAGE:
4089 S.F. TOTAL IMPERMEABLE AREA: (40%)
3570 S.F. BUILDINGS FOOTPRINT (33%)
528 S.F. OTHER IMPERMEABLE SURFACE (5%)
4558 S.F. PERMEABLE PAVED PARKING (43%)
1999 S.F. LANDSCAPED AREA (19%)
10,653 S.F. TOTAL SITE (100%)

RESIDENTIAL BUILDING 2364 S.F. GROSS

4 RESIDENTIAL UNITS:
LOWER: (2) 1 BED/1 BA - 460 S.F. EACH
UPPER: (1) 2 BED/1.5 BA - 752 S.F.
(1) 1 BED/1.5 BA - 652 S.F.

4 PARKING SPACES PROVIDED IN CARPORT
1 RESIDENT SPACE IN LOT (DEDICATED)
2 VISITOR SPACES IN LOT (CONJUNCTIVE USE)

**TOTAL BUILDINGS ON SITE: 5600 S.F.,
3236 S.F. COMMERCIAL + 2364 S.F. RESIDENTIAL
CARPORT 720 S.F. NOT INCLUDED**



**TED MEEDER
ARCHITECTURE**
1127 VALLECITO RD.
CARPINTERIA, CA 93013
TED@TEDMEEDER.COM
(805) 684-4266



NOTE: STAMP IS VALID ONLY IF WET SIGNED FOR DOCUMENT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER CONSTRUCTION PROJECT WITHOUT APPROVAL. COPYRIGHT 2000 TLD RECORD ARCHITECTURE

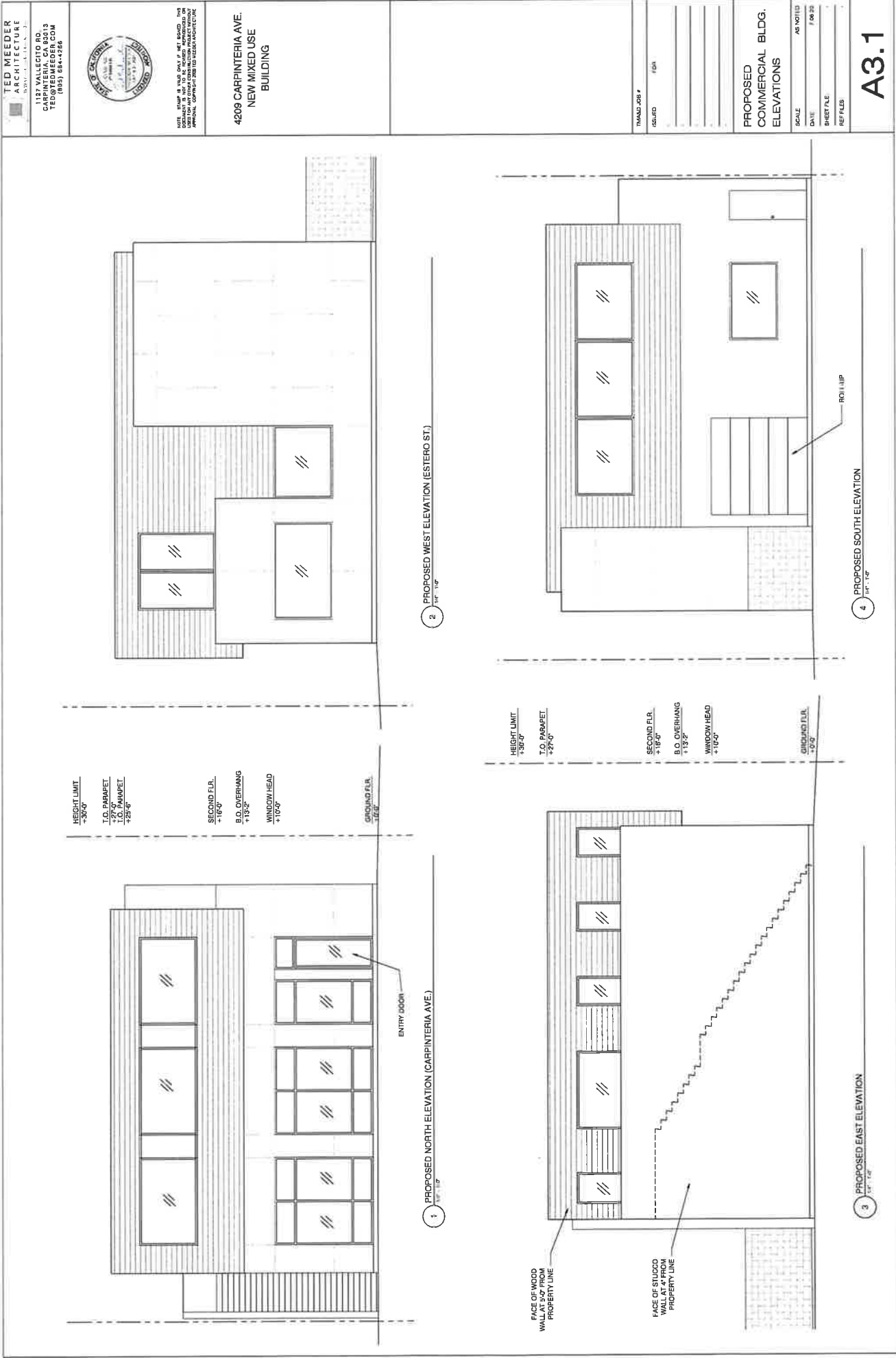
4209 CARPINTERIA AVE.
NEW MIXED USE
BUILDING

[illegible]

PROJECT INFO.
SITE PLAN
VICINITY MAP

SCALE	AS NOTED
DATE	1-06-20
SHEET FILE	
APP. NO.	

A1.0



**TED MEEDER**
ARCHITECTURE

1137 VALLEJO RD.
CARPINTERIA, CA 94981
TEL: (805) 684-1266
FAX: (805) 684-1266
WWW.TEDMEEDER.COM



STATE OF CALIFORNIA
I, **TED MEEDER**, a duly Licensed Professional Engineer, do hereby certify that the above described project was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of California.

**4209 CARPINTERIA AVE.
NEW MIXED USE
BUILDING**

THAND JOB #

DESIGN

DATE

SHEET FILE

REF FILE

**PROPOSED
COMMERCIAL BLDG.
ELEVATIONS**

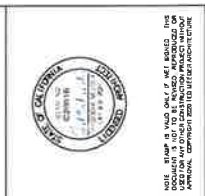
SCALE
DATE
SHEET FILE
REF FILE

A3.1



TED MEEDER
ARCHITECTURE

1877 VALLEJO RD.
CARPINTERIA, CA 91006
TED@TEDMEEDER.COM
(805) 684-4266



USE: THIS PLAN, SPEC. & ALL NOTES ARE TO BE USED IN CONNECTION WITH THE ARCHITECTURAL CONTRACT AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE PROJECT.

4209 CARPINTERIA AVE.
NEW MIXED USE
BUILDING

PROPOSED
RESIDENTIAL BLDG.
ELEVATIONS

SCALE: 1/8" = 1'-0"
DATE: 7.08.20
SHEET FILE: A3.2
REV FILED: 1

A3.2

Exhibit 2
Estimated Development Impact Fees

Prins Mixed-Use Concept
20-2069-CON

March 1, 2020

Project Fee Estimate	
Date:	2/25/2021
Project #:	20-2069-CON
Address:	4209 Carpinteria Avenue
Description:	Prins Mixed-Use Concept
Streets and Thoroughfares Fees	\$10,485.00
Highway Interchanges and Bridges Fees	\$53,566.64
Traffic Control Fees	\$4,323.52
General Facilities and Equipment Fees	\$5,454.00
Storm Drainage Facilities Fees	\$7,744.40
Parkland Acquisition Fees	\$42,157.80
Quimby Fees	
Parks & Recreation Facilities Fees	\$16,707.08
Aquatic Facilities Fees	\$1,045.96
Parking Facilities Fee (\$24,932.00 per space)	\$0.00
Open Space Acquisition Fees	\$6,772.50
Total City Development Impact Fees	\$148,256.90
Other Fees:	
New Construction Tax Fees	\$2,145.62
Landscape Bond	\$0.00
Fire Protection Certificate Fee	\$410.00
School District Fee	\$0.00
Total Fees	\$150,812.52

Tran Code (office use only)

6414

6409

6413

6408

6411

6417

6416

6418

6419

6421

6140

6401

PRINS MIXED-USE CONCEPT MULTIPLE FAMILY RESIDENTIAL

Development Impact Fees Worksheet							FY20-21
Proposed Land Use	Streets & Thoroughfares	Highway Interchanges & Bridges	Traffic Control	General Facilities	Storm Drainage	TOTAL	
Multiple Family per dwelling units	938.53	4,791.99	385.14	1,047.99	1,151.37		
DIF Due	\$3,754.12	\$19,167.96	\$1,540.56	\$4,191.96	\$4,605.48	\$33,260.08	
	6414	6409	6413	6408	6411		
City Of Carpinteria Parks and Recreation Fees							
Land Use	DIF Fee		Fee		Unit(s)		
Multiple Family	Land Acquisition/QUIMBY	\$10,539.45	(Quimby 6416 or Parkland 6417)	x dwelling units		\$42,157.80	
	Parks/Rec Facilities	\$4,176.77	6418	x dwelling units		\$16,707.08	
	Aquatics	\$261.49	6419	x dwelling units		\$1,045.96	
						\$59,910.84	
= Total							
City of Carpinteria - New Construction Tax							
CMC 3.08.050/060	Multiple Family	\$500.00	per dwelling unit	Fee		\$500.00	
If unit is part of a subdivision paying Park and Recreation Fees, the unit is exempt from New Construction Tax				x number units			
				= Total		\$2,000.00	
				Street/General DIF Fees		\$33,260.08	
				Open Space/Parks DIF Fees		\$59,910.84	
				New Construction Tax		\$2,000.00	
						\$95,170.92	
Landscape Bond	(to be held for three years to ensure maintenance of landscaping)					\$0.00	
Fire Protection Certificate Fee	\$205.00	1000 sq ft and above	Permits/Structures	1 x building		\$205.00	
GRAND TOTAL DUE							
\$95,375.92							

PRINS MIXED-USE CONCEPT COMMERCIAL

Development Impact Fees Worksheet

FY20-21						
Proposed Land Use	Streets & Thoroughfares	Highway Interchanges & Bridges	Traffic Control	General Facilities	Storm Drainage	TOTAL
Retail Commercial	2.08	10.63	0.86	0.39	0.97	
per sq. ft.	3,236	3,236	3,236	3,236	3,236.000	
DIF Due	\$6,730.88	\$34,398.68	\$2,782.96	\$1,262.04	\$3,138.92	\$48,313.48
	6414	6409	6413	6408	6411	
City Of Carpinteria Parks and Recreation Fees For Open Space {Only}						
Open Space Land Acquisition Fee						
Land Use	DIF Fee	Fee				\$3.87
Retail Commercial	\$3.87	per sq. ft. of pad (=footprint)				x sq. ft.
					= Total	\$6,772.50
City of Carpinteria - New Construction Tax						
CMC 3.08.080	Retail Commercial	Fee				\$0.0450
	\$0.0450	per sq. ft.				x sq. ft.
If unit is part of a subdivision paying Park and Recreation Fees, the unit is exempt from New Construction Tax					= Total	\$145.62
Street/General DIF Fees						\$48,313.48
Open Space/Parks DIF Fees						\$6,772.50
New Construction Tax						\$145.62
						\$55,231.60
Parking Development Impact Fee	\$25,269.42	per space				\$0.00
Landscape Bond	(to be held for three years to ensure maintenance of landscaping)					0 x spaces
					\$0.00	
Fire Protection Certificate	\$205.00	500 sq ft and above				1 x building
					\$205.00	
GRAND TOTAL DUE						\$55,436.60

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: March 1, 2021

ITEM FOR CONSIDERATION

**Summerland School Relocation Temporary Use Permit
21-2088-TUP**

Request for a Temporary Use Permit to allow the Carpinteria Unified School District's Summerland School to temporarily relocate to the Carpinteria Main School campus for the 2021-22 school year in order to allow for the demolition and replacement of the Summerland School campus; and to approve an Exemption pursuant to §15301, 15323 and 15282(i) of the California Environmental Quality Act ("CEQA") Guidelines.

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



SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department



SIGNATURE

Owner: Carpinteria Unified School District

Applicant: Diana Rigby, Superintendent

Project Location: 5201 Eighth Street

APN: 003-323-001

Zoning: Community Facility (CF)

General Plan Designation: Public Facility (PF)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-21-002, thereby approving Project 21-2088-TUP to grant a Temporary Use Permit to allow the Summerland School to temporarily relocate to the Carpinteria Main School campus for the 2021-22 school year; and accept the Exemption pursuant to §15301, 15323 and 15282(i) of the CEQA Guidelines.

II. PROPOSED PROJECT DESCRIPTION

Temporary Use Permit: The Carpinteria Unified School District (CUSD) is requesting a Temporary Use Permit (TUP) to allow the Summerland School to be temporary relocated to the Carpinteria Main School campus for the 2021-22 school year in order to allow for the demolition and replacement of the Summerland School campus.

The Summerland School is slated to be demolished and replaced beginning in July 2021. In order to accommodate the reconstruction project, CUSD proposes to relocate the Summerland School's 45 students and 8.5 staff to four existing modular classrooms on the Carpinteria Main School campus for the 2021-22 school year (August 2021- June 2022). The four classrooms to be occupied by the Summerland School are located on the southeastern side of the campus, adjacent to the onsite parking lot (portable classrooms 312- 315). These portable classrooms are currently leased to the County of Santa Barbara and the Carpinteria Children's Project; the current uses will either be relocated offsite or to the Main School campus auditorium. No alterations or modifications to the existing portable classrooms are required to accommodate the proposed temporary use.

In order to provide for a safe and secured campus area, the existing onsite parking lot would be temporarily closed and repurposed as an outdoor play area for the Summerland School. Students would be bused to/from the campus daily from Summerland to minimize traffic impacts to the surrounding neighborhood. Parking for Summerland School staff would be provided in designated spots at the nearby Carpinteria Middle School parking lot on Palm Avenue. Parking for the current 13 Main Family Resource Center staff who typically use the onsite parking lot would be displaced, resulting in the need to instead utilize available on-street parking in the project area.

The proposed hours of operation for the temporary Summerland School would be Monday through Friday, 7:30 a.m. to 3:30 p.m. for staff; and 8:00 a.m. to 2:30 p.m. for students. Two special evening events are anticipated during the school year: "Back to School Night," and "Spring Open House." Both events would run from 5:00 p.m. to 6:00 p.m. Parking for the evening events would be provided in the existing onsite parking lot.

The Temporary Use Permit application, supporting project narrative and site plan exhibit are provided as Exhibit 1, Attachment B.

III. BACKGROUND

Site Characteristics

The project site encompasses two city blocks in a developed urban area, and is bounded by Eighth Street, Palm Avenue, Sixth Street and Walnut Avenue. Surrounding uses include single family and multi-family residences, light industry, a church, Carpinteria Middle School and the community pool. The Carpinteria Main School campus was originally constructed in 1938. Historically, the site was used as an elementary school with eight original classrooms, seven portable classrooms, cafeteria and kitchen, administrative offices and a library. It included a blacktop play area and a grass play field with playground equipment (swings, bars, etc.). Over the years, many changes to the site were made

including the addition of the portable classrooms in the 1990s and a computer lab in 2002. Other modernization improvements to address safety and accessibility were completed in the 1990s. More recently, CUSD applied for permits to update some of the portable classrooms with newer modular classrooms; this application remains pending.

Project History

In 2007, CUSD's Main Elementary School was closed due to declining enrollment and budget concerns. The District considered several alternative uses for the campus and ultimately signed a lease with the Hutton Foundation to allow operation of a family resource center to support early childhood education and provide local social services.

In 2008, the City Council approved a Development Plan and Coastal Development Permit to allow the Hutton Foundation to operate the Main Family Resource Center (Center) on the campus. The facility began operation in January 2009 with several social service groups creating office spaces within the former school buildings and a Head Start Pre-School program operated by Community Action Commission (CAC). The project was reviewed by the Planning Commission for compliance with its conditions in June 2009 and again in January 2010, and found to be generally in compliance with all project conditions.

A revision to the Center's Development Plan and Coastal Development Permit was reviewed and approved by the Planning Commission in November 2010 wherein a day care center for infants and toddlers, and a children's learning garden were added to the permitted uses at the facility. In 2012, a second revision to the approved Development Plan and Coastal Development Permit was granted by the Planning Commission to increase the infant and toddler day care center and pre-school enrollment to a maximum of 134 children combined. The revised permit also included allowances for six Saturday events per year.

In 2015, the Planning Commission granted a Temporary Use Permit for the Safety Town Summer Camp. The event occurred with no complaints or concerns raised by the public. In 2016, the project returned for a third revision to the approved Development Plan and Coastal Development Permit to allow the Safety Town Summer Camp to become an ongoing annual event, occurring for one week in June of each year. A copy of the most recent adopted conditions of approval for the Main Family Resource Center, as last amended in 2016, is attached as Exhibit 3.

IV. ENVIRONMENTAL

Staff analyzed whether any new noise, traffic, recreation, visual and/or other environmental impacts would be associated with the proposed temporary use. The property will continue to be used for various social service programs and youth educational purposes as it has in the past, will have a substantially similar intensity of use, will operate within the same regular daily hours of operation, will remain open to the public for use of the pee-wee soccer field and play equipment during non-business hours, and will not result in any physical changes to the exterior of existing buildings. Staff therefore concluded that the proposed temporary use does not pose any new significant noise, traffic, recreation or visual impacts.

According to information provided by CUSD, the temporary use of the portable classrooms by the Summerland School and the offsite relocation of existing uses by the County of Santa Barbara, would result in 38 fewer adults and 45 additional students onsite, during normal business hours. As previously noted, students would be bused to/from the campus daily from Summerland. Parking for approximately 13 existing staff who presently use the onsite parking lot would be displaced, resulting in the need to instead park in available on-street public parking in the project area. A weekday site visit by staff suggests there is sufficient capacity of available on-street parking in the project vicinity such that the additional demands placed on public parking resources by the 13 displaced staff would not pose a significant burden on area public parking resources. Overall, it appears the proposed temporary use would result in a net decrease to the number of daily vehicle trips to/from the campus due to the reduction in adults anticipated by the temporary relocations.

Given the discussion regarding traffic, parking, noise, recreation and visual impacts above, and the fact that there is no potential for the project to result in significant environmental effects as there is no wildlife habitat or environmentally sensitive habitat on the site, the proposal can be found to be categorically and statutorily exempt from environmental review pursuant to §15301 (existing facilities), 15323 (Normal Operations of Facilities for Public Gatherings) and 15282(i) (the closure or transfer of kindergarten or grades 1-12 students from a public school to another public school) of the California Environmental Quality Act (CEQA) Guidelines.

For more detail, see the attached Notice of Exemption included as Exhibit 2.

V. ANALYSIS

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

CMC, Title 14, Zoning Code Requirements

Carpinteria Municipal Code chapter 14.64, Temporary Use Permit, governs the applicability and processing of TUPs in the City of Carpinteria. According to §14.64.010, Purpose and Intent, a TUP will be required “*for facilities and related development needed for certain types of temporary activities such as amusements, recreation, sales and construction. The intent is to establish procedures for permitting such uses with appropriate standards and conditions to ensure that the uses are conducted in accordance with all applicable city regulations.*”

Section 14.64.040 describes the types of uses typically permissible under a TUP. The primary listed uses include carnivals and fairs, outdoor craft and art shows, and use of mobile homes or trailers for temporary uses associated with construction projects. However, §14.64.040 also includes: (6.) *Other temporary uses, structures, or development which in the opinion of the community development director or planning commission, are similar to the uses listed in this chapter.* Staff notes that there is past precedent for the City using the Temporary Use Permit process to allow for the temporary relocation of school facilities, including on several occasions for the Howard School. Based on this past precedent and the temporary nature of the proposed campus use, staff believes the application of

the TUP process is the most appropriate permit path for the proposed project, and recommends the Planning Commission make such a determination.

According to CMC §14.64.060, prior to approving a TUP, the community development director or planning commission (whichever is applicable) shall make the following determinations:

1. *The proposed temporary use will be compatible with adjacent uses and will not adversely affect the surrounding neighborhood by means of odor, noise, dust, or other nuisance;*
2. *Additional parking required by the temporary use is provided on-site if applicable, or that adequate street parking is available in the immediate area;*
3. *Increased traffic caused by the temporary use will not adversely affect the surrounding neighborhood or city at large;*
4. *The proposed temporary use is consistent with all applicable provisions of the coastal land use plan, general plan, municipal code, and other city regulations.*

Based on past neighborhood interest in the re-use of the Carpinteria Main School campus, primarily as it relates to the potential for traffic and parking impacts, and past practices concerning proposed revisions to the Development Plan and Coastal Development Permit that the Main Family Resource Center operates under, staff determined it was most appropriate for this TUP request to be referred to the Planning Commission for consideration.

Based on staff's review of the proposed temporary use and the current conditions of approval under which the Main Family Resource Center operates, staff believes all of the above determinations can be made: The proposed temporary relocation of the Summerland School to the Main School campus would not create any new odor, noise, dust or other nuisance impacts. The school would utilize four existing portable classrooms on the campus and the existing paved yard and grass field as play areas. No construction or physical site alterations are required to accommodate the use.

Proposed hours for the school are Monday through Friday, from 7:30 a.m. to 3:00 p.m., from August 2021 through June 2022. Students attending the school would be bused to/from the campus from Summerland daily; school staff would be provided with designated offsite parking spaces at the nearby Carpinteria Middle School campus. With the relocation of existing tenants to accommodate the Summerland School, the overall cumulative occupancy numbers for the campus as a whole would decrease by 38 adults and increase by 45 children, likely resulting in an overall decrease in the number of daily vehicle trips associated with the campus. Sufficient public on-street parking capacity is available to absorb the approximately 13 Main Family Resource Center staff parking spaces that would be displaced to accommodate the temporary school use. Overall, the use of the Main School campus for an elementary school use is consistent with the types of uses anticipated in the CF zone district and PF land use designation.

Finally, pursuant to CMC 14.64.070, the community development director or planning commission (whichever is appropriate) may impose reasonable conditions on a temporary use permit as necessary to meet the purposes of this chapter. Such conditions may include, but are not limited to:

1. *Yard setback and open space requirements;*
2. *Parking;*
3. *Fences, walls, or other screening;*

4. *Signs;*
5. *Vehicular ingress and egress;*
6. *Landscaping and maintenance;*
7. *Control of lights, noise, odor, vibration, or other nuisances;*
8. *Hours of operation;*
9. *Time limit for the temporary use permit: except where a shorter time period is provided, not to exceed one year;*
10. *Removal of the temporary use and cleanup of the premises, including assurances that removal will be accomplished in a satisfactory manner. The community development director or planning commission may require a bond or cash deposit to ensure that the temporary use is conducted in accordance with all applicable city standards and conditions.*

Appropriate conditions related to items 2, 8, and 9, above, have been included in the attached recommended project conditions of approval (Exhibit 1, Attachment C).

General Plan/Coastal Land Use Plan

The following Objectives and Policies from the City's General Plan/Coastal Land Use Plan are applicable to this project. Analysis demonstrating the proposed project's consistency with the applicable Objectives and Policies is provided herein.

Land Use Element

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

Policy LU-1a: *The policies of the Coastal Act (Public Resources Code Section 30210 through 30263) are hereby incorporated by reference (and shall be effective as if included in full herein) as the guiding policies of the land use plan.*

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

The proposed project entails allowing the Summerland School to temporarily relocate to and operate from the Carpinteria Main School campus for the 2021-22 school year. The Main School campus is zoned Community Facility and has a Public Facility land use designation; use of the facility for an elementary school is consistent with the types of uses anticipated in this zone district and with the historic use of the property. The property current operates under a Development Plan as a hub for early childhood education programs and various social service providers. CUSD continues to own the property and has made arrangements with the lessee(s) to accommodate the temporary use. Other than repurposing the onsite parking lot into a enclosed play yard, no physical alterations or modifications to the site or buildings are needed to accommodate the proposed temporary use.

Overall, the anticipated intensity of the use would remain at, or below, the historic baseline conditions of the former Main Elementary School and the current Main Family Resource Center. While the proposed temporary use would result in 45 more children on the campus Monday through Friday, the additional students would be bused to/from the campus from Summerland. Additionally, the

temporary use would result in 38 fewer adults on campus during a typical day, likely resulting in an overall decrease to the number of daily vehicle trips associated with the campus uses. The proposed hours for the school use are in keeping with other area schools (Monday through Friday, 8:00 a.m. to 2:30 p.m.) and the allowed hours of operation for the Main Family Resource Center, and would be limited to the academic school year (August 2021 to June 2022). Only two evening special events are proposed, each occurring in the early evening and utilizing the available onsite parking lot. The proposed temporary use would have no impact on coastal resources, including but not limited to, public coastal access, visitor-serving commercial uses, or environmentally sensitive habitats. Thus, the project can be found consistent with the above Objectives and Policies.

Noise Element

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

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

The proposed temporary school use would take place on an existing school campus, and utilize existing portable classrooms and outdoor recreation areas on the school grounds. No construction or other noise-producing activity is required to accommodate the proposed temporary use. Proposed student hours for the school are Monday through Friday, 8:00 a.m. to 2:30 p.m., running from August 2021 to June 2022. Students would be bused to/from the campus daily. The potential for nuisance noise impacts associated with the temporary school use for nearby residences, churches, and other onsite educational functions at the Main Family Resource Center would be short in duration (e.g., during recess or PE class) and are not likely to dramatically exceed ambient noise conditions in the surrounding neighborhood. Conditions of approval stipulating the approved school hours and requirement for student transport to/from the campus by bus from Summerland are included in the recommended conditions of approval.

Public Facilities and Services Element

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

Policy PF-4a: *To continue efforts to cooperatively resolve service demands for educational facilities.*

Related to larger district-wide efforts to upgrade CUSD campuses with funding received through the passage of local Measure U in 2014, the district is undertaking the replacement of the Summerland School campus. In order to facilitate the replacement without an interruption in school services for Summerland School students and families, the District proposes to temporarily relocate the 45 students and 8.5 staff associated with the Summerland School to the Carpinteria Main School campus for the 2021-22 school year. Working collaboratively with the District to accommodate the proposed temporary relocation while providing advanced notice to neighboring residents and ensuring that the temporary use would not result in significant nuisance, quality of life, or traffic impacts to surrounding areas, is consistent with the intent of the above Objective and Policy.

Objective PF-5: *To provide a high quality and broad range of public services, facilities, and utilities to meet the needs of all present and future residents of the Carpinteria Planning Area.*

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

Policy PF-6b: *Development projects shall not result in a quantifiable reduction in the level of public services provided to existing development, nor shall new development increase the cost of public services provided to existing development.*

Service providers that may be affected by the proposed temporary use have been notified and indicated an ability to continue to serve the Main School campus. No special conditions from any City departments or Carpinteria special districts have been required for the project. The majority of the community and educational services and programs currently offered at the Main Family Resource Center would continue to be available; CUSD has made arrangements to accommodate displaced uses in other parts of the Main School campus or offsite. Therefore, the project is not anticipated to have a negative impact on the provision of any existing public services, facilities, or utilities.

VII. DEVELOPMENT IMPACT FEES

The proposed project does not include the addition of any net new dwelling units or new commercial/industrial square footage. Therefore, the City's Development Impact Fee program would not apply to this project.

VIII. ACTION OPTIONS

1. Adopt the attached Resolution No. PC-21-02, thereby approving Project 21-2088-TUP to grant a Temporary Use Permit to allow the Summerland School to temporarily relocate to the Carpinteria Main School campus for the 2021-22 school year; to accept the Notice of Exemption prepared for the project pursuant to CEQA Guidelines; and to adopt the Findings for approval in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

IX. ATTACHMENTS

Exhibit 1 Resolution No. PC-21-002

Attachment A – Findings for Approval

Attachment B – Proposed Temporary Use Permit Application & Attachments

Attachment C – Recommended Conditions of Approval

Exhibit 2 CEQA Notice of Exemption

Exhibit 3 Main Family Resource Center Conditions of Approval

Exhibit 1

Resolution No. PC-21-002

Summerland School Temporary Relocation TUP
Project 21-2088-TUP
March 1, 2021 Planning Commission Hearing

RESOLUTION NO. PC-21-002

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING TEMPORARY USE PERMIT 20-2088-TUP TO ALLOW
CARPINTERIA UNIFIED SCHOOL DISTRICT TO TEMPORARILY
RELOCATE THE SUMMERLAND SCHOOL OPERATIONS TO THE
CARPINTERIA MAIN SCHOOL CAMPUS FOR THE 2021-22 SCHOOL YEAR.
THE PROJECT IS LOCATED AT 5201 EIGHTH STREET
(APN 003-323-001), REQUESTED BY SUPERINTENDENT DIANA RIGBY.**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Temporary Use Permit filed by Superintendent Diana Rigby on behalf of Carpinteria Unified School District on February 9, 2021 to allow the Summerland School to temporarily relocate to the Carpinteria Main School campus for the 2021-22 school year; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 22, 2021; and

WHEREAS, the Planning Commission has conducted a public hearing and received evidence regarding the application for the Temporary Use Permit; and

WHEREAS, the project is categorically and statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to Sections 15301 (existing facilities), 15323 (Normal Operations of Facilities for Public Gatherings) and 15282(i) (the closure or transfer of kindergarten or grades 1-12 students from a public school to another public school) of the CEQA Guidelines as the project involves temporarily relocating an elementary school to an existing school campus in the same school district; and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Temporary Use Permit are approved, making the Findings outlined in Attachment A.
2. The Temporary Use Permit for the project shown in Attachment B is approved subject to the project conditions of approval set forth in Attachment C.

PASSED, APPROVED AND ADOPTED this 1st day of March 2021 by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

David Allen, Chair

ATTEST:

Steve Goggia, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 1st day of March 2021.

Exhibit 1

Attachment A: Findings for Approval

Summerland School Temporary Relocation TUP
Project 21-2088-TUP
March 1, 2021 Planning Commission Hearing

ATTACHMENT A: FINDINGS FOR APPROVAL

PLANNING COMMISSION HEARING PROJECT 21-2088-TUP MARCH 1, 2021

SUMMERLAND SCHOOL RELOCATION TEMPORARY USE PERMIT REQUESTED BY DIANA RIGBY, SUPERINTENDENT for CARPINTERIA UNIFIED SCHOOL DISTRICT

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

1.0 Administrative Findings

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

1.1 Procedures

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

- a. An application for a Temporary Use Permit was submitted on February 9, 2021, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 22, 2021. Said application and all related materials have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General Plan/Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act Findings

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15301(a) and 15301(e) (existing facilities), and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the Categorical Exemptions as the project includes only interior/exterior alterations and a small addition to an existing residence, wherein the project is consistent with the City's General Plan/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

1.3 Temporary Use Permit Findings

Pursuant to Carpinteria Municipal Code §14.64.060, the Planning Commission may approve a Temporary Use Permit upon a determination that all of the following findings have been met:

1. *The proposed temporary use will be compatible with adjacent uses and will not adversely affect the surrounding neighborhood by means of odor, noise, dust, or other nuisance.*

The proposed temporary use would allow the 45-student and 8.5-staff Summerland School to be temporarily relocated to the Carpinteria Main School campus for the duration of the 2021-22 school year. The campus formerly operated as an elementary school and no site modifications (apart from the closing of the onsite parking lot) or construction are necessary in order to physically accommodate the temporary school use. The school will occupy four existing portable classrooms already on the campus. Proposed school hours will be Monday through Friday, from 8:00 a.m. to 2:30 p.m. Students will be bused to/from the campus from Summerland. No significant source of odor, dust, noise or other nuisance is expected to result from this temporary use. Temporary noise-producing activities associated with student pick-up/drop-off, or with daily recess would be short-term in nature and not to dramatically exceed ambient noise levels of the surrounding area.

2. *Additional parking required by the temporary use is provided on-site if applicable, or that adequate street parking is available in the immediate area.*

To accommodate the temporary Summerland School relocation and provide a safe and secure outdoor play area for the students, the existing onsite asphalt parking area would be temporarily repurposed as part of the school's outdoor play area. Closure of the parking lot is estimated to displace parking for approximately 13 Main Family Resource Center staff who currently park in the lot. These 13 cars would instead need to find on-street parking around the school. Sufficient

on-street public parking is available along the school's four street frontages to accommodate these additional cars without any meaningful impact to neighboring uses or properties. The School District proposes to provide designated parking for Summerland School staff at the nearby Carpinteria Middle School parking lot, located on Palm Avenue. As such, the proposed temporary use is provided with sufficient off-site and nearby on-street parking.

3. *Increased traffic caused by the temporary use will not adversely affect the surrounding neighborhood or city at large.*

In order to accommodate the temporary relocation of the Summerland School to the Carpinteria Main School campus, some existing tenants will be relocated onsite (Carpinteria Children's Project) or offsite (County of Santa Barbara) from the four portable classrooms to be used by the school. The new mix of tenants/uses occurring during the temporary use by the Summerland School is anticipated to result in an overall net decrease of 38 fewer adults and 45 more students according to CUSD-provided figures. All 45 students associated with the Summerland School are proposed to be bused to/from the Main School campus from Summerland daily. In light of the anticipated reduction of adults and the busing of the 45 additional students during the temporary use, overall traffic use is anticipated to be the same or less than what presently occurs in current Main Family Resource Center operations, as well as remaining less intense than the historic use of the campus for the Main Elementary School.

4. *The proposed temporary use is consistent with all applicable provisions of the coastal land use plan, general plan, municipal code, and other city regulations.*

The Carpinteria Main School campus is zoned Community Facility (CF) and has a Public Facility (PF) land use designation. Schools and other types of civic, governmental, or community uses are consistent with the types of uses permissible in this zone district. The Main School campus currently operates under a Development Plan and Coastal Development Permit as the Main Family Resource Center, which among other functions, includes an early childhood educational program for young children. The proposed temporary relocation of the Summerland School to the Main School campus would be complementary to the other onsite uses, is generally consistent with the adopted conditions of approval under which the Main Family Resource Center operates, and is consistent with the applicable provisions of the City's General Plan/Coastal Land Use Plan and Zoning Code. Therefore, this finding can be made.

Exhibit 1

Attachment B: Temporary Use Permit Application & Supporting Documentation

Summerland School Temporary Relocation TUP
Project 21-2088-TUP
March 1, 2021 Planning Commission Hearing

CITY of CARPINTERIA



5775 Carpinteria Avenue • Carpinteria, CA 93013-2697
(805) 684-5405 • FAX (805) 684-5304 • www.ci.carpinteria.ca.us

TEMPORARY USE PERMIT APPLICATION

Answer all questions completely and accurately to the best of your knowledge. Use additional sheets if necessary and provide any other relevant information. The more complete the application, including the initial submittal, the sooner it can be processed. You are encouraged to submit an application as early as six weeks before the event.

Include a detailed site plan showing all street addresses or exterior boundaries of the property by streets, alleys, property lines, etc. On your site plan, show specifically where you are proposing the temporary use, including detailed measurements, dimensions of any structures, etc. Provide photos of the site and any structures or equipment that will be a part of your proposed use.

Event Site Address 5401 Eighth Street - Main School
Event Name Summerland Swing Space Assessor Parcel Number 003-323-001
Name of Applicant Carpinteria Unified School District Phone 805.684.4511
Email drigby@cusd.net Mailing Address 1400 Linden Ave. Carpinteria CA. 93013
Existing Property Use Preschool programs Zone Designation School
Proposed Temporary Use Elementary school - 3 classrooms for Summerland swing space

Please list the dates and times of the event. Include setup, event and breakdown dates and times.

Please use additional sheets if necessary.

DATE Aug 1, 2021 To June 30 2022 TIME 7:30 am To 3:30 pm M-F
DATE _____ To _____ TIME _____ To _____
DATE _____ To _____ TIME _____ To _____
DATE _____ To _____ TIME _____ To _____

Type and quantity of equipment to be brought to the site: Classroom furniture

Will the use have an impact on traffic? NO If yes, please explain. 13 current employees will need to park on the street not in the enclosed parking lot.
Will the event require offsite parking? Yes ☒ No ☐ If yes, please explain: Summerland students will be bused to/from Main School daily to avoid

5775 CARPINTERIA AVENUE • CARPINTERIA, CA 93013-2603 (805) 684-5405 • FAX (805) 684-5304
www.carpinteria.ca.us

parent traffic.

How many attendees? 55 students
8.5 staff Do you require the support of law enforcement? Yes ☐ No ☒

Will the use require any street closures? If yes, please list. NO

Will the event cause any disturbance, noise or traffic congestion in the vicinity of the proposed activity? Yes ☐ No ☒ If yes, please explain how these will be addressed: _____

Property Owner Information:

Property Owner Name CUSD % Diana F Rigby Phone 805 684 4511
Property Owner Mailing Address 1400 Linden Ave
Property Owner Email Address drigby@cUSD.net

Submittal Checklist:

- Complete application
- Detailed site plan
- Mailing Labels (see page 3)
- Photographs of site & any proposed structures
- Application Fee

I hereby certify that the information included herein is true and accurate.

Diana F Rigby, Supt 2.3.2021
Signature of Applicant CUSD Date
Diana F Rigby Supt 2.3.2021
Signature of Property Owner CUSD Date

Office Use Only

Fee Paid \$365.00 Staff/\$900.00 PC Received By _____ Date _____ Receipt _____ Proj _____
Fee / Deposit

Approved by Community Development Director: YES ___ NO ___ Date: _____

Appealed to Planning Commission: YES ___ NO ___ Date: _____

Referred to Planning Commission: YES ___ NO ___ Date: _____
(Attach Staff Report, Conditions and Minutes) Action: Approved ___ Denied ___

Community Development Director / PC Secretary

Date

Diana F. Rigby
Superintendent

Maureen Fitzgerald
Assistant Superintendent
Business Services



Board Members

Jayme Bray
Jaime Diamond
Sally Green
Andy Sheaffer
Aaron Smith

Carpinteria Unified School District

February 3, 2021

Dave Durlinger, City Manager
Carpinteria Planning Commission
5775 Carpinteria Ave.
Carpinteria, CA. 93013

RECEIVED

FEB 09 2021

CITY OF CARPINTERIA

RE: Temporary Use Permit for Summerland School Swing Space at Main School,
August 2021-June 2022

Dear Dave,

I have enclosed a copy of the Temporary Use Permit application, 300 Ft. Radius map and 100 ft. Radius map, and three sets of mailing labels of property owners from the SB County Assessor's Office. Additionally, I am providing the responses to the request for information:

A written narrative describing the proposed temporary use and measures to be taken to accommodate the Summerland School onsite;

We are planning to use four portable classrooms on the Main School campus to temporarily house 45 students and 8.5 staff from Summerland School during August 2021-June 2022. Summerland school will be demolished and rebuilt beginning July 2021, and we will need temporary swing space for the students and staff. Currently, CUSD leases these portables to SB County and Carpinteria Children's Project and they will move their programs offsite or into the Main School Auditorium (CCP). The Summerland students will be bused daily to/from Summerland to Main to avoid parent traffic. The portables are designed as classroom space so there will be no building improvements nor modifications. The current enclosed parking lot will be redesigned for play space and the CCP adults will park on the street. The Summerland staff will park in the CMS staff parking lot.

A brief description of the Summerland School's intended use of the site (e.g., numbers of students/staff; hours of operation; special events or after-hours events (if applicable); etc.);

Summerland school hours for 45 students, 8-2:30, for 8.5 staff, 7:30-3:30, M-F; 2 night meetings per year, Back To School Night, 5-6pm, Spring Open House, 5-6pm. Night event parking will be at the CMS parking lot.

A description and/or building plans, if applicable, of any needed building or site modifications or improvements needed to accommodate the temporary use;

1400 Linden Avenue • Carpinteria, California 93013 • Tel: (805) 684-4511 • Fax: (805) 684-0218 • www.cusd.net

Committed to quality education for all.

Aliso School • Canalino School • Summerland School • Carpinteria Family School • Carpinteria Middle School
Carpinteria High School

A building map is enclosed and there will be no building or site modifications other than redesignating the enclosed parking lot for play space.

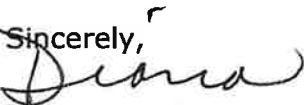
- An accounting of all current Main School tenants/uses and numbers of employees; and an accounting of which existing tenants, if any, are to be relocated offsite to accommodate the temporary Summerland School use;

A chart of current tenants and number of employees and students is attached. The change in room use will be 38 less adults and 45 more elementary students.

- * A description of traffic and parking demand reduction strategies, if any, that CUSD and/or Main School tenants propose to implement during the temporary use to reduce vehicle impacts on neighborhood streets (e.g., bussing students from Summerland, off-site employee parking, etc.).

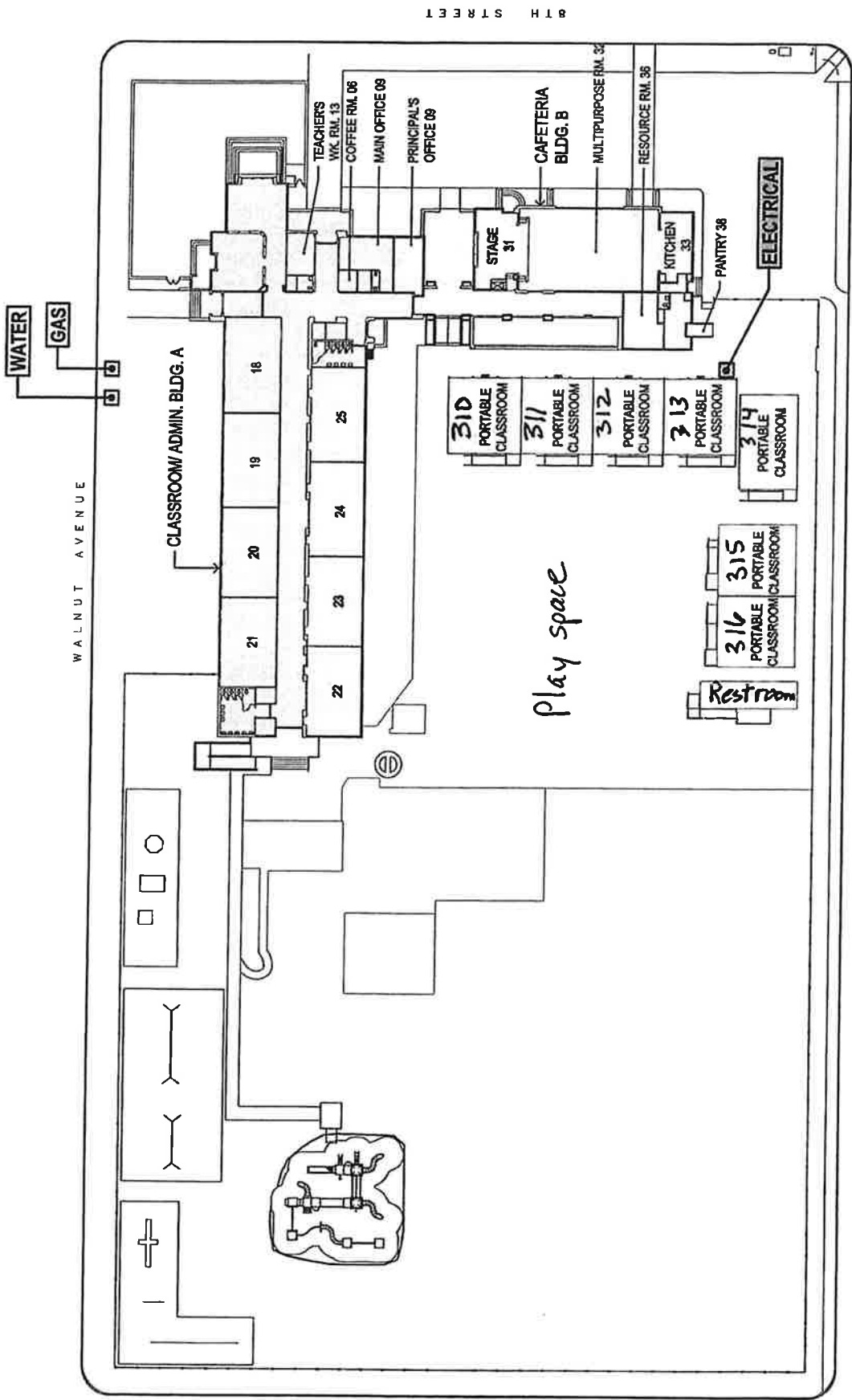
Summerland students will be bused daily from Summerland to Main to avoid additional parent traffic and the Summerland staff will park in the CMS parking lot. The current 13 CCP staff who park in the enclosed lot will need to park on the street.

Thank you for your consideration and please contact us if you need any further information.

Sincerely,

Diana F. Rigby
Superintendent

encl: TUP application
300 Mailing Labels and maps
Main School Campus Map
Main School Campus Occupant List - Current and proposed

C: Steve Goggia, Community Development Director
Nick Bobroff, Principal Planner



SHUTOFF LEGEND

- ELECTRICAL SHUTOFF
- GAS SHUTOFF
- WATER SHUTOFF

MAIN ELEMENTARY SCHOOL

CAMPUS MAP

5241 EIGHTH STREET, CARPINTERIA, CA 93013
 TELEPHONE: (805) 684-4153
 UPDATED: JANUARY 22, 2014



*Summerland School
 Swing Space
 Aug 2021- June 2022
 55 Students, 8.5 staff
 Portable Classrooms, #312-315*

Main School Campus : 5401 Eighth St.- Current Jan. 2021, **Proposed changes in red for August 2021**

Room#	Occupant	# Adults	#Students	Comments
100	CCP	3	0	Admin office
101	1st District Supervisor	1	0	Office
102	CCP	2	24	Classroom
202	FSA	4	0	Office
203	CCP	2	24	Classroom
204	CCP	2	24	Classroom
205	CommUnify	3	0	Admin office
206	CommUnify	5	12	Classroom
207	CommUnify	3	17	Classroom
208	CommUnify	2	17	Classroom
209	CommUnify	3	20	Classroom
310	CCP	4	0	FRC office
311	CUSD Sped Preschool	2	10	Hours: 8-3
312 *	SBCC K/1 Classroom	20 2	0 20	Adult classroom K/1 Classroom
313 *	CCP2/3 Classroom	20 2	0 20	Adult classroom 2/3 Classroom
314 *	Vacant 4/5 Classroom	0 2	0 15	Old WIC office 4/5 Classroom
315 *	CCP School Office	2 2.5	10 0	Childcare room School Office
316 *	Vacant	0	0	Old County office Vacant

***Summerland School Hours : 8-2:30 with students, 7:30-3:30 Office Staff**

Change in room use : 38 less adults; 45 more students

Exhibit 1

Attachment C: Recommended Conditions of Approval

Summerland School Temporary Relocation TUP
Project 21-2088-TUP
March 1, 2021 Planning Commission Hearing



CITY OF CARPINTERIA TEMPORARY USE PERMIT

**Summerland School Temporary Relocation
Case 21-2088-TUP
August 1, 2021 to June 30, 2022
5201 Eighth Street
Carpinteria, CA 93013
(APN 003-323-001)**

FINDINGS OF APPROVAL

Prior to approving this Temporary Use Permit, the City of Carpinteria Planning Commission has made the following determinations:

1. The proposed temporary use will be compatible with adjacent uses and will not adversely affect the surrounding neighborhood by means of odor, noise, dust, or other nuisance;
2. Additional parking required by the temporary use is provided onsite and on-street parking is available in the surrounding neighborhood;
3. Increased traffic caused by the temporary use will not adversely affect the surrounding neighborhood or City at large;
4. The proposed temporary use is consistent with all applicable provisions of the Coastal Land Use Plan, General Plan, Municipal Code, and other City regulations.

CONDITIONS OF APPROVAL

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

COMMUNITY DEVELOPMENT DEPARTMENT

1. This Temporary Use Permit (TUP) approval is restricted to APN 003-323-001, located at 5201 Eighth Street, and is for the temporary relocation of the Carpinteria Unified School District's (CUSD) Summerland School to the Carpinteria Main School campus for the 2021-22 school year (August 2021 to

June 30, 2022) in order to allow for the removal and replacement of the Summerland School campus.

2. School functions shall occur within the four existing portable classrooms on the Carpinteria Main School campus identified in the TUP application and the adjacent outdoor areas, including but not limited to the enclosed asphalt area, play field and playground areas.
3. All Main Family Resource Center programs, uses, and facilities shall continue to operate in a manner in compliance with all applicable conditions of approval of the Main Family Resource Center's current Development Plan (16-1820-DPR/CDP), with the exception of the requirement to provide onsite parking in order to accommodate the temporary Summerland School relocation.
4. Summerland School student and faculty numbers shall be capped at 45 students and 8.5 staff, consistent with CUSD's TUP application.
5. Hours of operation for the Summerland School shall be restricted to the following:
 - a. Monday through Friday, 7:30 a.m. to 3:00 p.m. (faculty & staff)
 - b. Monday through Friday, 8:00 a.m. to 2:30 p.m. (school hours)
6. Summerland School special evening events shall be limited to those described in the TUP application:
 - Fall "Back to School Night" from 5:00 p.m. to 6:00 p.m.
 - Spring "Open House Night" from 5:00 p.m. to 6:00 p.m.Parking for both special evening events shall be provided onsite in the Carpinteria Main School parking lot.
7. CUSD shall designate and make available sufficient off-site parking for Summerland School staff at the Carpinteria Middle School campus parking lot. CUSD shall direct other Main Family Resource Center staff to utilize on-street public parking.
8. In order to reduce morning and afternoon vehicle trips generated by the temporary use, CUSD shall provide daily bus service to transport Summerland School students to/from the Carpinteria Main School campus from Summerland. Bus pick-up/drop-off shall be located along the immediate Carpinteria Main School campus frontage so as to provide safe and direct access between the bus and campus for all students.
9. No signage is approved as part of this Temporary Use Permit. Any proposed signage affiliated with the temporary relocation of the Summerland School shall be subject to the review and approval of a Sign Permit by the Community Development Department.
10. CUSD and Summerland School shall be operated in compliance with all requirements and social distancing protocols imposed by the Santa Barbara Health Department related to the COVID-19 pandemic.

11. No later than one week prior to commencing in-person classes, the Summerland School shall notify the Carpinteria-Summerland Fire Protection District of their intent to begin occupying the classrooms. Fire District staff may require a site inspection prior to commencement of classes to ensure compliance with applicable life safety and fire code requirements. If any deficiencies are noted, they shall be corrected prior to the start of in-person classes.
12. The conditions of this approval supercede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans as they pertain to the Temporary Use Permit.
13. All requirements of the City of Carpinteria and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
14. The owner/applicant/developer ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Temporary Use Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permit fees, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.
15. Any proposed amendment to the approved project description or Temporary Use Permit application must be first reviewed and approved by the City. Minor amendments may be approved by the City Manager or Community Development Director. Major amendments or revisions will require review and approval by the Planning Commission.
16. In the event CUSD wishes to extend the temporary relocation beyond the 2021-22 school year, CUSD shall apply for a new Temporary Use Permit. A Temporary Use Permit may be granted for up to one year.
17. If, at any time, the City determines that there has been, or may be, a violation of the findings or conditions of this TUP, or of the Municipal Code regulations, a

public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City.

18. This permit shall not be effective until a copy of the Conditions of Approval has been officially executed by CUSD and filed with the Community Development Department. Acknowledgement of understanding conditions and agreement to comply shall be documented by supplying the City with a signed copy of the Conditions.

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

Applicant

Date

Attachments: Temporary Use Permit application and attachments dated February 9, 2021.

Exhibit 2

Main Family Resource Center Conditions of Approval (Project 16-1820-DPR/CDP)

Summerland School Temporary Relocation TUP
Project 21-2088-TUP
March 1, 2021 Planning Commission Hearing

**PLANNING COMMISSION HEARING
PROJECT NO. 16-1820-DPR/CDP
5241 Eighth Street
May 2, 2016**

**ATTACHMENT C: CONDITIONS OF APPROVAL
Carpinteria Children's Project at Main
Revised Development Plan and Coastal Development Permit**

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

**COMMUNITY DEVELOPMENT DEPARTMENT
General Conditions**

1. This Revised Development Plan and Coastal Development Permit approval is restricted to APN 003-323-001, located at 5201 Eighth Street, and is for the use of the site as an early education and resource center for Carpinteria families. The center's purpose is to provide a consolidated location for resources and educational support systems. Primary collaborative partners include the Carpinteria Unified School District as property owner, Hutton Foundation as a master lessor and property manager, and First 5 Santa Barbara County as an early educational needs and services facilitator.

The collaborative would be anchored by the Community Action Commission (CAC), Head Start Preschool. In addition to CAC/Head Start, the center includes organizations such as: Family Service Agency, Carpinteria Education Foundation, Carpinteria Unified School District, Santa Barbara County Education Office, Child Abuse Listening and Mediation, Council on Alcohol and Drug Abuse, Foodbank, the Santa Barbara County Women, Infants and Children program and Safety Town Summer Camp. A satellite office for the County of Santa Barbara First District Supervisor is also provided and is staffed on a part-time basis.

A parking lot with 32 spaces would be provided onsite to accommodate employees and visitors to the site. There are no proposed changes to the exterior of the existing buildings beyond what has been permitted under previous permits.

The hours of operation would be from 7:00 am to 5:30 pm. Evening use up to a maximum of forty (40) nights per year would occur. All evening events would conclude by 9:00 pm and would not involve amplified sound. Saturday events would be limited to a maximum of seven (7) per year and would occur between the hours of 8:00 a.m. to 3:00 p.m.

The project shall be developed in substantial conformance with the Planning Commission Exhibit dated May 2, 2016. This approval shall supercede the approval granted under Project No. 08-1445-DP/CDP, Project No. 10-1562-DPR/CDP and Project No. 12-1619-DPR/CDP.

2. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitations period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
3. Water conserving fixtures shall be utilized throughout the project.
4. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
5. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
6. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
7. All buildings, roadways, parking areas, landscaping and other features shall be located substantially as shown on the attached exhibits.
8. The applicant agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the proposed project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. In addition, the applicant agrees to indemnify the City for any and all legal costs in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
9. The standards defined within the City's adopted Building Codes relative to the building and occupancy shall apply to this project.
10. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of an amendment or revision application to be considered by the Planning Commission.

11. Approval of this Revised Development Plan/Coastal Development Permit shall expire one year after approval, unless prior to the expiration date the use has been inaugurated. The decision maker with jurisdiction over the project may grant a time extension for good cause.
12. When not specified herein, all conditions shall be satisfied prior to occupancy.
13. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. Any required Building Division permit must be obtained prior to constructing, enlarging, moving, converting or demolishing any building or structure.
14. Construction activity shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday, and 8:00 a.m. and 3:00 p.m. on Saturday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior painting are not subject to these restrictions.
15. Signs for the facility have been reviewed by the Architectural Review Board and approved by the Community Development Director. Any proposed additional signs must comply with the City's review and permitting process.
16. No outside storage of any materials shall be permitted.
17. During any phase of grading or construction, if cultural material suggestive of prehistoric or historic origin is encountered, work in the vicinity of the find shall be stopped and the City shall be notified. Grading or construction shall not be resumed until the find is evaluated and the City determines whether mitigation is necessary.
18. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Revised Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, recommend enforcement actions or revoke the permit entirely as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety and general welfare of the City.
19. All existing trees shall remain as shown on the site plan. Trees within 25 feet of proposed ground disturbance shall be temporarily fenced with chain-link or other material satisfactory to the Community Development Department throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each tree and shall be staked every six feet. Trees and fencing shall be designated on all grading and building plans.
20. The hours of operation of the use approved by this permit shall be limited from 7:00 a.m. to 5:30 p.m. with the exception of a maximum of forty (40) evening events per calendar year.

Evening events shall not extend past 9:00 p.m.; a maximum of seven (7) Saturday events shall occur only between the hours of 8:00 a.m. to 3:00 p.m.

21. The center shall be limited to a maximum of 48 employees and volunteers. The Head Start Pre-school and day care center for infants and toddlers shall be limited to a combined maximum of 134 children age three months to five years. By December 31st of each year, the applicant shall submit to the Community Development Department an accounting of the number of employees and volunteers regularly working at the facility and an accounting of the number of children enrolled in the pre-school and infant and toddler day care center.
22. An annual schedule for regularly occurring evening events and the Saturday events shall be provided to the Community Development Department by December 31st of each year for the forthcoming calendar year and updated as necessary during the year. The maximum number of evening events shall be 40 (forty) per year and the maximum number of Saturday events shall be seven (7) per year. All evening events shall conclude by 9:00 p.m. and all Saturday events shall occur only between the hours of 8:00 a.m. to 3:00 p.m. No event shall be conducted in such a way as to constitute a nuisance.
22. The Safety Town summer camp shall be limited to a maximum of 48 employees and volunteers and shall be limited to a combined maximum of 134 children age four to seven years of age. The summer camp shall operate for one week during the summer. The summer camp shall not operate on Sundays. By December 31st of each year, the applicant shall submit to the Community Development Department an accounting of the number of employees and volunteers regularly working at the summer camp and an accounting of the number of children enrolled in the Safety Town summer camp.
23. Final landscape and irrigation plans shall be reviewed by the Architectural Review Board and the Community Development Department.
24. All trash enclosures shall be screened.
25. All mechanical equipment, including roof mounted (i.e., air conditioning fans, blowers, and vent stacks, etc.) shall be visually screened from all views. Screening shall be compatible with the style and color of the main structure and shall be reviewed by the Architectural Review Board for compatibility with the approved building design.
26. Exterior lighting for the site shall be low level and designed (through appropriate fixture type, location, etc.) in such a manner that direct lighting or glare will affect neither adjacent properties nor public streets or walkways.

PARKING/TRANSIT/TRAFFIC CONDITIONS

27. The applicant shall provide carpooling and transit information to all employees and visitors to the center. Such information may be available from Traffic Solutions.

28. A minimum of 32 parking spaces shall be provided onsite. These spaces shall be installed in accordance with the parking design standards as stipulated in Section 14.54 of the Carpinteria Municipal Code and as shown on the site plan dated May 2, 2016. If, after the day care center and pre-school maximum of 134 students is in use, the Community Development Director determines that the 32 spaces are inadequate to accommodate the parking needs of the development, s/he may require that additional parking be provided. At such time, a review of the adequacy of parking shall be undertaken.
29. Parking for a minimum of 30 bicycles shall be provided onsite.
30. Every three years the Planning Commission shall hold a public hearing to review the applicant's compliance with the parking, hours of operation, and evening and Saturday event conditions. The Commission may determine that more or less frequent monitoring is required at that time.
31. The site shall be maintained in good repair throughout the life of the project. Routine maintenance shall include landscaping, painting buildings and provision of trash/recycling receptacles (which are architecturally compatible with the project design). Applicant shall also make efforts to remove existing chain link fence material where possible.
32. Compliance with the attached Departmental and District letters is required as follows:
 - a. Carpinteria Sanitary District dated June 27, 2008;
 - b. Carpinteria Valley Water District dated July 21, 2008.
33. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to operation of the Safety Town summer camp.

Approved by the Planning Commission on May 2, 2016.

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

Applicant

Date

Property Owner

Date

Exhibit 3

CEQA Notice of Exemption

Summerland School Temporary Relocation TUP
Project 21-2088-TUP
March 1, 2021 Planning Commission Hearing

Notice of Exemption

Appendix E

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

County Clerk

County of: Santa Barbara

105 E Anapamu St

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: Summerland School Temporary Relocation; 21-2088-TUP

Project Applicant: Diana Rigby, Superintendent, for Carpinteria Unified School District

Project Location - Specific:

5201 Eighth Street; APN 003-323-001

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Temporary relocation of Summerland School (45 students/8.5 staff) to Carpinteria Main School campus for 2021-22 school year. School will be housed in four existing portable classrooms. Onsite parking lot will be temporarily closed and repurposed for children's outdoor play area.

Name of Public Agency Approving Project: City of Carpinteria

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

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

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

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

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

☒ Categorical Exemption. State type and section number: 15301, 15323

☒ Statutory Exemptions. State code number: 15282(i)

Reasons why project is exempt:

Project involves relocation of students/staff from one school to another existing school facility. Project involves no physical alterations to the site or facilities, and is temporary in nature. Project would not generate any significant new traffic, noise, or nuisance impacts. No sensitive resources are located onsite.

Lead Agency

Contact Person: Nick Bobroff, Principal Planner

Area Code/Telephone/Extension: 805-755-4407

If filed by applicant:

1. Attach certified document of exemption finding.

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

Signature: _____ Date: 03/01/2021 Title: Principal Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

ACTION MINUTES

The virtual meeting was called to order on Zoom Meeting at 5:30 p.m. by Brad Stein, Chair.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore
Jim Reginato
Jason Rodriguez, Vice Chair
Richard Johnson

Boardmembers absent: None

OTHERS PRESENT: 14 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Scouras Residence Two-story Addition & Remodel, 20-2042-ARB
Address: 1493 Trenora Street
Applicant: Donald Bryan, Blue Sky Studio for Jennifer and Amber Scouras
Planner: Syndi Souter

Request of Donald Bryan, Blue Sky Studio, agent for Jennifer M. & Amber Scouras, Trustees of the Scouras Family Trust dated 2/4/2020, to consider Project 20-2042-ARB for in-progress review of a proposal to remodel and construct a new two-story addition of 456 square feet to the existing 2,340 square-foot single-family residence. The project will result in a single-family residence of 2,795 square feet with an attached two-car garage of 441 square feet, for a total resultant size of 3,236 square feet. The property is an 8,402 square-foot parcel zoned Single Family Residential (8-R-1) and shown as APN 001-280-011, addressed as 1493 Trenora Street.

Ex parte communications: All Boardmembers indicated they had been contacted by Kathleen Reddington urging them to not support the proposed addition project.

Staff presented the revised project and described the evolution of the project as a result of the ARB's and Director's previous comments. Staff explained that a new proposal (Plan B) was submitted after the staff report was completed. Staff described the differences between Plan A and Plan B, noting the architectural goals were accomplished with Plan B while allowing for more cost-effective engineering and construction. Staff requested comments from the Boardmembers on the revised plans and to state their preference for either Plan A or Plan B. Boardmember Johnson asked why the balcony was no longer popped-out, and staff responded that the designer chose to step the addition back instead to provide the desired visual relief.

Donald Bryan, designer and agent for the applicants, began by sharing that when he ran the "double stepped-back"/"floating corner" scheme from Plan A past his structural engineer, she had several significant concerns. He developed Plan B to address the engineering concerns while balancing the desire to have relief in the elevations of the addition. He went on to explain that he was hesitant to

expand the balcony due to the ceiling joist layout of the existing residence, and the added cost and challenges associated with doing so. He elaborated on the design for Plan B, describing the lower plate height on the second floor and the choice to make the windows smaller to match the existing second-story windows while still providing fire egress.

Boardmember Rodriguez asked about the hip roof over the addition rather than a gable on the northern elevation (consistent with the existing gables), and the designer responded the hip roof was to keep the ridge height lower.

Public Comment: None

Boardmember Discussion:

Boardmember Reginato began the discussion by stating that he likes Plan B and that the hip roof over the second-story addition helps to push the height back from El Carro Ln. He suggested the balcony wall could be thickened or furred out to provide relief, with corbels added underneath for effect, and that outlookers should be added under the gables of the addition to match the existing gables.

Boardmember Blakemore agreed with Boardmember Reginato's comments and added that screening plantings should be considered to the west (rear) side of the property to give privacy to the western neighbors from the new second-story addition.

Boardmember Stein inquired if the shed would still remain, and staff clarified that the shed would be removed with Plan B. He stated that he liked Boardmember Blakemore's idea to add a hedge or other plantings along the rear property line.

Boardmember Johnson shared that he likes the project with the revisions and thinks it is an improvement to the prior proposal, and added that he likes the hip roof over the addition.

Boardmember Rodriguez agreed with the other Boardmembers' comments, and supported the addition of outlookers in the gables in addition to the corbels.

Boardmember Reginato brought up a last point about the recess at the front entry, and suggested it should remain to preserve the appearance of the tower element at the front entry. Boardmember Rodriguez suggested a window be placed in the recess, and Boardmember Johnson countered citing a lack of space. Boardmember Blakemore agreed with Boardmember Reginato. Boardmember Rodriguez stated that removing the recess would be contrary to the goals for the addition at the northwest corner. The Board unanimously agreed that the recess at the entry should remain.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato to recommend revised preliminary approval of the "Plan B" with their comments attached:

- Keep the recess at the front entry,
- Thicken the balcony wall and add corbels below,
- Add outlookers to the gables on the addition to match the existing outlookers, and
- Provide landscape screening on the western property line.

VOTE: 5-0

After the Board's vote, Amber Scouras, the applicant, shared that an existing fence and the site topography already reduce views to the western neighbor. Boardmember Johnson explained that the second-story addition would look down into the neighbor's yard. The applicant commented that he wants to balance creating privacy with maintaining their existing views. Boardmember Blakemore clarified that the vegetation would soften views of the structure. The applicant thanked the Board for their time.

- 2) Project: Faith Lutheran Lot Split & New Residences, 16-1849-CUPR/TM/CDP
Address: 1335 Vallecito Place
Applicants: John Schuck & John Mullen, Franciscan Developments, INC.
Planner: Syndi Souter

Request of John Schuck and John Mullen, Franciscan Developments, INC., agents for Faith Lutheran Church, to consider Project 16-1849-CUPR/TM/CDP for in-progress review of a proposal to subdivide the existing Faith Lutheran Church property into seven (7) separate lots and to construct five (5) new residences and a private road. The Church and existing parsonage will remain on two of the new lots, and five new lots would be created, ranging from 0.17 acres to 0.26 acres (net) each. Residences proposed on the newly created lots would be one- and two-story structures ranging from 2,515 to 2,920 square feet in size. The existing 2,721 square-foot parsonage is proposed to become an affordable unit on a .22-acre (net) lot (Lot 1). A bio-retention pond and parking lot expansion-reconfiguration are proposed on the 62,166 square-foot Church lot (Lot 7). The property is a 2.7-acre parcel zoned Single Family Residential (7-R-1) and shown as APN 003-142-032, addressed as 1335 Vallecito Place.

Staff presented the project and summarized the history of the original proposal reviewed by the ARB with eight lots, and the present proposal (approved by City Council) with seven lots and the existing parsonage designated to become the affordable unit. Staff explained that the applicants will be developing the five market-rate lots, and that their designer had made minor revisins to the architectural plans for better functionality and aesthetics. Staff requested the Board's input on the proposed changes with respect to architecture and consistency with the Design Guidelines. Staff proceeded to give an overview of the proposed residences for each of the six lots, focusing on the differences between the City Council-approved plans and the proposed revised plans. Staff specifically requested input on the Board's preference for cast stone or wood/hardy plank for the parsonage column bases; feedback on the compatibility of the revised plans for size, bulk, and scale; comments on the proposed colors and materials; and the proposed permeable parking lot improvements for the church.

John Schuck introduced himself and John Mullen, both of Franciscan Developments, Inc. and their designer, Roland Fournier. Mr. Schuck explained that the revised plans match approximately 98% of the plans originally approved by the City Council, and that they wanted to keep the scale of the project similar to the original approval. Mr. Mullen expressed his gratitude to finally have the project reviewed by the ARB, thanked staff, and shared his excitement to record the final map with Mr. Fournier on board to design a good project for the neighborhood.

Boardmember Johnson asked about the location of the garage on Lot 6, and Mr. Schuck responded that they kept the garage in the previously approved location and that the location is less visible from the public street. Staff added that the location was based on the prior City Council approval. Boardmember Reginato asked about the existing surface of the church parking lot expansion areas,

and staff responded that the areas are presently undeveloped earth. Boardmember Rodriguez inquired about the two front doors at the entry to the parsonage and if both could remain when the unit is converted to the affordable unit. Staff responded that one of the doors went directly to the Pastor's office, and that the second entrance was acceptable to remain in the future with the present floor plan.

Public Comment:

One public comment letter was submitted prior to the meeting. The letter is summarized below; a copy of the letter is on file with the Community Development Department.

Sherri Mendenhall noted her preference for the revised exterior colors.

One member of the public, Michael White, requested to speak during public comment but did not/was not able to comment. No written comments were subsequently submitted by Mr. White.

Boardmember Discussion:

Boardmember Stein opened the discussion praising the improvements and stating that the project has come a long way over the years.

Boardmember Rodriguez shared that he was not a part of the original project review. He suggested two changes for Lot 6: 1.) that the laundry/powder room area be changed to a pantry/laundry similar to the other residences, and 2.) that more windows/French doors/French slider doors be added to the kitchen/dining corner of the residence to open up and lighten that area. He commented that he was not in favor of the gravel in the church parking lot, as it would look unfinished, and that asphalt would be better. He supported the cast stone column bases for the parsonage.

Boardmember Johnson commented that he was fine with the improvements and likes the colors and revisions. He stated that he is glad to see the project moving along. He also supported the cast stone bases for the parsonage columns.

Boardmember Reginato commented that he likes the revised plans and that the proposal will be nice for the neighborhood. He suggested the proposed green color for the front door on Color Scheme B should be darker. For the church parking lot, he commented that the small patches of gravel parking areas should be landscaped or asphalt to avoid deterioration. He went on to add the following comments on the individual proposals for each lot:

- Lot 1: The stone column bases on the parsonage were okay.
- Lot 2: In order to have variety, the column bases should be wrapped with stone.
- Lot 3: Add multi-light windows to have a variation of window styles between units, and add gable vents.
- Lot 4: Place regular vertical siding instead of board-and-batten siding on the gable ends. A discussion with other Boardmembers began with clarification on the difference between vertical and board-and-batten siding, since they both have vertical components.
- Lot 5: The top gables on the north and south elevations should have shingle siding.
- Lot 6: Use more vertical siding, and carry it through on all the elevations.

Boardmember Blakemore agreed with the prior comments, especially about the color of the green door. She suggested cleaning up the small pockets of gravel parking areas and moving all of the new gravel parking area to the back (west side) of the lot. She understood that the drainage calculations

needed to work for the project, but that the gravel parking areas would also generate dust near the residences. She commented that the future landscaping plans and plant choices for the development will be important, including the plants proposed for the basin and bioswale areas.

Boardmember Stein agreed with the other Boardmembers' comments, and again stated that the project has come a long way. He agreed with the darker green color for the front doors, and the rest of Boardmember Reginato's comments. He supported the cast stone bases for the parsonage columns. He expressed that the gravel in the parking lot would be problematic, and that people tend not to park on gravel if asphalt is available. He gave a brief history of the tract development to the north of the project site and shared that it was also once a part of the church property.

Mr. Mullen responded to the comments about the gravel parking areas and explained that the existing church congregation does not have a high parking demand, yet the City Council required 79 parking spaces. He shared that the Fire Department approved the gravel surface and that the gravel would result in significant cost savings for the church during construction. He also noted that he understood the potential issues with using the gravel surface.

Mr. Schuck clarified that the church will be bearing the expense of the parking lot improvements, and that the gravel surface would reduce their construction cost.

Mr. Fournier expressed his appreciation for the Board's comments and agreed with the suggestions to vary the column materials and provide a darker green color for the front doors. He clarified the proposed exterior siding types, and explained that the siding on the gables would be of larger-sized members of wood and not the typical board-and-batten siding detail.

Boardmember Reginato added to his comments that outlookers should be added to the homes facing Vallecito Place to provide more custom finish details on those residences.

ACTION: Motion by Boardmember Stein, seconded by Boardmember Reginato to recommend the project commence with the development of working drawings and return to a future meeting for final review by the ARB with their comments attached.

VOTE: 5-0

- 3) Project: Office Remodel and Site Improvements, 19-2012-DPR/CDP
Address: 6384 Via Real/6390 Cindy Lane
Applicant: Alan Grofsky, architect for Jeremy Rogers, Mac Partners LLC
Planner: Marysol Smith

Request of Alan Grofsky, architect for Jeremy Rogers, Mac Partners LLC, to consider Project 19-2012-DPR/CDP for in-progress review of a proposal to renovate the site and exterior facade of an existing office building. The renovation would include new roll-up doors, facade improvements, rooftop equipment screens, a new shuttle stop and parking area, exterior patio areas, re-landscaping, exterior lighting and a new trash enclosure. The maximum height of the building would be increased by five feet to 25 feet. The property is a 2.25 acre parcel zoned Industrial/Research Park District (M-RP) and shown as APN 001-190-023, addressed as 6384 Via Real/6390 Cindy Lane.

Jason Rodriguez recused himself from participation in this item due to his business relationship with Procore.

Staff presented the project, updating the Board on how the applicant's revisions have addressed their comments. The landscape plan for the Cindy Lane and Lomita Lane frontages was revised to enhance screening of the parking lot, building and trash enclosure. The Via Real frontage was addressed with additional detailing to improve functionality and aesthetic impact. Other minor revisions proposed, such as a change in the proposed permeable material for the new parking area and fenced patio area, were also described.

Members of the project team were present to represent the proposal, including Steve Elson, Brian Poliquin, Alan Grofsky, Terry Bottenfield and Chris Gilliland.

Brian Poliquin, architect, explained some of the key project team decisions in response to the Board's comments. The team opted to not relocate the trash enclosure because they believe it is the best location. The updated landscape plan provides additional dense vegetation screening of the trash enclosure from all sides to address the Board's comments. He also clarified that the building-mounted lights location would be moved down to 12 feet. Materials and details were added to create more interesting elements around the building. The material for the fenced patio was updated to Garapa' instead of Cedar. The project team also clarified that the improvements are led by the property owner only, as general site improvements, and not by a particular tenant for a particular use. Additionally, they stressed the strong track record of the new owners in maintenance of their properties.

Chris Gilliland, landscape architect, added that they have identified existing saplings of oaks, sycamore, and Arbutus marina, along the western elevation. These are proposed to be adequately irrigated and nurtured as part of the new property owner's maintenance plan so that they can, over time, fill in and provide adequate screening along Lomita Lane. In addition to nurturing these existing species, they propose additional plantings to further screen the elevation.

Public Comment:

One public comment letter was submitted prior to the meeting. The letter is summarized below; a copy of the letter is on file with the Community Development Department.

Don Bensen stated his main concern as being screening of the parking lots, building and exterior lighting from street-facing elevations. In particular, he identified the elevation along Lomita Lane as being in need of significant screening. After reviewing the revised landscaping plan, he questioned whether it would adequately screen this elevation. He requested the Board pay particular attention to the expected level of screening of the proposed landscape plan and provide recommendations if improvements can be made to ensure dense screening of the parking lot and building. Mr. Benson also recommended that an irrigation plan and a five year landscaping bond be included to ensure maintenance. He urged that the exterior lighting be dark sky compliant and no higher than 12 feet above grade. Lastly, he reiterated his general support for the project as it would help improve the property.

Boardmember Discussion:

Boardmember Blakemore agreed that the project would greatly improve the property. She requested clarification from the Landscape Architect that although the rendering shows single-trunk arbutus marina species, in reality, they would be multi-trunk. Chris Gilliland confirmed. She also identified that the proposed plants and species would fill in with time to address screening concerns. She recommended that applicants also incorporate some faster growing species so that the effect is achieved in less time. As an advisory, she noted that the proposed lawn area would have high maintenance and water requirements for the property owner. Boardmember Blakemore recommended the applicants reconsider the proposed Tipu trees as they are often responsible for damaging surrounding infrastructure, as experienced in the City's parking lot that had to be redone. There are other options that would be more suitable for the spaces provided.

Boardmember Johnson expressed continued support for the project and the revisions in response to the Board's and the public's comments. He encouraged the applicants to keep the Board's overarching comments in mind as the project continues to develop.

Boardmember Reginato acknowledged and expressed support for Boardmember Blakemore's analysis of the landscaping plan and her conclusion that it would provide sufficient screening over time. He reiterated concerns about the trash enclosure located away from the building. However, if the applicants prefer it to be located where proposed, then he recommended the enclosure be moved approximately five feet back from the driveway to allow for enclosure doors to be open without encroaching in the driveway. He noted that the gates must have steel frames and proposed parking lot resurfacing should be noted on the plans. He expressed agreement with the applicant's material selection of Garapa' instead of Cedar for the new patio fence. Lastly, Boardmember Reginato would like the applicants to prepare a demonstration of the proposed lighting fixture, one or two new fixtures, along the west and south elevations, to demonstrate that there would be no glare or spill over past the property line.

Boardmember Stein highlighted the need for and the importance of implementing regular watering, fertilization, and maintenance of the trees. He supports the project, however, he noted that proper long term maintenance is key. He supports pursuing a modification from the Planning Commission to allow for a smaller landscape buffer than what is required for the M-RP district, noting it would add more parking spaces, which could help alleviate on-street parking demand.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Stein to recommend revised preliminary approval to the Planning Commission with their comments attached.

VOTE: 5-0

- 4) Project: Residential Remodel and Addition, 20-2061-ARB/CDP
Address: 1150 Vallecito Road
Applicant: Brandon and Julia Wheatley
Planner: Marysol Smith

Request of Brandon and Julia Wheatley, to consider Project 20-2061-ARB/CDP for preliminary/final review of a proposal to construct a single-story addition of approximately 157 square feet to the front and side of an existing residence and remodel the interior. The addition

would accommodate a new master suite. The property is a 9,338 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-193-015, addressed as 1150 Vallecito Road.

Staff presented the project, explaining that it meets all applicable zoning code requirements. The proposed master suite would incorporate an existing bedroom and bath, and proposes to construct a small addition to accommodate a seating area. Another small addition is proposed off the dining room to better accommodate the main entrance to the residence. The project would include a comprehensive interior and exterior remodel. The maximum height of the residence would not change. The existing one-car garage is legal non-conforming, however, no structural alterations are proposed as part of this project.

Julia Wheatley, applicant, and Brian Miller, project architect, explained that the primary intent of the project is to create a comfortable space within the family home to better support Ms. Wheatley's mother in a multi-generational household. Brian explained that he also focused on making the exterior and interior of the residence consistent as the stucco dwelling had been remodeled a couple of times, resulting in different styles and themes throughout the residence. He identified the proposed roof plan as a bit unusual, however, it would help reduce size, bulk and scale of the addition and be most cost effective for the applicant. Although the master suite has its own entrance, it is purposefully not facing the street to clearly differentiate it from the main entrance to the residence, which does face the street.

Public Comment: None.

Boardmember Discussion:

Boardmember Rodriguez sympathized with the family's need to accommodate a more appropriate space for the applicant's mother within the home. He was concerned, however, that the entrance into the master suite, although turned away from street, would still be mistaken as the front door to the house. He offered several ideas that could help improve privacy for the master suite. For example, consider enclosing the front porch with railings on all sides; remove the door and window, and replace it with street-facing French doors. A separate entrance to the master suite could still be provided off the main entrance porch to the residence. He also offered other ideas for window placements to increase light while also maximizing privacy for the suite.

Boardmember Johnson expressed support for the project and noted the "cute" aspects to the proposed remodeled residence. He agreed with Boardmember Rodriguez's observations and ideas to address privacy and light.

Boardmember Reginato agreed with Boardmember Rodriguez's suggestions. He also recommended the applicant think carefully about the spiral staircase. He noted that users often regret their installation over time. Overall he expressed support for the project and cited it would become an asset to the neighborhood.

Boardmember Blakemore expressed support for the project and did not think the recommendations to address privacy and light were necessary. The existing layout seems functional for the proposed use. She also sympathizes with the proposed use of the space and its importance to the family. She expressed agreement with Boardmember Reginato's comment to carefully consider the use of a spiral staircase.

Boardmember Stein agreed with Boardmember Rodriguez's recommendations to enclose the porch to increase privacy and Boardmember Reginato's comment to carefully consider the spiral staircase. In his experience, users often end up finding them difficult to navigate and dangerous. An exterior entrance to the master suite could still be provided in proximity to the main entrance. Overall he expressed support for the project as it would result in a very nice cottage.

Ms. Wheatley responded to some of the Board's recommendations. She clarified the need for two entrances to allow her mother to manage her own in-house appointments, such as therapists and nurses. This is particularly important during the pandemic as her children are remote learning in the residence. The spiral staircase is the best fit for the constraints of the location and it is being added to provide secondary egress from the basement in case of emergency.

Brian Miller expressed his discontent at the Board's recommendations regarding entrances, windows, floor plan and the staircase, citing the Board should only be commenting on size bulk and scale. The Board clarified that they understand their role however their comments are suggestions and other ideas for the owners to consider so that the project can be the best that it can be for the intended use. The Board clarified and all agreed that the recommendations and comments provided are strictly advisory.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Rodriguez to recommend preliminary/final approval to the Community Development Director with their comments attached.

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- 1) Action Minutes of the Architectural Review Board Meeting on October 15, 2020.

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

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 1) 7-Eleven Signage Update

Staff provided a brief update to let the Board know that the sign application for the new building sign would be withdrawn in anticipation of all signage being handled as part of a planned fuel tank upgrade project planned for late 2021/22.

ADJOURNMENT

Chair Stein adjourned the meeting at 8:06 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, November 12, 2020.

All Boardmembers present indicated they would be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

ACTION MINUTES

The virtual meeting was called to order on Zoom Meeting at 5:34 p.m. by Brad Stein, Chair.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore
Jim Reginato
Jason Rodriguez, Vice Chair
Richard Johnson

Boardmembers absent: None

OTHERS PRESENT: 10 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1. Project: Residential Remodel, 20-2072-CUP/CDP
Address: 4652 Fourth Street
Applicant: Brian Banks for Ben Paul
Planner: Marysol Smith

Request of Brain Banks, agent for Ben Paul, co-owner, to consider Project 20-2072-CUP/CDP for preliminary/final review of comprehensive as-built interior and exterior improvements on existing residential units. The property is a 6,150 square foot parcel with two detached residential units zoned Planned Residential Development (PRD-20) and shown as APN 003-431-007, addressed as 4652 Fourth Street.

Staff presented the project to the Board, explaining the as-built comprehensive remodel and the existing legal non-conforming aspects to the property. No changes were made to the building footprints or the site's density. The property features a new cohesive beach cottage theme throughout. Staff explained the challenge with one of the as-built improvements, a new covered porch that encroaches farther than previous into the front yard setback. This structural element is not permitted in the front yard setback and would require discretionary approval from the Planning Commission to allow for a modification to the front setback requirement.

Stephen Slan, co-owner/co-applicant, explained the importance of the covered porch element to the front house both in terms of function and aesthetics. The structure provides critical shade from the sun, as evident from the site pictures and the dwelling's natural orientation. Without the structure, the room would get too hot and require air conditioning. The structure is proportional to the residence and enhances the elevation. They are interested in seeking approval to keep the element as long as it does not present a hardship to do so. The property, in comparison to adjacent developments, is low-key, even with the porch structure in question. They plan to add more landscaping in front of the structure as well.

Brian Banks, agent, explained that applicants are concerned about a potentially long and complicated process to permit the patio structure in the front yard setback. They are confident about making the

required findings for a modification, for example, due to the roof structure's role in energy efficiency enhancements for the building.

Public Comment: None

Boardmember Discussion:

Boardmember Rodriguez expressed overall support for the improvements. He noted that exterior lighting on the property should be evaluated to ensure full compliance with the City's night sky friendly lighting policies. A covered front porch within the setback is not encouraged, however, in this case it does contribute to the aesthetics of the residence. He agreed with the applicant's proposed modification finding that the structure is important for improving energy efficiency. The structure would not impact the public realm and rather would be inviting, friendly and would fit in with the neighborhood. He supports keeping the as-built structure (provided it meets with all Building Code requirements) and thus supports the applicant requesting a modification to the front setback requirement from the Planning Commission.

Boardmember Blakemore expressed agreement with the previous comments. The improvements enhance the property. There are many benefits to the overhang structure, including energy efficiency. However, she noted the metal roofing does stand out in contrast to the roofing material of the residence. The applicant could consider alternative materials that would relate better to the other building elements. Nevertheless, she expressed full support for the as-built improvements.

Boardmember Reginato agreed that the patio structure in question adds charm to the front elevation. He applauded the last owner for keeping the existing small cottage dwellings instead of pursuing a larger redevelopment project. He also expressed support for requesting a modification to the front setback requirement from the Planning Commission to keep the as-built structure. He noted that there are lights on the trellis structure that are not night-sky friendly and that the bulbs of the other lights presented to the Board are not sufficiently shielded. He also recommended adding more landscaping to replace some of the gravel on the property, which seems to dominate the site. Overall he expressed support for the project.

Boardmember Johnson agreed with previous comments. He suggested the metal roof could be painted to match roofing, although there are also other solutions. He noted the vast improvement from the pre-existing conditions. Lastly, he recommended that more landscaping be incorporated.

Boardmember Stein appreciated the project's intent to maintain the historical bungalow building types that used to dominate the neighborhood. The improvements are in line with the intent of the neighborhood's design guidelines. He noted that it is important that the applicants address lighting on site to ensure maximum compliance. He expressed support for the project and for a modification to the front setback requirement from the Planning Commission.

ACTION: Motion by Boardmember Rodriguez, seconded by Boardmember Johnson to recommend preliminary/final approval to the Planning Commission with the following comments:

- ARB supports a modification to the front setback requirement to allow the as-built covered front porch to remain;
- Consider an alternative, higher quality roof material that better integrates with the rest of the project for the covered front porch;

- Explore opportunities to introduce additional landscape areas to the site, including the use of vertical planting elements in the front yard;
- Exterior building and site lighting must be night sky-friendly

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR:

- 1) Action Minutes of the Architectural Review Board Meeting on October 29, 2020.

ACTION: Motion by Boardmember Stein, seconded by Boardmember Blakemore, to approve the Minutes as presented.

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

1. Bega Pole Lights Offered to City.

John Ilasin, Public Works Director, shared with the Board the offer of three pole lights from Bega US. The lights in question are LED and night-sky friendly and come in three different heights (one each, respectively) of 15 feet, 25 feet, and 30 feet. The City was considering accepting the lights for use either as part of the future skate park project or for the City's Public Works yard. Mr. Ilasin noted that the offered lights do not match those used by the City at any of its existing facilities and that the City did not have an immediate identified need for the lights.

While the Board appreciated Bega's generous offer, they were not in support of using the lights at a public facility unless all other lights used at the same facility would match. They noted that, otherwise, it would be inconsistent for the City to not follow the same lighting and design cohesiveness requirements for its own facilities that it expects of private development projects.

2. Alternative Wall Sconce for the Row (Carpinteria Business Park).

Staff presented two new alternative light fixtures for the previously-approved exterior remodel of the Row (Carpinteria Business Park). The applicant, Ben Williams, explained that the property continues to experience parking lot thefts and other safety concerns. He identified two new alternative fixtures that are low lumens, allow for less spill over and feature lighting elements that are more recessed into the housing. He noted #2 (WDGE1) is close in style to the originally approved fixture, however, #1 (WPX) is the preference of their tenants since it casts more light into the parking areas. Nevertheless, either would be acceptable to the landlord.

Overall, the Board expressed that their preference would still be with the fixture that was originally approved, however, the majority agreed that fixture #2 (WDGE1) would be a suitable alternative. The majority expressed that #1 (WPX) would not be appropriate.

3. Sinclair Residence Revisions.

Staff presented the proposed revisions to the previously approved project currently under construction. Proposed revisions include a new smooth coast plaster finish (and color) to replace the existing cedar shingles, a new entry design and covered porch feature, removal of a secondary exterior entrance, and redesign of ground floor level interior improvements.

The applicant, represented by agent Everett Woody, explained that during construction, significant rotting was discovered in the existing cedar siding calling for full replacement of the siding. The owners prefer to explore other more durable and lower maintenance options rather than reinstalling wooden shingle siding. He also noted, the previous approval changed the style of deck railings and windows, moving away from wooden elements towards a more modern style.

The Boardmembers acknowledged the proposed revisions, however, the change of siding to a very different material/color and the resultant change in the residence's appearance would be significant. The Board requested more time to review the proposed changes and to allow for a site visit. The item was continued to the January 28th meeting. Staff will email approved plans and the proposed revisions to the Board for their review. Staff also asked the applicant to prepare a small demonstration of the plaster finish and proposed color for the Board to observe onsite.

4. 1550 Myra Street As-built Shed.

Staff brought this matter to the ARB for direction on how to proceed with a conundrum. The Director approved a 10' tall shed on this property, and the shed was constructed at a height of 12'-10". The constructed height would have required ARB review prior to Director approval. The Board discussed the issue, with input from the property owner, Michael Wiltshire, and agreed that the shed would need to be formally reviewed by the Board due to the constructed height. The property owner will be directed to submit a formal project application and the matter will be scheduled for review at an upcoming meeting.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:15 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, January 28, 2021.

All Boardmembers present indicated they would be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

ACTION MINUTES

The virtual meeting was called to order on Zoom Meeting at 5:34 p.m. by Brad Stein, Chair.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore
Jim Reginato
Jason Rodriguez, Vice Chair
Richard Johnson

Boardmembers absent: None

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

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: CHS Administration/Student Services Building, 19-1990-ARB
Address: 4810 Foothill Road
Applicant: Carpinteria Unified School District
Planner: Steve Goggia

Request of Jonathan Leech, Dudek, agent for the Carpinteria Unified School District to consider Project No. 19-1990-ARB for Revised Final review of the Carpinteria High School Administration and Student Services building of approximately 5,564 square feet. The High School property is zoned Community Facility District (CF) and shown as APN 004-004-031, addressed as 4810 Foothill Road.

Staff presented the project to the Board, explaining the nature and reasons for the proposed revisions to the previously-approved building. Staff showed side-by-side comparisons of the approved and proposed revised buildings.

Jonathan Leech and Joe Wilcox, agent and architect respectively, for the School District explained that there was desire to more closely match the style, appearance, colors and materials used for the other buildings on the campus, while also saving money on construction costs.

Public Comment: None

Boardmember Discussion:

Boardmember Reginato inquired about the roof pitch compared to that used on other campus buildings. Mr. Wilcox responded that this building would utilize a slightly steeper pitch (3:12) whereas the other campus buildings were estimated to be at a 2.5:12 pitch.

Boardmember Blakemore inquired about any changes to the landscape plan. Lindsay Corica, landscape architect, clarified for the Board that the overall plant palette and planting plan remains unchanged from that previously shown to the Board. She noted that with the revised building, one existing tree previously slated for removal would be able to be preserved.

Boardmember Johnson noted that the new design lacked some of the charm and architectural quality of the previously-approved design.

Boardmember Rodriguez expressed his support for the revisions, noting he was glad to see the District building a permanent structure rather than resorting to more modular construction. He inquired whether there were plans to erect a fence around the campus. Mr. Wilcox responded that there were no such plans to his knowledge.

Boardmember Stein supported the proposed revision, and agreed with the desire to match the style and appearance of other buildings on campus.

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

VOTE: 4-0 (Johnson absent for vote)

OTHER BUSINESS: None

CONSENT CALENDAR:

- 1) Action Minutes of the Architectural Review Board Meeting on January 14, 2021.

ACTION: Motion by Boardmember Stein, seconded by Boardmember Reginato, to approve the Minutes as presented.

VOTE: 4-0 (Johnson absent for vote)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 1) Sinclair Residence, 4921 Sandyland Rd #1.

Following a discussion at the January 14th ARB meeting, Boardmembers visited the project site. A color and finish sample was to be displayed for the Board's review, however it appears most of the Boardmembers were not able to locate or review the sample. Boardmembers were in agreement that replacing the shingle siding with a plaster finish for the entire building was not in keeping with the quality or style of the building. The Board encouraged the applicant to consider other durable options for siding materials; Boardmembers also expressed a willingness to consider "compromise" solutions such as using plaster on parts of the building and a contrasting siding material for other elements. Boardmembers recommended that the staircase leading from the deck to the beach be slightly adjusted to include a similar shape as the original staircase (wider at the base, narrower at the deck). Boardmembers also felt that the proposed replacement of the gable porch entry with a shed roof porch was not in character with the rest of the building. The Board asked the applicant to study other options for the exterior finishes and return to the ARB at a future meeting with an alternative proposal.

2) Sunburst Winery As-Built Revisions, 5080 Carpinteria Avenue.

Staff provided an overview of as-built revisions incorporated into the buildout of the Sunburst Winery project and sought the Board's input on the changes. Terry Bottenfield, contractor, explained that some of the revisions were done to address budget constraints, maintenance concerns, and/or to meet the project owner's tastes, but that overall, he felt they had stayed close to the original design intent for the project. The Boardmembers were in agreement that the use of ipe' for the deck and the reconstruction of the sign were nice upgrades to the project. The Board was not opposed to the replacement railing material and did not object to the mill finish aluminum flashing used to cover the panel seams on the entry vestibule. However, the Boardmembers did feel that the west elevation needs to be softened with additional landscaping and offered some solutions for how this could be accomplished (training climbing vines; or use of potted plants). They also were in agreement that the rear parking lot light fixture needs to be replaced with a night sky-friendly fixture and the trash enclosure pickets should have the "dog ears" cut off to give the enclosure a look that is more cohesive with the rest of the building and site improvements. The Board also agreed that once any COVID-related exterior seating regulations are lifted, the front corner planter area needs to be re-landscaped per the approved plan.

3) Items Raised by Boardmember Rodriguez

Boardmember Rodriguez brought three items to staff's attention to look into:

- Several of the newly installed street lights on the west side of Linden Avenue, south of US 101 appear to have a different color cast than the other lights of the same design. These two lights were described as having more of a "pinkish" hue;
- Also on Linden Avenue south of US 101, on the east side of the street, are two "cobra head" light standards that do not match the more decorative Bega light used on Linden Avenue to the north and south. Boardmember Rodriguez inquired why these lights were not replaced as part of the freeway overpass project;
- Angel's Antiques has installed ~8-foot tall new fencing around their front yard, effectively blocking views of the property from the street.

Staff noted the comments and explained that Public Works and Code Compliance staff would be asked to look into these matters. With respect to the two remaining "cobra head" lights, staff noted that this stretch of Linden Avenue between the highway overpass project and Carpinteria Avenue is the responsibility of the City to complete and that there is an improvement plan in the works to bring sidewalks, bike lanes, landscaping and lighting into conformance with the rest of the streetscape.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:04 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, February 11, 2021.

All Boardmembers present indicated they would be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

MARCH



Sun.	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 5:30pm Planning Comm. Mtg. CC-TV	2 10am Supervisors Staff mtg. CC	3 9am City Manager Conf. Call LR 2pm Public Works Staff Mtg. ZOOM	4 8:30am Downtown T Board SR 9am Parks Department Mtg. POOL 2pm All CDD Staff Mtng. CC	5	6
7	8 5:30pm City Council Meeting CC-TV	9 10am Supervisors Staff mtg. CC 2:30pm Planning Staff Mtg. ZOOM	10 9am City Manager Conf. Call LR 2pm Public Works Staff Mtg. ZOOM 5:30pm Water District. Board Mtg. CC-TV	11 9am Parks Department Mtg. POOL 2:30pm Code Compliance CM 5:30pm Architectural Review CC	12	13 9am -1pm ABOP – PW Yard 9am Carp. Beautiful
14	15 5:30pm General Plan Update CC-TV	16 10am Supervisors Staff mtg. CC 2:30pm Planning Staff Mtg. ZOOM	17 9am City Manager Conf. Call LR 2pm Public Works Staff Mtg. ZOOM	18 9am Parks Department Mtg. POOL 10:30am IDAG CC 2:30pm Code Compliance CM	19	20
21	22 5:30pm City Council Meeting CC-TV	23 10am Supervisors Staff mtg. CC 2:30 Planning Staff Mtg. ZOOM 5:30pm School District CC-TV	24 9am City Manager Conf. Call LR 2pm Public Works Staff Mtg. ZOOM 5:30pm Water District. Board Mtg. CC-TV	25 9am Parks Department Mtg. POOL 2:30pm Code Compliance CM 5:30pm Architectural Review CC	26	27 9am -1pm ABOP – PW Yard
28	29 5:30pm City Council Meeting CC-TV	30 10am Supervisors Staff mtg. CC 2:30pm Planning Staff Mtg. ZOOM	 3/5 Maria Olivas 3/30/Jon Keiser			

City of Carpinteria
Planning Activity Summary

February 2021

- | | | | |
|-----------------------------|--------------------|---------------------------|------------------------|
| 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 02/25/2021

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
21-2090-DP/CDP	CHT, LLC	700	Linden Ave	Rehabilitate & Remodel (E) buildings; new 2nd floor addition	Submitted 2/17/21. Under review.	Nick	1	
21-2087-ARB	Paul & Michelle Sanchez	1481	Sterling Avenue	SFD remodel, 391sf of add'ns, new front porch, & full re-roof	Submitted 2/9/2021. Under review.	Syndi	1	
21-2086-ARB	Frank & Christine Isaac	5410	Cameo Road	SFD remodel, 70sf add'n., and new deck/trellis	Submitted 2/8/2021. Under review.	Syndi	1	
21-2079-ARB	Lynette & Jason Fernandes	1330	Vallecito Place	New entry porch, exterior updates, & interior remodel	Submitted 1/8/2021. Incomplete 2/5/2021. Resubmittal 2/19/2021.	Syndi	1	
20-2050-TUP	St. Joseph Church	1532	Linden Ave	Annual Festival	Submitted 4/6/2020. Under review. On hold due to pandemic, possible resubmittal for alternative event.	Marysol	1	
21-2085-ARB/CDP	Forrest Carter	5251	Sixth Street	6' fence & gates	Submitted 2/4/21. Incomplete 2/25/21.	Nick	2	
21-2083-DP/CDP/ARB	Jerry & Lisa Zins	4905	Eighth Street	New 3-unit apartment building	Submitted 1/13/2021. Incomplete 2/12/2021.	Syndi	2	
21-2080-CDP	Mike Weil, CA Dept. of Water Resources		Eighth Street Pedestrian Bridge	New stream gage over Carpinteria Creek and equipment box	Submitted 1/6/2021. Incomplete 2/5/2021.	Syndi	2	
20-2078-SIGN	Union Bank	5420	Carpinteria Ave	New signs	Submitted 12/7/2020. Incomplete. Pending resubmittal.	Marysol	2	
20-2073-SIGN	Ramiro Vega	830	Maple Avenue	New illuminated sign (as-built)	Submitted 11/6/2020. Incomplete 12/3/2020. Pending resubmittal.	Marysol	2	yes
20-2072-CUP/CDP	Ben Paul	4652	Fourth Street	Exterior and interior remodel of two existing detached dwelling (as-built).	Submitted 10/20/2020. Incomplete 11/19/2020. Resubmittal 01/08/2021. Prelim/Final ARB 01/14/2021. Incomplete 2/4/2021. Pending resubmittal.	Marysol	2	yes
20-2067-DP/CUP/CDP	Jens Amlie	845	Concha Loma Drive	460 sf master bedroom addition to (e) SFD	Submitted 10/1/2020. Incomplete 10/30/2020.	Syndi	2	
20-2059-DP/CDP	Barton Myers	6175	Carpinteria Ave	Construct (N) 2-story office building.	Submitted 7/30/20. Incomplete 8/28/20. Resubmitted 11/25/20. Incomplete 12/24/20.	Nick	2	
20-2057-DP/CUP/CDP	Martha Marquez	4684	Seventh Street	Construct a 258 SF addition and new entry porch to Unit A on the existing duplex.	Submitted 7/22/2020. Incomplete 8/21/2020. Awaiting resubmittal.	Syndi	2	
20-2047-DP/CDP	Chevron	5663	Carpinteria Ave	Seal rookery overlook improvements	Submitted 3/26/2020. Under review. Incomplete 4/23/2020. Awaiting resubmittal.	Syndi	2	
20-2045-LM	Rafael Hernandez	4950 & 4954	Fifth Street	Voluntary lot merger	Submitted 3/11/2020. Sent to City Surveyor for review 3/23/2020. 1st corrections received & sent to applicant 4/9/2020.	Syndi	2	
20-2033-SIGN	Yummy Yogurt	1005	Casitas Pass Road	New sign	Submitted 2/7/2020. Incomplete 3/6/2020. Resubmitted 4/10/2020. Under review. Pending resubmittal.	Marysol	2	Yes

20-2030-CUP	Procore	6395 B&C	Cindy Lane	Convert 2 warehouse buildings to a business training center. Total square footage is 60,522 sf, and includes a new kitchen and mezzanine	Submitted 1/8/2020. Incomplete 2/7/2020. Awaiting resubmittal.	Syndi	2	
19-2018-FENCE	Ernesto Verburgt	4516	El Carro Lane	7 foot side yard fence (resulting from grade difference)	Submitted 10/25/2019. Incomplete. Partial resubmittal 12/10/2019. Building Permit in plan check. Awaiting solution for last incompleteness item.	Marysol	2	Yes
18-1954-DPR/CDP	Winfred Van Wingerden	4180	Via Real	New gazebo, paint colors, and landscaping	Submitted 12/27/18. Incomplete 1/25/19. Resubmitted 2/11/19; under review. Revised scope; complete 3/7/19. Revised scope, resubmitted materials 4/19/19. Roy H. advised applicant new gazebo triggers ADA issues.	Syndi	2	Yes
18-1916-CUP/CDP	Crown Castle	1222	Cravens Lane	Wireless Telecommunications Facility	Submitted 4/19/18. Incomplete 5/17/18. Resubmitted 6/25/18. Incomplete 7/23/18.	Nick	2	
18-1915-CUP/CDP	Crown Castle	5315	Foothill Road	Wireless Telecommunications Facility	Submitted 4/19/18. Incomplete 5/17/18. Resubmitted 6/25/18. Incomplete 7/23/18.	Nick	2	
15-1783-SIGN/FENCE	Arbor Trailer Park	4677	Carpinteria Avenue (Ninth Street)	New frontage fences and signage	Submitted 08/05/15. Need survey from PW. Incomplete 08/17/15. See Matt M for PW status.	Marysol	2	
15-1781-DP/CDP	Bernardo Cruz	4675	Carpinteria Ave	Construct (N) 2-story mixed use building	Submitted 07/09/2015. Incomplete 8/06/15. Concept ARB review 03/29/20. Resubmittal 07/22/20. Incomplete 8/21/20. Resubmitted 2/8/21.	Nick	2	
21-2084-ARB	Mike Wiltshire	1550	Myra Street	As-built 12'-8" tall storage shed	Submitted 1/22/2021. Complete 2/19/2021. Tentatively scheduled for ARB on 3/25/2021.	Syndi	3	
20-2070-ARB/CDP	Manuel Martinez	1147	Vallecito Road	Remodel (e) SFD & construct 2nd story addition	Submitted 10/15/2020. Under review. Incomplete 11/13/2020. Resubmittal 11/24/2020. Incomplete 12/10/2020. Resubmittal 12/10/2020. Complete 12/11/2020. Prelim ARB on 2/11/2021, continued. Awaiting revised plans.	Syndi	3	
19-2006-CON	Richard Smith	5510	Callejon Dr	Remodel (E) SFD, construct 2nd story addition, & addition of ADU	Submitted 9/6/19. ARB concept review 11/21/19. Revised ARB concept review 8/27/20.	Nick	3	
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	Initiated by the City Council on 5/28/19. Ad-Hoc Committee inaugural meeting 5/9/19. Last Meeting 10/24/2019. Nex meeting 4/8/2021.	Steve	3	

19-1976-DPR	Justin Marsh/G6 Hospitality	5550	Carpinteria Avenue	Repair and replace landscaping & irrigation	Submitted 4/9/19. Incomplete 5/9/19. Resubmitted 12/5/2019. Incomplete 12/30/2019. Resubmitted 01/29/2020. Incomplete 2/18/2020. Resubmitted 3/2/2020. Complete 3/24/2020. Prelim ARB 05/28/2020. Continued. Pending resubmittal. Compliance Order sent 1/2021 with deadline. Applicants informed City of new project team. Under review.	Marysol	3	Yes
18-1942-DP/CDP	Carp Unified School Dist	5201	Eighth Street	Replace portables with Modulares	Submitted 10/15/2018. Incomplete 11/14/18. Resubmitted 3/6/19, Complete 4/4/19. Waiting for requested materials for ARB.	Steve	3	
21-2082-SIGN	Procore Technologies	6303	Carpinteria Ave	Reface existing monument sign and new illuminated wall sign	Submitted 01/13/2021. Approved 1/26/2021. Pending BP submittal.	Marysol	4	
20-2060-CDP	County Flood Control		City Creeks	Annual Routine Maintenance	Submitted 7/01/20. Under Review.	Nick	4	
20-2048-ARB	City of Carpinteria	101	Ash Avenue	Mural	Submitted 3/16/2020. Prelim ARB 7/11/2020. Director approval 08/11/2020.	Marysol	4	
20-2046-ARB	Sukone Sripajittichai	901	Linden, Suite B	Add three new windows to exterior wall to create a new storefront.	Submitted 3/16/2020. Complete 04/13/2020. Prelim ARB 06/11/2020, continued. Schedule for prelim ARB 7/30/2020. Director Approval 10/13/2020. Final ARB 10/15/2020. Pending Building Permit submittal.	Marysol	4	
20-2037-ARB/CDP	John Cervini	5586	Retorno Dr	Remodel (E) SFD & construct 2nd story addition	Submitted 2/21/20. Incomplete 3/20/2020. Resubmittal 9/29/2020. Incomplete #2 10/27/2020. Resubmittal 11/12/2020. Complete 12/3/2020. Prelim ARB on 2/11/2021.	Syndi	4	
20-2036-SIGN	American Indian Health Services	5412	Carpinteria Ave	New Sign	Submitted 2/13/2020. Incomplete 3/2020. Resubmittal 04/27/2020. Approved, pending Building Permit.	Marysol	4	
18-1935-ARB	Gerardo Celio	1466	Azalea Drive	Demo of structures, new California roof over flat roof garage, addition of 181 sf	Submitted 08/30/2018. Incomplete 9/28/2018. ARB 10/11/2018. Pending resubmittal. Resubmitted 05/14/2019. Complete 06/13/2019. Resubmittal 10/14/2019. Pending another resubmittal for Director-level final review. BP submitted for demo of unpermitted construction only.	Marysol	4	
21-2088-TUP	CUSD	5201	Eighth Street	TUP for relocation of Summerland School to Carpinteria Main School for 2021-22 school year	Submitted 2/9/21. Complete 2/22/21. To PC 3/1/21.	Nick	5	

20-2069-CON	Tobias Prins	4209	Carpinteria Avenue	Mixed-use concept	Submitted 10/9/2020. PC review on 3/1/2021.	Syndi	5	
20-2041-ARB/DP/CDP	Kyle & Andrea Zuvella	4756	Fifth Street	Remodel and 431 sf master suite addition	Submitted 3/4/2020. Incomplete 3/31/2020. Resubmittal 6/11/2020. To ARB 8/13/2020. Resubmittal 8/31/2020. To ARB for in-progress review 9/17/2020. Scheduled for PC on 3/1/2021.	Syndi	5	
19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Admin Draft EIR under review.	Nick	5	
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. Reviewed updated biological/wetland reports; CCC determined creek regulations apply. Site visit w/ CCC 6/8. Revised project submitted 7/24/19; under review. Revised preliminary ARB review 8/29/19; continued to 11/21/19 ARB meeting. Revised prelim ARB approval 11/21/19. Revised CEQA review underway.	Nick	5	
16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2022.	Steve	5	
05-1210-ZTA/LCPA	City of Carpinteria		Citywide	Zoning Code Update	Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Final Draft meeting with consultant 9/14/07. Now connected to the New 3-year Principal Planner position work effort through a CCC grant and contract with Elise Dale.	Steve	5	
21-2089-GC	Santa Barbara County		Chaney Ave	SB 65402 request. Caltrans acquisition of drainage easement.	Submitted 2/9/2021. PC 3/1/2021.	Marysol/Steve	6	

19-2023-LLA	Lockwood/Segall	5139 & 5157	Eighth Street	LLA, demo and rebuild garage.	Submitted 11/15/2019. Incomplete 12/13/19. Resubmitted 3/10/2020. 2nd Incomplete 4/2/2020. Resubmitted 4/13/2020. Complete 4/16/2020. Corrections sent to City Surveyor 4/27/2020. ARB on 5/28/2020. Approved by PC on 7/6/2020. City Surveyor corrections to applicant 7/13/2020. 4th review to City Surveyor 10/8/2020. Corrections to applicant 11/2/2020.	Syndi	6	
19-2016-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New skate park and amenities	Submitted 10/22/2019. Complete 11/20/2019. Prelim review at ARB on 1/30/2020. Approved at PC on 6/1/2020.	Syndi	6	
18-1926-DP/CDP	Steadfast Grand Vida II	5464	Carpinteria Ave	Phase II Assisted Living Facility expansion	Submitted 7/12/18. Incomplete 8/10/18. Resubmitted 1/28/19; incomplete 3/7/19. Resubmitted 3/21/19; incomplete 4/18/19. Resubmitted 6/11/19; complete 7/11/19. To prelim ARB 10/17/19; continued to ARB 12/12/19. Prelim ARB approval 12/12/19. To PC 1/6/2020-approved. To ARB for in-progress review 1/30/2020. TEX requested 5/26/2020. TEX approved by PC on 8/3/2020.	Syndi	6	
14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14.	Nick	6	
20-2035-CON	John King	6555	Carpinteria Avenue	Model RV Park	Submitted 2/13/2020. Under review. Joint CC/PC/ARB hearing scheduled for 3/29/2021.	Syndi	7	
19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Second first read yet to be scheduled due to public interest.	Dan / Steve	7	
19-1962-CON	Thom Vernon	550	Maple Avenue	Concept review for mixed use development	Submitted 2/06/19. Under review; comments back to applicant 3/13/19. Awaiting abatement of Zoning Violations before scheduling for Joint ARB/PC/CC meeting. Violations cleared; to joint ARB/PC/CC meeting 7/15/19. Revised concept plans submitted 5/11/20; under review.	Nick	7	

16-1849-CUPR/TTM/CDP	Faith Lutheran Church	1335	Vallecito Place	7-lot subdivision & 5 new SFDs	Submitted 12/22/16. Complete 10/31/17. ARB Preliminary approved 3/15/18 with comments for suggested revisions. PC approval 8/6/18. CC Approval of CUP/TM/CDP on 12/10/18. Need to schedule for CC review of Affordability Covenant and Final Map Acceptance. Final map submitted on 3/26/2020. Sent to City Surveyor for review on 3/26/2020. 1st map check corrections to applicant 4/30/2020. 2nd submittal to City Surveyor 6/3/2020. 2nd corrections to applicant 8/21/2020. 3rd submittal to City Surveyor 9/21/2020. Corrections to applicant. 4th submittal to City Surveyor 10/28/2020. To ARB for in-progress review 10/29/2020. 5th submittal to City Surveyor 11/23/2020. Other docs under review with City Atty. Final Map, documents, and street name to CC for acceptance on 2/8/2021. Map out for recording.	Steve / Syndi	8	
20-2042-ARB	Scouras Family Trust	1493	Trenora Street	SFD remodel, 89.5 sf addition to 1st floor, 451 sf addition to 2nd floor	Submitted 3/5/2020. Incomplete 3/31/2020. Resubmitted 5/21/2020. Complete 6/18/2020. Prelim ARB on 7/16/2020. Resubmittal 8/27/2020. In-progress ARB on 10/29/2020. Approval letters sent 11/25/2020.	Syndi	9	
19-2012-DPR	Mac Partners / Jeremy Rogers	6384	Via real	Building facade renovation, addition of new patio areas, new permeable area for future parking area.	Submitted 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Pending Final ARB.	Marysol	9	
18-1919-ARB	Leland Walmsley	1455	Azalea Drive	Garage remodel and one-story addition to SFD	Submitted 5/7/18. Incomplete 6/5/18. To ARB 7/12/18 and 8/16/18 for Prelim review, cont'd to future hearing w/revisions. Resubmitted 6/29/2020. Complete 7/29/2020. To ARB 8/13/2020. Revised project scope to ARB on 10/1/2020. Director approved 1/13/2021.	Syndi	9	

17-1883-DP/CDP/TPM	Michael Haber	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. Prelim ARB approval 3/15/18. PC approved 6/4/18. FLAN sent to CCC 06/21/18. Submitted for Final ARB 11/20/20. Final Parcel Map submitted for review 2/1/21.	Nick	9	
20-2043-DP/CDP	Strickland- Wahl	4854	Sandyland Road	Remodel & convert 2 apartments into 1 SFD	Submitted 03/06/20. Incomplete 4/3/20. Resubmitted 04/30/20. Complete 05/28/20. Preliminary ARB Approval 06/25/2020. PC Approved 9/8/20. CCC Appeal Period Ended 10/8/20. Final ARB approval 2/11/21.	Nick	10	
19-1980-ARB	Stengel	5420	Cameo	Remodel SFD & 1st floor addition	Submitted 4/19/19. Comments back to applicant 5/13/19. Complete 5/22/19. Prelim ARB approval 6/13/19. Director approved 7/30/19. Final ARB approval 9/26/19. Applicant submitted Time Extension Request granted 12/11/20.	Nick	10	
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. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
07-1407-ARB	6380 Via Real, LLC	6380	Via Real	Revised new office complex	Revised Final ARB 10/17/2019.	Syndi	10	

17-1896-LCPA/ORD	City of Carpinteria			citywide commercial cannabis regulations	12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway.	Nick	11	
21-2081-SIGN	Rincon Mountain Winery	4187	Carpinteria Ave	Wall sign, non-illuminated	Submitted 1/11/2021. Approved 1/26/2021. BP in plan check.	Marysol	12	
20-2061-ARB/CDP	Brandon and Julia Wheatley	1150	Vallecito Road	Master bedroom addition	Submitted 7/31/2020. Under review. Incomplete 8/25/2020. Incomplete 10/9/2020. Prelim/Final 10/29/2020 ARB. Incomplete 11/16/2020. Complete 01/14/2021. Director Approval 2/2/2021. BP in plan check.	Marysol	12	
20-2056-ARB	Rod Herman	1423	Camino Trillado	Exterior updates, new porch overhang, new curbs and 3' garden wall, new hardscape and landscaping.	Submitted 7/2/2020. Complete 7/30/2020. To ARB for prelim/final 9/17/2020. Director approved 9/23/2020. In Building Plan Check.	Syndi	12	
19-2029-DPR/CDP	Carpinteria Arts Center (Norman Arnold)	855	Linden Avenue	Courtyard improvements: new hardscape, landscaping, a living wall, storage, utility sink, fencing, and trash enclosures	Submitted 12/20/2019. Complete 01/16/2020. Prelim ARB 2/27/2020. Approvals pending. BP submitted 10/23/2020. In plan check.	Marysol	12	
19-2009-ARB	Jesse Bustillos / The Spot	389	Linden Ave	Remodel dinning room structure, new outdoor patios, upgrades to parking and lighting	Submitted 9/24/2019. Complete 10/28/2019. Pending resubmittal for Prelim ARB. Resubmitted 01/08/2020. Prelim ARB 2/27/2020. In Progress Review 05/14/2020. Director Approval 7/7/2020. Final ARB 7/30/2020. BP Submitted 8/27/2020. In plan check. Final permit processing.	Marysol	12	Yes
19-1958-DP/CDP previously 14-1733-DP/CDP/TPM	Sanctuary Beach Condominiums (Norman's Tennis Court)	4925	Carpinteria Avenue	Four residential condominiums	Planning Commission Approved 11/2/15. DP/CDP Time Extension approved 12/5/16. Project stalled. Map is still alive. New DP/CDP submitted 1/3/19 and 1/28/16. Complete 2/1/19. DP/CDP approved by PC 3/4/19. Final Map Clearance to CC 5/13/19. Map recorded, building permit approval underway. new ownership.	Steve; Nick	12	

18-1909-ARB/CDP	Able, John	477	Concha Loma Dr	Addition & remodel to SFD, new pool, new ADU	Submitted 3/13/18. Incomplete 4/11/18. Resubmitted 6/11/18. Incomplete 7/11/18. Resubmitted 10/01/18. Incomplete 10/31/18. ARB conceptual review 11/15/18. Resubmitted 6/7/19; incomplete 7/5/19. Resubmitted 7/12/19. Incomplete 8/8/19. Resubmitted 9/12/19. Complete 10/10/19. Prelim ARB approval 11/21/19. Scheduled for In-progress ARB Review 4/30/20. CDD Director approval 6/23/20. Final ARB 6/25/20. CCC appeal period ended. BP submitted 10/1/20. In plan check; awaiting for recordation of NTPO.	Nick	12	
18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building facade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal.	Marysol	12	
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	
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	
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. PC Approved 8/5/19. FLAN sent to CCC 8/23/19. BP application submitted 12/24/19. Final ARB approved 5/28/20. In BP review.	Nick	12	

19-1989-CUP/CDP	Laurie Neal	4836	Fifth Street	Remodel & construction addition to (E) cottage	Submitted 7/12/19. Incomplete 8/7/19. Resubmitted 11/14/19. Complete 12/9/19. Approved at PC on 5/4/2020. Building permit issued.	Syndi	13	
19-1985-ARB	Brian Pera, HLW for Procore	6303	Carpinteria Ave	Renovation of exterior facade of an existing 1,315 accessory structure	Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued, pending pickup.	Marysol	13	
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 2/23/18. PC approved 4/2/18. BP issued 2/19. PC approved 36-mo. Time Extension 5/4/20.	Nick	13	
20-2066-SIGN	Singing Springs	5455	Eighth Street	New monument sign	Submitted 8/17/2020. Director approval 9/15/2020. Building Permit issued 1/2021. Under construction.	Marysol	14	
20-2065-ARB	850 Linden, LLC	850	Linden	Roof restoration	Submitted 8/19/2020. Complete 9/16/2020. P/F ARB 10/15/2020. Director approval 11/19/2020. Building Permit submitted 11/18/2020. Issued 1/8/2021. Final inspection scheduled.	Marysol	14	Yes
20-2051-SIGN	Coordinated Signs for LinkedIn	6410	Via Real	Campus-wide wayfinding signs	Submitted 3/30/2020. Incomplete 04/24/2020. Approved 5/19/2020. Pending BP Submittal. Minor revision to approved sign permit submitted. Revision approved. BP issued 9/29/2020. Under construction.	Marysol	14	
20-2032-ARB/CDP	Dave Moore	5550	Calle Ocho	A 970 sf addition to an existing SFD	Submitted 1/24/2020. Complete 2/21/2020. ARB on 5/14/2020. Resubmitted and R-1 letters sent 8/26/2020. Building permit issued. Under construction.	Syndi	14	
19-2022-LM	Steven L. Donovan	5042	Alvarado Street	Voluntary lot merger	Submitted 11/14/2019. Sent to Surveyor for review on 11/19/2019. Corrections received on 12/6/2019 and sent to applicant. Resubmitted & sent to Surveyor on 2/25/2020. 2nd corrections received & sent to applicant on 2/28/2020. Resubmitted & sent to Surveyor 6/25/2020 & 7/13/2020. VM recorded 8/11/2020.	Syndi	14	
19-2021-ARB	Marsha Ota	5273	Cambridge Lane	Remodel and addition of 460 sq. ft.	Submitted 11/7/2019. Complete 12/18/19. To CDD Director for action. Approved by CDD 2/24/2020. Building permit issued.	Syndi	14	

19-2019-ARB	Dylan Chappell for Jonathan Lewis	764	Oak Ave	Remodel and addition of 290 square feet	Submitted 10/25/2019. Complete 12/18/19. Prelim & Final ARB on 1/16/2020. CDD Director approval on 2/10/2020. In final processing for BP. Revised scope submitted 5/14/2020. To ARB for revised prelim/final 6/11/2020. Revised CDD Director approval on 6/24/2020. BP issued.	Syndi	14	
19-2017-CDP	Lauren Kasmer	5637	Calle Pacific	Remodel and 352 sf addition	Submitted 11/13/2019. Complete 12/11/19. Awaiting revised plans prior to CDD Director action. Approved by CDD on 2/14/2020. CCC appeal period ended 3/9/2020. Awaiting applicant satisfaction of COAs. Building permit issued. Under construction.	Syndi	14	
19-1996-DP/CDP/PM	Justin Klentner	1075	Cramer Road	Demolish (E) units; construct (N) 4-unit condo development	Submitted 8/28/19. Incomplete 9/26/19. Resubmitted 10/24/19. Complete 11/22/19. Prelim ARB approval 12/12/19. PC approved 2/3/20. ARB In-Progress 2/27/20. Final ARB Approval 3/12/20. Revised Final ARB Review 4/30/20. Building Permit submittal 4/14/20. Final Map recorded. BP ready to issue 8/31/20. Under construction.	Nick	14	
19-1983-DP/TPM/CDP	Phari LLC	1112	Linden Avenue	Remodel and add 251 sf to an (E) SFD and detached garage with 2nd dwelling unit to create a project with four condominium units and a carport with associated parking and landscaping	Submitted 6/5/19; Incomplete 7/3/19. Resubmitted 7/3/19; complete 7/23/19. Prelim ARB was 7/11/19; no recommendation. PC Approved 8/5/19. No appeal. Final Map Recordation 5.26/20. BP issued 7/23/2020. Under Construction.	Steve	14	
19-1972	Villa del Mar Homeowners Association	1055	Palmetto Way	Additions to existing sheds	Submitted 03/20/2019. Complete 4/18/2019. Revisions to applicant. Pending resubmittal. Update provided 01/2020. Resubmittal 2/4/2020. Approved 04/07/2020. Building Permits issued 11/2020. Under construction.	Marysol	14	Yes
19-1969-CUP/CDP	Ross Robins	5369	El Carro	Relocate garage door & driveway. Re-landscape front yard.	Submitted 3/12/19. Complete 4/11/19. ARB Prelim Approval 4/11/2019. Revised plans submitted 26/25/19. Director approved 7/17/19. Final ARB review 4/30/20. Submitted for Building Permits 7/06/20. Permits issued; under construction 10/5/20.	Nick	14	

19-1965-DPR/CDP	Carpinteria Business Park	4185-4195	Carpinteria Ave	Exterior architectural façade improvements to five of the buildings within the Flood Hazard and Coastal Appeals Overlay.	Submitted 2/5/2018. Incomplete 3/19/2019. Resubmitted 3/28/2019. Incomplete 4/25/2019. Prelim ARB 06/13/2019. Complete 6/21/2019. Resubmittal 8/23/2019. Director Approval 9/26/2019. Final ARB 10/31/2019. Building Permit application submitted 12/17/2019. Building Permit issued. Under construction. Revision to lights approved by ARB 1/14/2021.	Marysol	14	
19-1957-DPR/CDP	Warmington Residential	1300	Cravens Lane	Revisions to approved Green Heron Spring project: Lot 2 SFD replacement & amendment to COAs	Submitted 01/03/2019. Complete 01/25/2019. ARB Prelim/Final approval 01/17/2019. PC Approved 02/04/2019. In Building Permit plan check. BP issued 5/9/19. Under construction.	Nick	14	
18-1938-CDP	CA State Parks	205	Palm Avenue	Sewer replacement, Santa Rosa Campground	Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction.	Marysol	14	
18-1929-DPR/CDP	Sinclair	4921	Sandyland Road	Remodel (E) detached Condo	Submitted 8/6/18. Incomplete 8/30/18. Resubmitted 12/14/2018. Incomplete 01/11/2019. Resubmitted 2/26/2019. Incomplete 3/28/2019. Resubmitted 4/1/2019. Complete 5/1/2019. ARB 06/13/2019. PC 8/5/2019. Final ARB 8-29-2019. BP issued 1/21/2020. Under construction. Revision proposed 11/18/2020. Matters by Staff 1/14, 1/28, 2/11. Partial ARB approval 2/11/2021. Partial Building Permit revision issued 2/23/2021.	Marysol	14	
18-1920-CUP/CDP	Caltrans		Citywide	Highway 101 HOV Lanes	Submitted 5/18/18. Incomplete letter 6/14/18. Applicant resubmittal 7/20/18. Complete 8/17/18. ARB Prelim/Final 10/11/2018. To PC 3/4/19, continued to 4/1/19. PC Approved 4/1/19. Under construction.	Steve	14	

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. Continued Prelim ARB 03/15/2018. Planning Commission approved 06/04/2018. FLAN sent to CCC 6/14/18. Resubmittal 10/23/2019, under review. Pending PW determination. Final ARB 2/27/2020. BP issued 12/2021. Under Construction.	Marysol	14	
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. Received 9/6/2018. Time Extension approved 7/31/2019. Under construction.	Marysol	14	
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. PC 05/07/2018. Approved. Plan resubmitted 10/23/2018. Final ARB 02/13/2019. BP issued. Under construction.	Marysol	14	Yes

16-1840-DP/CDP	Cravens Lane, LLC	1300	Cravens Lane	Green Heron Springs Project-Demo (E) SFD; construct 30 new condominium units	Submitted 8/24/16. Incomplete 9/14/16. To Concept ARB 11/17/16. Resubmitted 1/12/17, under review. Incomplete 2/10/17. Concept ARB 3/16/17. Resubmittal 6-02-17. Incomplete 6/30/17. Resubmittal 8/1/17. Complete 8/28/17. To Prelim ARB 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. Final ARB approved 3/15/18. In Building Permit plan check. Final Map Acceptance CC 11/13/18. Construction staging, fencing & demolition underway 2/12/19. Grading underway 3/19/19. Final Map, Subdivision Imp. Agmt, & Notice Docs recorded 4/23/19. Afford Agmt & CCRs recorded 5/2/19. BP issued 5/9/19. Under construction.	Nick	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	

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. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, 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	
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	
20-2071-SIGN	Henri Grimm / Tech Doctors	919	Linden, Unit B	Sign change, new name and brand, non-illuminated	Submitted 10/15/2020. Approved 11/5/2020. Installed.	Marysol	15	
20-2068-FENCE	Tom Lammer	1360	Santa Monica Rd	New 6 foot block wall along side property line	Submitted 10/9/2020. Complete 10/13/2020. Approved 10/20/2020. Building Permit issued 11/2/2020. Final 11/18/2020	Marysol	15	
19-1988-ARB	Denitz Addition	1482	Trenora Street	Master bedroom addition	Submitted 7/11/2019. Complete 08/8/2019. Prelim/Final ARB 09/12/2019. Director Approval 9/25/2019. Building Permit submitted 12/3/2019. Issued 4/1/2020. Completed, 11/24/2020.	Marysol	15	
18-1945-ARB	Glen & Penny Alpert	5582	Calle Ocho	Renovate (E) single-story residence, full interior renovation, modified roof line, new exterior siding and shutters, new windows, new garage door, new paint scheme, new exterior doors, new roof, replaced concrete driveway	Submitted 11/02/18. ARB Prelim Approval 1/17/19. Director Approval 1/23/19. BP issued 7/1/19. Under construction. Minor revisions approved by ARB 10/15/20. Final approval 2/3/21.	Nick	15	
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. BP submittal 7/12/18. BP issued 9/20/19. Under construction. Final Sign-off granted 2/18/21	Nick	15	
19-1974-CON	Saticoy Development, LLC	4610	Fourth Street	Four two-story residences and four carports	Submitted 3/25/19. ARB concept review 6/13/19. Schedule for PC concept review. Property sold; application withdrawn.	Lucy	X	

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. Revisions. Resubmitted 07/24/2017. Final ARB 8/17/2017 continued at applicant's request pending redesign. Application withdrawn by applicant 11/2020. Refer to 20-2061 for new project.	Marysol	x	
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Last updated

2/25/2021 16:09

PERMIT REPORT

12/01/2020 - 02/28/2021



Permit #	Permit Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Issued Date	Code Compliance Violation	Fire Permit Required
13249	2/24/2021	004-027-038	1325 Linhere Drive	LOMBARDI, ANTHONY	Upgrade circuit panel from 100 amp to 200 amp. The panel will be moving one foot.	3,500	In Review Building			
13248	2/24/2021		1145 Eugenia Place		Minor 2.649 square foot tenant improvement for Somera Capital	110,000	In Review Building			
13247	2/24/2021		1145 Eugenia Place		2nd floor interior demolition of vacant tenant spaces.	10,000	In Review Building			
13246	2/24/2021	004-031-017	4189 Carpinteria Ave., Suites 1 & 2	Carpinteria Business Park Partners	Addition of a commercial kitchen to existing space. Conversion of units 1 & 2 from Group B occupancy into Group A -1. Proposal includes upgrading of existing ramp to ADA requirements of access aisle and re-striping of parking area.	25,000	In Review Planning			Yes

13245	2/23/2021	003-760-002	4709 Sandyland Road #2	MULFORD FAMILY 2002 DISCLAIMER TRUST	1) New kitchen cabinets and counter top. Relocate range and add above range venting. 2) bathroom remodel, remove shower, add bathtub and relocate bathroom vanity if possible. 3) as-is and proposed floor plans attached.	7,000	In Review Building			
13244	2/22/2021	001-190-058	1009 Cindy Lane	Freudenberg Real Estate LP	Remove and replace like for rooftop air condition units.	120,000	In Review Building		Yes	
13243	2/22/2021	001-380-014	6068-F Jacaranda Way	PIASECKI, DEREK	Remove tile, replace plywood and fascia over hangs. Install 30 and 90 pound underlayment. Reinstall tiles. 4 squares	4,400	Issued	2/22/2021		
13242	2/17/2021	003-172-013	5351 Star Pine Road	TAIRA TERRY A/JULIE K	New HVAC System, new ductwork, grills, fancoil and heat pump 16seer, 208volt, 1 PH	7,500	In Review Planning			

13241	2/17/2021	001-272-006	5437 Shemara Street	Eckert & Hubeny 2018 Living Trust	Reroof, like for like. 7.5 squares. Existing composition shingle roof will be removed. Install one layer of diamond deck synthetic underlayment and one layer of winterguard synthetic underlayment in another area due to low slope. Install new Class A composition Landmark 30 shingle roof in Moire Black to match existing roof.	6,000	Issued	2/17/2021		
13240	2/16/2021	003-435-007	4755 4th Street	CROSSLEY, JOAN C REVOCABLE TRUST 3/28/01	Removal of broken window and sink. Addition of a french doors to a detached garage.	1,200	In Review Building			
13239	2/16/2021	003-212-030	4285 Carpinteria Avenue	NORMANS F L NURSERY COMPANY	Construction of two new 2-story plus roof deck buildings each containing two townhouse style condominium homes plus attached garages. Code update of previously approved plans.	960,000	In Review Planning			Yes

13238	2/11/2021	001-262-005	5418 El Carro Lane	Borax Donald Family Trust 3/26/15	Interior remodel to existing guest/master bathrooms (replace/relocate plumbing fixtures). Replace front door.	30,000	In Review Planning			
13237	2/11/2021	004-027-012	1309 Linden Ave	KUNKEL, ERIC B	Install back to back electrical outlet from existing plug inside the kitchen of the house.	150	Issued	2/11/2021		
13236	2/11/2021	001-271-001	1486 Camino Trillado	BURNETT MILTON K/CHARMAINE J	Replace existing furnace (closed) with 7 ducts, 60 BTU	11,000	Final Processing			
13235	2/11/2021	003-382-002	5511 Calle Arena	Cynthia M. Hall, Trustee	Tear off existing roofing and dispose of. Install (1) layer 40# underlayment. Install class A fiberglass shingles per manufacturer's recommendations. Replace whirlybird vents with (4) O'Hagin low profile vents to comply with code.	19,450	Issued	2/11/2021		
13234	2/11/2021	003-252-006	885 Holly Avenue	GONZALEZ, ROBERT R	Trenchless pull.	4,450	Issued	2/16/2021		
13233	2/11/2021	003-590-031	4585 Aragon Drive	WATKINS FAMILY TRUST	Replace exiting tub with a walk-in tub, install 1 new 20-amp circuit for the tub outlet and drywall patch.	9,500	In Review Building			

13232	2/10/2021	001-360-013	6027-A Jacaranda Way	DOWD, DENISE C LIVING TRUST 11/12/2014	Remove tile, replace plywood and fascia over hangs. Install 30 and 90 pound underlayment. Reinstall tiles. 4 squares	4,200	Issued	2/10/2021		
13231	2/10/2021	003-332-015	5300 Sixth Street	CARPINTERIA SANITARY DISTRICT	Install temporary power pole to SCE service during construction of new building.	1,000	Issued	2/10/2021		
13230	2/9/2021	003-200-016	4258 Carpinteria Ave. # 3	MILLER, SYLVIA 2013 TRUST 4/11/13	Installation of 6 retrofit windows.	6,983	In Review Building			
13229	2/4/2021	001-180-068	6303 Carpinteria Ave (Procore)	RBE Carpinteria LLC	Brand identification with temporary signs. Non-illuminated on existing monument sign. One illuminated wall sign (with dimmer switch). [Project 21-2082-SIGN; Procore]	5,000	Issued	2/24/2021		
13228	1/4/2021	001-291-002	1525 Jay Street	Stengel, Zachary	Installation of three (3) Tesla Powerwalls.	4,500	Issued	2/18/2021		

13227	2/1/2021	003-590-052	1300 Dahlia Court	Peoples' Self Help Housing	Alterations and repairs to an existing multifamily development, 6 ground floor apartment units to improve accessibility and energy efficiency. New gas water heater in existing locations and replacement of existing gas direct vent. Wall furnaces site walk repairs for accessibility improvements. Minor alteration of 2 existing accessible parking stalls to provide 2 compliant accessible parking stalls.	3,895,000				
13226	1/27/2021	004-031-017 (4187)	4187 Carpinteria Ave, SUITES 1 & 2	Carpinteria Business Park co: SIMA	Install (1) dimensional letter sign. Non-illuminated. (Project # 21-2081-SIGN; Rincon Mountain Winery; Carpinteria Business Park)	720	Issued	2/3/2021		
13225	1/26/2021	001-300-009	5452 Cameo Road	LANFORD, MATTHEW/KIMBERLEY LIVING TRUST	Kitchen remodel, convert laundry room to pantry and move washer and dryer into existing garage, master bathroom remodel, addition of power bathroom	200,000	In Review Planning			

13224	1/25/2021	004-012-001	5146 El Carro Lane	FREUND FAMILY TRUST 10/25/13	Installation of a 3.465 KW roof mounted solar PV with ESS 11-Solar panels, 1 inverter, 1-LG ESS 1 new 125A sub panel for backup loads, 1existing 100 amp main panel upgrade to new 200 amp main panel.	16,750	Issued	2/3/2021		
13223	1/22/2021		6384 Via Real		Building facade renovation, new exterior lights, new patio areas, new permeable surfaces for new parking including new accessible stalls and shuttle drop off.	0				
13222	1/22/2021	003-162-005	1159 Church	GONZALES, MARK	396 square foot bedroom addition to single-family residence	165,000	In Review Planning			Yes
13221	1/20/2021	001-400-051	5450 Granada Way	JONES, MELANIE MCMURRAY	Tear off existing composition and install Lifetime composition shingles. 27 squares	16,825	Issued	1/20/2021		
13220	1/19/2021	001-262-005	5418 El Carro	Borax Donald Family Trust 3/26/15	Remove furnace from closet and relocate to attic while adding AC to the system. Ducting is currently asbestos and will be removed by Precision Environmental who is license for abatement. AC will sit on side of house.	15,000	Issued	2/22/2021		

13219	1/14/2021	003-870-005	1135 Eugenia Place, Units A & A	FARM CREDIT WEST, FLCA	Interior demolition.	40,500				
13218	1/14/2021	004-027-052	1369 Limu Drive	ENSIGN, KAREN	Installation of 10 flush roof mounted solar PV panels. 3.25 KW	7,150	Issued	2/3/2021		
13217	1/14/2021	003-435-007	4755 4th Street	CROSSLEY, JOAN C REVOCABLE TRUST 3/28/01	Repair existing roof	1,500	Final Processing			
13216	1/14/2021	003-790-CA1	4848 Sandyland Road	Pacific Shores, HOA	Remove and replace approx 20 4 x 8 sheets of T-1-11 wood siding with 4 x 8 Hardy Siding add new trim. 640 sq. ft.	15,000	Issued	1/14/2021		
13215	1/14/2021	003-790-CA1	4848 Sandyland Road	Pacific Shores, HOA	Remove and replace approx 20 4 x 8 sheets of T-1-11 wood siding with 4 x 8 Hardy Siding add new trim. 640 sq. ft.	15,000	Issued	1/14/2021		
13214	1/14/2021	001-190-084	1013 Mark Avenue	BVE, LLC	Installation of water proofing Silicone membrane over existing flat roof on commercial building.	107,000	Issued	1/14/2021		
13213	1/14/2021	004-006-051	1551 Meadow Circle	GRIEVE FAMILY TRUST 6/8/06	Remove damaged deck joist sections and make repairs per structural report.	0	Issued	2/18/2021		
13212	1/12/2021	003-810-CA1	5446 8th Street, Units 17 -19	Creekwind Homeowners Association	Remove existing B.U.R. 1 layer. Apply 2 layers fire sheet and 60 mil PVC, color white 32 squares.	19,010	Issued	1/12/2021		

13211	1/12/2021	003-810-CA1	5446 8th Street, Units 13 -16	Creekwind Homeowners Association	Remove existing B.U.R. 1 layer. Apply 2 layers fire sheet and 60 mil PVC, color white 29 squares.	17,166	Issued	1/12/2021		
13210	1/12/2021	003-810-CA1	5446 8th Street, Units 5-8	Creekwind Homeowners Association	Remove existing B.U.R. 1 layer. Apply 2 layers fire sheet and 60 mil PVC, color white 29 squares.	17,084	Issued	1/12/2021		
13209	1/12/2021	003-810-CA1	5446 8th Street, Units 1-4	Creekwind Homeowners Association	Remove existing B.U.R. 1 layer. Apply 2 layers fire sheet and 60 mil PVC, color white 29 squares.	16,852	Final	1/12/2021		
13208	1/12/2021	003-650-033	5455 8th Street #61	Alison L. Hansen	Installation of 7 retrofit windows.	8,067	Issued	1/12/2021		
13207	1/11/2021	004-006-002	4951 Foothill Road	GREEN, SALLY D	40 gallon water heater change out same location - garage	3,026	Issued	1/11/2021		
13206	1/8/2021	001-300-002	5410 Cameo Road	ISAAC, FRANK C	Enclose 65sf to make new entry to residence. 295 sf remodel of existing kitchen & dining room. Build new post & beam entry trellis. Build new 625 sf wood deck with a post & beam trellis covering a portion of it as well.	150,000	In Review Planning			

13205	1/8/2021	001-380-009	6068 - A Jacaranda Way	PFEFFER ROSALIND	Remove tile, replace plywood and fascia over hangs. Install 30 and 90 pound underlayment. Reinstall tiles. Approximately 4 squares	4,800	Issued	1/8/2021		
13204	1/7/2021	001-400-058	1423 Camino Trillado	HERMAN, ROD & SOLIS-HERMAN, RICHEON LIVING TRUST 1/5/13	Construction of new 282 sq. ft. covered porch with wooden posts and beams 3 ft tall garden wall and 6ft. wall and gates 6ft. in the front yard new pavear terrace and stained concrete driveway. No new sq. ft. to the existing residence.	19,300	In Review Planning			
13203	1/4/2021	003-830-017	4975 Sandyland Rd #205	4975 SANDYLAND ROAD ASSOCIATION	Kitchen and Bathroom remodel, sub panel upgrade and adding seven (7) recess lights.	35,000	Building Dept. Approved	2/4/2021		
13202	1/4/2021	003-242-021	4620 9th Street	RIZO, ELISABETH	Re-roof, tear off existing roof and install Class A fiberglass dimensional shingle. 16 squares	9,485	Final	1/4/2021		
13201	12/9/2020	004-013-027	1222 Cravens Lane	MCCANN MINI- STORAGE LLLP	Install a new remote gate operating system.	31,500	Building Dept. Anproved			Yes

13200	12/8/2020	001-190-059	1110 Mark Avenue	CANON PERDIDO BUILDING	Add 7' new wall and 3'7" door. Add new light switches at new wall/segregate lighting. Add new sink, up flush, and tie into existing sink. Add new 30 amp, 220 v outlet. Add new 5" system and fan to existing pipe thru roof.	25,000	In Review Building			Yes
13199	12/8/2020	001-190-058	1009 Cindy Lane	Freudenberg Real Estate LP	Gravel Roof to be removed, install 1/2" HD protector board. Install Johns Manville 60 Mil PVC Fleeceback CCRC 0662-0006	250,000	Issued	12/10/2020		
13198	12/8/2020	003-325-011	670 Palm Avenue	GONZALEZ JORGE H/IRMA TRUSTEES (for) GONZALEZ JORGE H/IRMA REV TR 6-13-95	Tear of existing down to the base wood. Install new 2 x2 baked enamel drip edge. Nail down 40 lb. underlayment. Install 30 year comp shingles with all new metal flashing. Add 3 O'hagen attic vents. Approximately 31 squares.	10,500	Final	12/8/2020		
13197	12/7/2020	003-252-017	4790 Eighth Street	VAN WINGERDEN, YOZE	Tear off existing flat garage roof and install 60 mil PVC membrane.	6,500	Issued	12/7/2020		
13196	12/7/2020	001-272-008	5451 Shemara Street	David Becker	Install PV solar 9.280 KW 29 Solar panels, 1 inverter, NO MPU	16,000	Final	12/9/2020		

13195	12/7/2020	001-292-011	1548 Kathy Street	ACQUISTAPACE FAMILY SURVIVOR'S TRUST 05/05/2006	Re-route kitchen and laundry room to clean out to front of house	6,000	Building Dept. Approved			
13194	12/3/2020	001-272-008	5451 Shemara Street	David Becker	Build a new inground concrete swimming pool and spa	85,000	Final Processing	2/16/2021		
13193	12/3/2020	003-850-015	4921 Sandyland Road	Greg and Kimberly Garcia Trustees for the Garcia Family Trust	Upgrade electric panel	500	In Review Building	12/3/2020		

Total Records: 58

2/25/2021