



**Planning Commission
Meeting Agenda**
Monday, June 7, 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:

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

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 April 5, 2021

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: Paul Residential Exterior and Interior Remodel, 20-2072-DP/CUP/CDP
Address: 4652 Fourth Street
Applicant: Brian Banks, Siemans Planning
Planner: Marysol Smith

Hearing on the request of Brian Banks on behalf of Ben Paul, and others, to consider Project 20-2072-DP/CUP/CDP (application filed October 20, 2020) for approval of a Development Plan, Conditional Use Permit and Coastal Development Permit (and a modification to zone district front setback requirements) for comprehensive as-built interior and exterior improvements to two existing detached residential units and a detached accessory structure under the provisions of the Carpinteria Municipal Code ("CMC") §14.14 – Planned Residential Development District; and to approve an Exemption pursuant to §15301 and §15303 of the California Environmental Quality Act ("CEQA") Guidelines. The application involves APN 003-431-007, addressed as 4652 Fourth Street.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 3) Action Minutes of the Architectural Review Board meetings of March 25th, April 15th, and May 13th.
- 4) City calendar for the month of June
- 5) Community Development Planning Activity Report as of May 31, 2021
- 6) Building Permit Report as of May 31, 2021

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING of July 6, 2021

ADJOURNMENT

NOTES

All actions of the Planning Commission may be appealed to the City Council. Appeals must be filed with the City Clerk within 10 calendar days of the Commission's action.

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, June 3, 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 Glenn La Fevers John Moyer Others Present: Steve Goggia, Community Development Director Nick Bobroff, Principal Planner John Ilasin, Public Works Director Shannon Edwin, Walker Consultants Steffan Turoff, Walker Consultants	CALL TO ORDER & ROLL CALL
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting held March 1, 2021 MOTION Commissioner Benefield moved and Commissioner Callender seconded to approve the minutes of the regular Planning Commission meeting held March 1, 2021 as presented. Motion passed 5-0 by the following roll call vote: Chair Allen voted yes, Commissioner Callender voted yes, Commissioner Moyer voted yes, Commissioner La Fevers voted yes, and Commissioner Benefield voted yes.	CONSENT CALENDAR
NEW PUBLIC HEARING - None	NEW PUBLIC HEARING
OTHER BUSINESS Chair Allen asked that Agenda Item 3 be heard before Item 2. 2) According to Section 2.32.040 of the Carpinteria Municipal Code, the Planning Commission shall elect a chair and vice-chair from	OTHER BUSINESS

among its members at its first regular meeting after July 1st of each year. At the meeting of July 6, 2020, Commissioner Benefield, citing personal reasons, asked to postpone the election until meetings are held in the Council Chamber. Commissioner La Fevers moved, Benefield second, to continue with the existing positions and to revisit the election at the first meeting in the Council Chamber. 5-0 vote. MOTIONS Chair Allen moved and Commissioner Callender seconded to nominate Vice-Chair Benefield to serve as chair. Motion passed unanimously by the following roll call vote: Commissioner Moyer voted yes, Commissioner La Fevers voted yes, Commissioner Callender voted yes, Commissioner Benefield voted yes, and Chair Allen voted yes. Commissioner Allen moved and Commissioner Moyer seconded to nominate Commissioner La Fevers to serve as vice-chair. Motion passed unanimously by the following roll call vote: Commissioner Moyer voted yes, Commissioner La Fevers voted yes, Commissioner Callender voted yes, Chair Benefield voted yes, and Commissioner Allen voted yes. 3) Hearing at the request of the City for the Planning Commission to receive the Draft Downtown Carpinteria Parking Study prepared by Walker Consultants for the City and make recommendations for additions, modifications, and/or deletions, as determined appropriate. Director of Public Works John Ilasin presented the staff report. Analyst Shannon Edwin and Director of Studies Steffen Turoff of Walker Consultants presented details on the parking study. They reviewed existing conditions, stakeholder outreach, analysis of current policies and regulations, future parking conditions, and recommendations for future policies. Community Development Director Steve Goggia explained the purpose is to provide a basis for a downtown parking management plan for the Downtown T and obtain public and Planning Commission input. Chair Benefield clarified we are projecting a need into the future and not making decisions tonight. Community Development Director Steve Goggia stated no e-comments were received and no attendees indicated they wanted to speak.	
--	--

Commissioner Allen expressed that he would like the actual parking management plan to come before the Planning Commission for final recommendations before it advances.

Commissioner La Fevers asked if the methodology included a way to evaluate residential parking impact on downtown commerce parking.

Mr. Ilasin answered that in almost every case they see, the issues are usually commerce going into residential, and it's rarely the other way around. He said they didn't see sign of it and the data doesn't support it was a finding. Ms. Edwin agreed, explaining turnover was effective, and parking near residences was sufficient in that parking in downtown spaces wasn't needed.

Commissioner La Fevers asked if they identified target areas where angled parking could be implemented effectively. Ms. Edwin said she believed the City had a few in mind on some side streets. Mr. Turoff thought Ninth street was one of them.

Commissioner Callender noted the parking analysis doesn't extend into the Beach Neighborhood and asked if they were given direction not to look at it. Mr. Ilasin explained the study came on the heels of earlier ones being updated that focused on t-zone and commercial parking. He noted the beach area is a different dynamic from commercial.

PUBLIC COMMENT

Chair Benefield opened the public hearing.

Marla Daily expressed concern that at 8:41 a.m. she submitted a 260-word comment per City website instructions that nobody had received. She spoke about how the decision to pave and develop the area south of the railroad tracks is subject to review. She noted it is home to many birds, animals and reptiles and stressed that a CEQA review is required. She said the public has spoken loudly in opposition, with 350 residents in the area having submitted comments to the mayor and City Council. She added that traffic and safety impacts would impact the neighborhood, and never before has a public lot been placed before public residences. She noted the Walker study mentions no other lots facing residential properties, and the lot could collapse property values and quality of life. She questioned who would want a parking lot against their homes and said, "Please don't do that to ours."

PUBLIC COMMENT CLOSED

Chair Benefield closed the Public hearing.

Commissioner Moyer commented how bicycle traffic has accelerated in Carpinteria with the advent of electric bikes. He said the bikes go faster and therefore bike lanes need to be safer in main corridors. He expressed concern that commercial parking does not spill into residential neighborhoods, noting it changes the whole atmosphere.

Commissioner Callender complimented the report and how it noted DIF fees disincentivize development. He liked how it thinks in larger terms how to control parking demand, such as through promoting walkable neighborhoods. He encouraged our City Council to think bigger and use a holistic approach. With respect to the Surfliner hotel project, he said concerns about parking in the Beach Neighborhood are high. He said it would be good if we could work more information on that issue south of the railroad tracks into the report.

Commissioner Allen shared the following comments:

- He said the most difficult part of the study is how it affects the Surfliner project. He said the report needs clarity on some issues, such as what code would impose in terms of parking requirements for Surfliner.
- He asked if communities use other models than the one used in the report.
- Regarding the opportunity for leasing, he said more focus is needed on what we might do regarding the Smart & Final lot and noted many residents use it and it's rarely full. He added Reality Church is only 2 blocks from the lower downtown corridor and asked about the cost of leasing as opposed to building parking.
- He said downtown shuttle would be more attractive if it ran more frequently.
- He would like to see angled parking.
- He sees no reason not to accept the figures presented but suggested some spot surveys during the summer when there is more parking demand. He added it would address the trust issue surrounding the Surfliner.
- He asked if we have a handle on how many hotel and Air BnB residents come into town so we can compare it to the Surfliner development.
- He suggested it might be good to survey people actually parking downtown rather than only relying on online users.
- He expressed support for amplifying bicycling opportunities but, as a frequent walker, asked that problems where speeding bikes

conflict with pedestrians be considered. Chair Benefield agrees with everything said by other commissioners and stressed that they all have a lot of experience. She expressed she was pleased to see intuitively we have been doing the right thing all along and now have the numbers to back it up. She made additional comments: • She said parklets are a great idea. • If parking lot #1 went up a story, it could include housing. We can think bigger than parking spaces and think of a mixed use for an entire living situation. • Regarding the trolley, she hasn't seen it in ages. We need it and need to improve it. It helps the disabled and slow visitors; it is needed for us and the tourists. • With respect to the Surfliner project, Commissioner Allen is right that we need a specific survey for that area. • She said this report can be used as a reference document, and she would like to use it as a guide for any development that comes to them in the Downtown T. Commissioner La Fevers said the parking study was a good draft report and he doesn't see anything to challenge regarding the analytics. He agreed with Allen he would like the opportunity to review the plan as it comes forward. About the parklets concept, it is worth exploring. With respect to high DIF fees, he is interested how we might evolve our policies to better support downtown businesses and increase vitality, without taking up prime real estate that are part of businesses. Regarding protected bike lanes, he is not convinced it's a good fit for our downtown. He said we're trying to do too many things and should proceed with caution. Community Development Director Steve Goggia suggested they submit their notes to the consultant. He said it will be noted the Planning Commission would like to see the parking plan before it goes to the City Council. MOTION Commissioner Allen moved and Commissioner Moyer seconded that the Planning Commissioners forward their suggestions, modifications and proposed amendments to staff. Motion passed 5-0 by the following roll call vote: Commissioner Moyer voted yes, Commissioner La Fevers voted yes, Commissioner Callender voted yes, Commissioner Allen voted yes, and Chair Benefield voted yes.	
MATTERS PRESENTED BY COMMISSIONERS	MATTERS PRESENTED

Community Development Director Steve Goggia provided information requested at the last meeting: • Information continues to be gathered regarding a tree that was removed north of the Eighth St. pedestrian bridge. • Regarding Tee-Time business activity, he explained property rented by the current owners has been conducting ag operations for years. There had been a rock yard after the debris flow that is finally being cleaned up. Now a nursery has started up on a portion subleased at the rear of the property toward the ocean, and code compliance is checking on the activity. • About campers on public property, he spoke about how COVID opened up a new realm of things you can and cannot do with them. He said the City has spent a fortune cleaning up campsites if they are nuisance/health issues, and Code Compliance has shifted much more from animal to homeless issues this past year. • For unapproved paint colors on projects, unless the City notices one is being used, they respond based on complaints. • With respect to Dario Pini's apartments on Carpinteria Avenue, a second floor was experiencing water damage during the rain. Despite residents indicating there were no issues, the manager has agreed to do a check after the next rain. Commissioner Allen expressed concern this indicates a tenant-property owner relationship where tenants are reluctant to reveal a problem. Mr. Goggia noted the City worked with a rental mediation committee and paid for Spanish-English pamphlets for tenants that he would like to see used. • A parklet planned for the front of Pini's apartments continues to move forward, and he has seen at least one iteration. Chair Benefield asked for an update on 700 Linden Avenue, what was Austin's Hardware. Principal Planner Nick Bobroff said a Development Plan/Coastal Development Permit was submitted earlier this year, ARB preliminary review is scheduled for April 15th and the Planning Commission will review it in June or July.	
DIRECTOR'S REPORT 4) City Calendar for the month of April 5) Community Development Planning Activity Report as of March 31, 2021 6) Building Permit Report as of March 31, 2021 Community Development Director Steve Goggia reviewed the distributed	DIRECTOR'S REPORT

information. He noted an important Ad Hoc Review Committee meeting is coming up, with Benefield and Callender appointed to participate. He suggested commissioners utilize his department's Planning Report to obtain information and status of projects.	
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF May 3, 2021 - All commissioners indicated they would be present.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT - Chair Benefield adjourned the Zoom meeting at 7:30 p.m.	ADJOURNMENT
ATTEST: _____ Secretary, Planning Commission _____ Chair, Planning Commission	

DRAFT

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: June 7, 2021

ITEM FOR CONSIDERATION

Residential Exterior and Interior Remodel
20-2072-DP/CUP/CDP

Request for approval of a Development Plan, Conditional Use Permit and Coastal Development Permit (with a Development Plan modification to zone district front setback requirements) for comprehensive as-built interior and exterior improvements to two existing detached residential units and a detached accessory structure under the provisions of the Carpinteria Municipal Code (“CMC”) §14.14 – Planned Residential Development District; and to approve an Exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (“CEQA”) Guidelines. The application involves APN 003-431-007, addressed as 4652 Fourth Street.

Report prepared by: Marysol Smith, Assistant Planner
Community Development Department

Reviewed by: Steve Goggia, Director
Community Development Department

SIGNATURE

SIGNATURE

Owners: Ben Paul, Carrie Nachmanoff, Jeffrey Nachmanoff, Katherine Shaw and Stephen Slan

Agent: Brian Banks, Siemans Planning

Project Location: 4652 Fourth Street
APN: 003-431-007

Zoning: Planned Residential Development (PRD-20)
General Plan Designation: Medium Density Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution PC-21-003, thereby approving Project 20-2072-DP/CUP/CDP to grant a Development Plan, Conditional Use Permit and Coastal Development Permit (with a Development Plan modification to zone district front setback requirements) for comprehensive as-built interior and exterior improvements to two existing detached residential units and a detached accessory structure under the provisions of the Carpinteria Municipal Code (“CMC”) §14.14 – Planned Residential Development District; and to approve an Exemption pursuant to §15301 and §15303 of the California Environmental Quality Act (“CEQA”) Guidelines.

II. PROPOSED PROJECT DESCRIPTION

Development Plan and Conditional Use Permit: This is a request for a Development Plan and Conditional Use Permit for comprehensive as-built interior and exterior improvements to two existing detached residential units and a detached accessory structure. Exterior improvements include new siding, window and door retrofits and redesign, new covered porch structures and decks, exterior lighting, a new trash enclosure, perimeter fencing, re-landscaping and demolition of an unpermitted third unit. Interior improvements involve a complete remodel, including bathroom and kitchen remodels, electrical upgrades and new flooring. A modification to zone district requirements is requested by the applicant to allow for the front unit's as-built covered porch structure to remain partially located within the required front setback. A Conditional Use Permit from the Planning Commission is required to validate the unpermitted structural alterations to the legal non-conforming aspects of the principal structures.

There are three existing structures on the premise. The front house, labeled as House #1 on the plans, is 543 square feet and has two bedrooms and one bath. The back house, labeled House #2, is 546 square feet and has two bedrooms and one bath. Both dwellings are approximately 14 feet high. The third structure is a detached accessory building of 126 square feet that serves as a laundry room for both dwellings.

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 subject 6,150-square-foot parcel is located mid-block on the north side of Fourth Street, and (prior to the recent unpermitted improvements) was improved with two small detached cottage-style residences, a detached accessory structure, and an unpermitted third dwelling unit inside a detached accessory structure.

An Inspection on Sale Report in 2016 identified unpermitted improvements, including the third dwelling unit at the rear of the property. The property subsequently sold and the new owner began the process to abate the violations in 2017 under Building Permit #11999. In addition to abating the violation, this permit included retrofitting existing windows. The Building Permit eventually expired due to inactivity (no inspections requested). It was brought to the City's attention that an unpermitted comprehensive remodel had occurred on the property by the previous owner, including but also exceeding the scope of work under the expired Building Permit #11999. The owner cooperated with the City to prepare a new and full submittal to address the comprehensive remodel, however, the property once again changed hands and the current owners are now working with the City to finish the project review process for the unpermitted as-built improvements.

The project site is located in the Beach Neighborhood, which contains a mix of older small cottages and larger redeveloped residences. Immediately adjacent to the subject property is a multi-unit, multi-story condominium development to the east, a mobile home park to the south across Fourth Street, a single-family residence to the west, and the railroad tracks to the north.

The project site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project area has previously been mapped as being located within the 100-year floodplain (Zone AE), however the most recent FEMA flood insurance map has removed the project site and surrounding area from the 100-year floodplain.

The project area has, however, been identified to be potentially vulnerable to sea level rise impacts from as little as one foot of sea level rise (by approximately 2030) according to the City's "Sea Level Rise Vulnerability Assessment and Adaptation Project" report. This report evaluates the best available data to assess the potential effects of sea level rise in the City, including the project area, and identifies possible adaptation strategies for consideration by decision-makers in crafting future City policy. The City has recently adopted interim guidelines to evaluate proposed projects in the context of sea level rise vulnerabilities. The interim guidelines identify two zones in the Beach Neighborhood, in which different information requests, processes and/or special conditions of approval would apply. The project site is located in Zone 2. The applicant has been required to demonstrate to the Planning Commission that the project complies with the adopted interim guidance. A complete evaluation of this requirement is included under the Safety Element discussion in the analysis section of this report.

Architectural Review Board (ARB)

Preliminary/Final Review

The project was presented to the ARB for preliminary/final review on January 14, 2021. Overall, the Board expressed support for the as-built improvements to the site. Additionally, they expressed support for the requested modification to the front setback requirement from the Planning Commission to keep the as-built covered porch structure, citing energy efficiency benefits and aesthetics.

The Board ultimately recommended preliminary/final approval of the project with the following comments and recommendations:

- 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

A copy of the Minutes from the January 14, 2021 ARB Meeting is attached as Exhibit 2.

IV. ENVIRONMENTAL

This project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Class 1 Categorical Exemptions consist of minor repairs, maintenance and alterations of existing structures and includes interior and exterior remodels. Class 3 Categorical Exemptions consist of construction of limited new small structures.

The project can be found consistent with these Categorical Exemptions in that the project involves an interior and exterior remodel of existing structures, construction of a small trash enclosure, patio cover, porch structures, and alterations to an existing accessory structure. The project would not change existing heights of the structures, density, uses or square footage. The project would involve site improvements such as landscaping, perimeter fencing, and a trash enclosure. There are no known sensitive habitats or cultural resources onsite. Standard project conditions of approval would address potential construction-related impacts (e.g. noise, water quality, etc.). 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, and with the policies and objectives of the General Plan/Coastal Land Use Plan.

Carpinteria Municipal Code, Title 14, Zoning Code Requirements

Multifamily residential developments are a permissible use in the PRD district, subject to specific development standards and approval of a Development Plan and Coastal Development Permit. The following table lists the project's conformance with applicable Municipal Code requirements.

Standard	Requirement/Allowance	Proposal
Setbacks Front*	<u>50 feet from centerline</u> of street or 20 feet from property line, whichever is greater.	Existing: 45 feet from centerline; 25 feet from property line Proposed: 39 feet from centerline (covered porch); 20 feet from property line
Side (East)	5 feet	Existing: 4.5 feet Proposed: No change

Side (West)	5 feet	Existing: 4.7 feet Proposed: No change
Rear	15 feet	Existing: 0 feet (unpermitted unit); 21 feet (rear house) Proposed: 8 feet (accessory structure); No change (rear house)
Height	30 feet	Existing: 14 feet Proposed: No change
Building Coverage (structure containing dwelling units only)	50% (3,075 square feet)	Existing: 19.5% (1,216 square feet) Proposed: No Change
Landscape Area and Common Open Space	20% min. (1,230 square feet)	Proposed: 3,952 square feet (63%)
Density	2 units max (20 units per acre)	Existing: 2 units Proposed: No change
Parking*	2 covered parking spaces 2 uncovered parking spaces (1 covered space per unit and 1 paved uncovered space per unit)	Existing: 2 uncovered Proposed: No change
Distance between buildings*	10 feet (½ sum of building height or 10 feet)	Existing: 5 feet Proposed: No change
Fences		Proposed: 3.5 foot high picket fence

**refer to discussion below*

Parking

The property is considered legal nonconforming with respect to parking. The project would maintain the existing uncovered driveway area on the property and resurface it with gravel. This would accommodate (officially) two uncovered parking spaces. The area appears to potentially have the space to accommodate additional informal tandem uncovered parking spaces. The Municipal Code, however, does not provide any allowances for tandem parking spaces. The site would thus remain in a legal nonconforming status with regards to parking. The scope of the as-built project would not trigger requirements to provide for additional covered parking spaces on site at this time.

Setbacks

The rear accessory structure (laundry washroom and storage) is partially located within the rear yard setback. The Municipal Code allows for detached accessory structures to encroach within the rear yard setback so long as the structure maintains a minimum 10 foot distance from the dwelling unit(s) and does not exceed 40% coverage of the rear yard. The accessory structure in question would

comply with these requirements. The unpermitted accessory structure (which was previously used for the unpermitted third unit and that was attached to the laundry structure), has already been demolished.

The front residence is partially located within the required front yard setback. This is also an existing legal nonconforming situation. Minor structural work was conducted within this area to change an existing door and window into a French door. Additionally, an existing small porch and deck was significantly expanded farther into the front yard setback. This issue is discussed in further detail below.

Both dwellings are partially located within the required side yard setback. This is an existing legal nonconforming situation. The project scope does not include any structural alterations to this area of the houses. According to the plans, windows were only retrofitted within their existing openings.

The distance between the two dwellings are also legal nonconforming as they are too close together according to the applicable zone district standard as described in the table above. The project scope does not include any work, such as redevelopment, that would trigger the distance between buildings be brought up to conformance.

Covered Front Porch – Front Unit

The unpermitted as-built enlarged covered front porch and deck are located entirely within the front yard setback. The deck is low enough to not be considered a structure, however, the porch cover (or roof) is considered a structure and is not permitted in the front yard setback per the Municipal Code, unless otherwise allowed through a Development Plan Modification or similar explicit exception.

Carpinteria Municipal Code §14.50.120 - Modifications to zoning district requirements allows the Planning Commission in reviewing a Development Plan, to consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:

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

The applicants are proposing to keep the nonconforming expanded covered porch structure (as opposed to redesigning or eliminating it) because it contributes to the charm of the residence and provides much needed shading. The small cottage dwelling is south-facing and receives strong direct sunlight. The structure's location and size on the most exposed elevation of the dwelling provides critical shading that would help aid in passive energy efficient cooling. The applicants have indicated that without the roof structure, the dwelling would require air conditioning. The Architectural Review Board evaluated the nonconforming porch structure as well. They expressed support for it, explaining

that it added to the street-facing aesthetics of the small cottage and would help foster an engaging, pedestrian-scaled front yard.

Therefore, with the Architectural Review Board's support, the applicants are requesting a Development Plan Modification from the Planning Commission to allow the front setback standard to be "modified" to accommodate the as-built covered porch encroachment. Given the minor nature of the requested setback encroachment and the described benefits, staff supports the modification request.

General Plan/Coastal Plan

The project site has a General Plan/Local Coastal Plan designation of Medium Density Residential ("MDR"). The City's Community Design Element of the General Plan contains both general overarching policies and specific subarea policies. The project site is in Design Subarea 1 (Downtown Beach Neighborhood) and is subject to specific neighborhood design guidelines.

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 as-built project would comprehensively remodel and revitalize a property in a manner that would preserve and contribute to the small beach town character of the neighborhood. Overall, the proposal is consistent with these objectives and policies.

Citywide Community Design Objectives & Policies

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 project's as-built improvements generally maintain the existing size, scale and form of the buildings, and can be found compatible with the neighborhood. The improvements updated the exterior finishes and interior infrastructure without changes to existing building footprints. The existing accessory structure and new trash enclosure structure were made to match the updated look of the residential buildings. The newly extended covered front porch on the front unit would place the covered porch closer to the front property line than previously existed. While the expanded covered porch would be located entirely within the front setback, its placement and location relative to the property line (or street) would not be out of character with other surrounding older homes on Fourth

Street. The new porch appears to be consistent in character and appearance with the larger scope and style of the remodel.

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).*

The project would not further impact existing public views of the mountains or ocean views. Maximum heights of structures or building footprints would not be altered. Alterations to covered front porches are proposed for both units, however, no new impacts to available public viewsheds would occur as a result of the project, including these new covered porches. Resulting building heights would remain lower than the maximum allowed building height.

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

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

The proposed as-built improvements would refresh the existing frontage with a new white picket fence, landscaping, and parking area substrate. Main entrances for both units were redesigned and have features that are oriented towards the street. Two covered porch elements were also added (in some cases only redesigned) for both units. The covered porch element of the front house is located within the front yard setback and would require specific discretionary approval of a modification from the Planning Commission as previously discussed. Colors and materials have been updated significantly from what was previously existing, however, the new colors scheme would maintain a consistent theme across the whole property and could be considered consistent with the small beach town character of the neighborhood. Overall, the proposal is consistent with 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 photopollution to the maximum extent feasible.*

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

New as-built exterior lighting is proposed. Existing lighting fixtures do not appear to be fully compliant with the City’s night sky friendly policies. Specifically, it appears the light bulb is not fully

shielded. In response to comments from the ARB, the applicants propose to install a shield over the light bulbs. The proposed alteration is included on the plan set.

Subarea 1 (Beach Neighborhood) Objectives and Policies

Objective CDS1-2: *Enhance the pedestrian character of the neighborhood streets.*

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood “small beach town” image. Discourage new development of large, “boxy” buildings, with ground floors primarily devoted to garages.*

The proposed as-built improvements would generally enhance the pedestrian character of the neighborhood and be consistent with the small beach town image by updating the design theme across the property and including a new low picket fence while preserving the existing small cottage-scale and character of the existing units.

CDS1-Implementation Policy 5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children’s play areas and/or sitting areas.*

CDS1-Implementation Policy 8: *Building articulation is encouraged: e.g. balconies, bay windows, dormers, porches and pergolas.*

The as-built project has either enhanced or reconstructed various street-facing elements generally consistent with these policies. These elements include covered porches and decorative window treatments. Unfortunately, the front house is located partially within the required front yard setback, thus restricting the possibilities for compliant covered porch elements. This is further discussed in this report along with options for remedying the unpermitted porch extension.

Beach Neighborhood Residential Design Guidelines

DG 1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposed plans indicate that no alterations to the existing buildings adjacent to the side yard setbacks are proposed at this time. Based on the plans, both the dwellings do not intrude past the allowed encroachment plane.

DG 2: *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

DG 3: *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

The project strives to maintain the existing small cottage scale and character while updating colors, materials and infrastructure.

DG 12: *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

The roof plan for the existing units is not proposed to change. The back unit features a front-facing gable. The main entry covered porch for this unit was altered to mirror the gable end. The front unit on the other hand has a side-facing gable. An existing small covered porch was demolished and expanded to create more of an entry focal point. In response to ARB comments, the applicants propose to paint the corrugated metal roof to match the existing roof of the dwelling.

DG 13: *Frontages that include porches and/or yards where residents may sit or interact with the public realm are encouraged. A boundary such as a landscape feature between the public realm (i.e., the street or sidewalk) and the private realm (the private property) may exist, but not in a manner that prevents the desired interaction.*

DG 15: *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

The new expanded deck and covered porch on the front house provide a space where the residents can interact with the public realm. The plans do not appear to indicate a separate pathway from the front doors to the street or sidewalk. Site pictures do appear to show separate pathways from the driveway to each respective entrance. The new covered porches help to enhance the street presence of the units.

DG 21: *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

DG 22: *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

DG 23: *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

DG 24: *Exterior architectural detail and treatment should be carried around all sides of the building.*

DG 25: *Muted tones are encouraged or other colors determined to be appropriate by the Architectural Review Board.*

All windows and doors were updated across the site. In some instances windows were changed out for doors or for different sized windows or doors. Wooden false shutters were added to further enhance the character of the cottages. Colors and materials differ from what was existing, however, they appear to maintain a cohesive theme throughout the property.

DG-30: *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

DG-31: *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

The project proposes a mix of gravel and stepping stone paths as the dominant hardscape materials. A gravel substrate is proposed for the driveway/uncovered parking area.

DG 36: *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum heights necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

Site images provided identify the proposed light fixtures. As previously stated, they do not fully comply with these design guidelines. Specifically, the bulb does not appear to be fully shielded. In response to comments from the ARB, the applicants propose to install a shield over the light bulbs. The proposed alteration is included on the plan set.

DG 38: *Utility lines should be placed underground.*

Although no records have been identified, utility undergrounding has already been accomplished by the utility company sometime prior to the last owner (between 2007 and 2012).

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.*

S-4 Implementation Policy 10: *Compliance with the City's Floodplain Management Measures will be required prior to issuance of building permits for any type of individual development project proposed in the 100-year floodplain.*

Although, the project site is not located in the 100-year floodplain, it is still an area currently vulnerable to flooding impacts. 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 sea level rise (SLR) of approximately one foot by the year 2030 as shown in Figure 1 below.

According to the City's Sea Level Rise Vulnerability Assessment and Adaptation Project, the City's sea level rise model suggests the project site could be vulnerable to flooding impacts with as little as one foot of sea level rise, which has a less than 0.5 percent probability of occurring by the year 2030. The project area is also shown to be vulnerable to coastal hazards from flooding and wave action during an annual storm event with as little as one foot of sea level rise according to the U.S. Geological Survey's (USGS) Coastal Storm Modeling System (CoSMoS) utilized by the California Coastal Commission.

The City recently adopted interim guidelines to evaluate proposed projects in the context of sea level rise vulnerabilities, attached as Exhibit 4. Consistent with the Coastal Act (Pub. Res. Code section 30253(a)), California Coastal Commission guidance and the City's proposed interim practices with respect to coastal hazards, the City requires any new development or significant redevelopment in areas vulnerable to coastal hazards to further evaluate and address potential coastal hazards on a site-specific basis. The interim guidelines identify two zones in the Beach Neighborhood, in which different information requests, processes and/or special conditions of approval would apply to "development" and "redevelopment" projects. The project site is located in Zone 2, as shown in Figure 2 below.

Figure 1

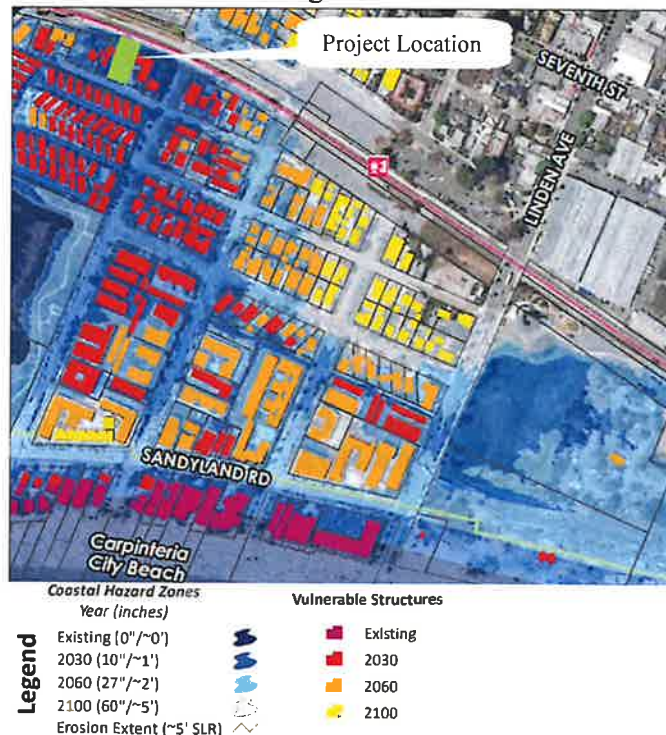


Figure 2



Source: City of Carpinteria, Interim Sea Level Rise Guidance: Applicant Checklist for new Development in Areas Potentially Affected by Sea Level Rise.

Source: Figure 1-1 Land Use Parcels and Structures,
Chapter 1: Sector Profiles, Sea Level Rise
Vulnerability Assessment and Adaptation Project

Development and redevelopment is defined in the guidance document as: “All new construction or reconstruction, additions and remodels that have a valuation exceeding fifty percent of the valuation of the existing structure; or replacement of fifty percent or more of an existing structure”. The project applicant is required to provide the necessary documentation for staff to make the determination if the project does or does not qualify as development or redevelopment.

For example, if the cost of improvements is found to exceed fifty percent of the valuation of the structures, then the applicants would be required to have a coastal hazards study prepared for the property, as further described in the new Interim Guidance document under Zone 2, and may need to incorporate additional sea level rise mitigation into the project design.

In the case of this project, with unpermitted as-built improvements, staff requested the applicants provide the *pre-improvement* valuation of the structures. The applicants have submitted a retrospective real estate appraisal to capture the pre-improvement valuation of the structures along with a construction cost estimate, included as Exhibit 5. The time period used for the retrospective appraisal analysis was 2016-2017, prior to the construction of the as-built improvements. The retrospective appraisal identified the pre-improvement “depreciated cost of improvements” as \$303,862.

The depreciated cost of improvements figure most accurately captures the valuation of the structures as it takes into consideration, among other factors, physical deterioration, such as wear and tear. Furthermore, FEMA specifically refers to the depreciated cost of improvements figure to be used for their own mitigation threshold analysis. The retrospective appraisal also identifies the “total estimate of cost-new” as \$405,150. This figure estimates the cost to completely rebuild (replace) the structures today and as such does not accurately reflect the actual valuation of the structures in their current condition (or in the case of this project, the pre-improvement condition of the structures).

The applicant’s construction cost estimate, provided by a licensed contractor, identifies a value of \$74,600 which comprises twenty-five percent of the \$303,862 pre-improvement valuation of the structures. Therefore, the applicants have sufficiently demonstrated that the as-built improvements would not exceed fifty percent of the market value of the structures and would therefore not be required to have a coastal hazards study prepared for the property because the project does not qualify as development or redevelopment.

Although additional study is not required for the project because it falls below the redevelopment threshold, staff is, however, recommending the project be conditioned to require recordation of a real estate disclosure and waiver document requiring the applicants to assume the risk of any damage caused by future sea level rise and to waive any claims for damages for such hazards; and to require the disclosure to any future buyers all permit conditions related to coastal hazards, property defects or vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise. Requirement for this condition is consistent with what was required of the comparable preceding project (Project #2043, Strickland-Wahl, 4854 Sandyland Road) and will be applied to future projects that are within the zones specified in the interim guidance document yet under the fifty percent threshold.

Staff believes these conditions are necessary to protect public health, safety and welfare; to properly disclose to current and future owners the property’s potential vulnerability to sea level rise impacts

and potential coastal flooding hazards due to climate change; to safeguard valuable public coastal resources, which are of statewide importance; and to require the property owner, rather than the City, to accept responsibility for any future damages related to sea level rise, particularly since the project does not include any adaptation measures intended to otherwise reduce or mitigate risk to future sea level rise impacts. This condition of approval is identified as number 6 in Exhibit 1, Attachment C.

Noise Element

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

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

Although the improvements have largely already been completed, minor work to complete the project would still need to occur. The City's standard conditions relating to construction timing and noise attenuation have been included in the attached Conditions of Approval, as applicable.

VI. 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.

VII. ACTION OPTIONS

1. Adopt Resolution PC-21-003, thereby approving Project 20-2072-DP/CUP/CDP to allow for comprehensive as-built interior and exterior improvements to two existing detached residential units and a detached accessory structure (and a modification to zone district requirements for a front setback) and adopt the Findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Exhibit 1 Resolution PC-21-003
Attachment A – Findings
Attachment B – Proposed Project Plans
Attachment C – Recommended Conditions of Approval

Exhibit 2 January 14, 2021 ARB Meeting Minutes

Exhibit 3 Notice of Exemption

Exhibit 4 Sea Level Rise Guidance Document

Exhibit 5 Retrospective appraisal and construction cost estimate

Exhibit 1

Resolution No. PC-21-003

Paul Residential Exterior and Interior Remodel
4652 Fourth Street; Project 20-2072-DP/CUP/CDP
June 7, 2021 Planning Commission Hearing

RESOLUTION NO. PC-21-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARPINTERIA APPROVING A DEVELOPMENT PLAN WITH MODIFICATIONS, CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT FOR COMPREHENSIVE AS-BUILT INTERIOR AND EXTERIOR IMPROVEMENTS TO TWO EXISTING DETACHED RESIDENTIAL UNITS AND A DETACHED ACCESSORY STRUCTURE LOCATED AT 4652 FOURTH STREET (APN 003-431-007), REQUESTED BY BEN PAUL, CARRIE NACHMANOFF, JEFFREY NACHMANOFF, KATHERINE SHAW AND STEPHEN SLAN.

WHEREAS, the Planning Commission of the City of Carpinteria has considered an application for a Development Plan, Conditional Use Permit, and Coastal Development Permit filed by Ben Paul, Carrie Nachmanoff, Jeffrey Nachmanoff, Katherine Shaw and Stephen Slan on October 20, 2020; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on March 25, 2021; and

WHEREAS, the Carpinteria Architectural Review Board has considered the proposed project on January 14, 2021 and recommended preliminary/final approval; and

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

WHEREAS, the Planning Commission has considered a request for a Development Plan modification of the zoning district's front setback requirement as specified in Chapter §14.50.120 of the City's Zoning Code; and

WHEREAS, the project is exempt from the California Environmental Quality Act under Guidelines Sections 15301 and 15303, as the project includes only an interior and exterior remodel of existing structures and construction of a small trash enclosure, patio covers and alterations to an existing accessory structure; and

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

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

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

PASSED, APPROVED AND ADOPTED this 7th day of June 2021, by the following vote:

AYES: Commissioners:
NOES: Commissioner(s):
ABSENT: Commissioner(s):
ABSTAIN: Commissioner(s):

Jane Benefield, 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 7th day of June 2021.

Exhibit 1

Attachment A: Findings for Approval

Paul Residential Exterior and Interior Remodel
4652 Fourth Street; Project 20-2072-DP/CUP/CDP
June 7, 2021 Planning Commission Hearing

ATTACHMENT A: FINDINGS FOR APPROVAL

PLANNING COMMISSION HEARING PROJECT NO. 20-2072-DP/CUP/CDP JUNE 7, 2021

Residential Exterior and Interior Remodel

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

1.0 Administrative Findings

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

1.1 Procedures

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

- a. An application for a Development Plan, Conditional Use Permit and Coastal Development Permit was submitted on October 20, 2020 and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on March 25, 2021. Said application and all related material have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Architectural Review Board at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property.

- d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act Findings

1. The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) as the project meets the following criteria:

The project can be found consistent with these Categorical Exemptions in that the project involves an interior and exterior remodel of existing structures, construction of a small trash enclosure, patio covers and alterations to an existing accessory structure. The project would not change existing heights of the structures, density, uses or square footage. The project would involve site improvements such as landscaping, perimeter fencing, and a trash enclosure. There are no known sensitive habitats or cultural resources onsite. Standard project conditions of approval would address potential construction-related impacts (e.g. noise, water quality, etc.). As the project is consistent with these standards, the exemption is appropriate.

1.3 Development Plan Findings

Pursuant to CMC §14.68.030, prior to approving a Development Plan, the Planning Commission must determine that all of the following criteria have been met.

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

As discussed in the Planning Commission staff report dated June 7, 2021, and hereby incorporated by reference, the project has been found consistent with all applicable Objectives and Policies of the City's General Plan/Coastal Plan and the requirements of the Planned Residential Development ("PRD-20") District. The project involves an interior and exterior remodel of existing structures, construction of a small trash enclosure and patio covers, and alternations to an existing accessory structure. With the approval of a modification from the front setback requirement to allow for an as-built patio cover, the project conforms to all of the zoning district requirements for the PRD district.

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

The project site is not located in a flood hazard area according to the current Flood Insurance Rate Map (“FIRM”) for the area, nor is the project site located in a mapped fire hazard area.

Although, the project site is not located in the 100-year floodplain, it is still an area currently vulnerable to flooding impacts. 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 sea level rise (SLR) of approximately one foot by the year 2030.

According to the City’s Sea Level Rise Vulnerability Assessment and Adaptation Project, the City’s sea level rise model suggests the project site could be vulnerable to flooding impacts with as little as one foot of sea level rise, which has a less than 0.5 percent probability of occurring by the year 2030. The project area is also shown to be vulnerable to coastal hazards from flooding and wave action during an annual storm event with as little as one foot of sea level rise according to the U.S. Geological Survey’s (USGS) Coastal Storm Modeling System (CoSMoS) utilized by the California Coastal Commission.

The City recently adopted interim guidelines to evaluate proposed projects in the context of sea level rise vulnerabilities, attached as Exhibit 4. Consistent with the Coastal Act (Pub. Res. Code section 30253(a)), California Coastal Commission guidance and the City’s proposed interim practices with respect to coastal hazards, the City requires any new development or significant redevelopment in areas vulnerable to coastal hazards to further evaluate and address potential coastal hazards on a site-specific basis. The interim guidelines identify two zones in the Beach Neighborhood, in which different information requests, processes and/or special conditions of approval would apply to “development” and “redevelopment” projects. The project site is located in Zone 2.

Development and redevelopment is defined in the guidance document as: “All new construction or reconstruction, additions and remodels that have a valuation exceeding fifty percent of the valuation of the existing structure; or replacement of fifty percent or more of an existing structure”. The project applicant is required to provide the necessary documentation for staff to make the determination if the project does or does not qualify as development or redevelopment.

For example, if the cost of improvements is found to exceed fifty percent of the valuation of

the structures, then the applicants would be required to have a coastal hazards study prepared for the property, as further described in the new Interim Guidance document under Zone 2, and may need to incorporate additional sea level rise mitigation into the project design.

In the case of this project, with unpermitted as-built improvements, staff requested the applicants provide the *pre-improvement* valuation of the structures. The applicants have submitted a retrospective real estate appraisal to capture the pre-improvement valuation of the structures along with a construction cost estimate, included as Exhibit 5. The time period used for the retrospective appraisal analysis was 2016-2017, prior to the construction of the as-built improvements. The retrospective appraisal identified the pre-improvement “depreciated cost of improvements” as \$303,862.

The depreciated cost of improvements figure most accurately captures the valuation of the structures as it takes into consideration, among other factors, physical deterioration, such as wear and tear. Furthermore, FEMA specifically refers to the depreciated cost of improvements figure to be used for their own mitigation threshold analysis. The retrospective appraisal also identifies the “total estimate of cost-new” as \$405,150. This figure estimates the cost to completely rebuild (replace) the structures today and as such does not accurately reflect the actual valuation of the structures in their current condition (or in the case of this project, the pre-improvement condition of the structures).

The applicant’s construction cost estimate, provided by a licensed contractor, identifies a value of \$74,600 which comprises twenty-five percent of the \$303,862 pre-improvement valuation of the structures. Therefore, the applicants have sufficiently demonstrated that the as-built improvements would not exceed fifty percent of the market value of the structures and would therefore not be required to have a coastal hazards study prepared for the property because the project does not qualify as development or redevelopment.

Although additional study is not required for the project because it falls below the redevelopment threshold, staff is, however, recommending the project be conditioned to require recordation of a real estate disclosure and waiver document requiring the applicants to assume the risk of any damage caused by future sea level rise and to waive any claims for damages for such hazards; and to require the disclosure to any future buyers all permit conditions related to coastal hazards, property defects or vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise. Requirement for this condition is consistent with what was required of the comparable preceding project (Project #2043, Strickland-Wahl, 4854 Sandyland Road) and will be applied to future projects that are within the zones specified in the interim guidance document yet under the fifty percent threshold.

Staff believes these conditions are necessary to protect public health, safety and welfare; to properly disclose to current and future owners the property's potential vulnerability to sea level rise impacts and potential coastal flooding hazards due to climate change; to safeguard valuable public coastal resources, which are of statewide importance; and to require the property owner, rather than the City, to accept responsibility for any future damages related to sea level rise, particularly since the project does not include any adaptation measures intended to otherwise reduce or mitigate risk to future sea level rise impacts. This condition of approval is identified as number 6 in Exhibit 1, Attachment C.

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

The project site is entirely developed with two detached dwelling units and an accessory structure, and located in an urbanized, developed neighborhood. No sensitive habitats, fish, or wildlife are located onsite. All proposed elements of the project would be confined to the existing developed area. Standard project conditions of approval have been included to address construction-related dust control, erosion/sedimentation, water quality and construction noise.

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

No known easements are recorded on the property, nor are any easements required as a condition of approval.

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

The project would not adversely affect such necessary services as these services are currently available to the existing dwellings and the proposed improvements would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to continue to serve the project.

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

The project involves a comprehensive interior and exterior remodel, including improvements to the general site and accessory structures. The project would help to

improve the quality and appearance of the neighborhood as noted in the staff report presented to the Planning Commission, dated June 7, 2021. Additionally, the improvements would help to address pre-existing deficiencies in the condition of the site and dwellings, improving living conditions for occupants of the units.

1.4 Finding for Modifications to Zoning Standards

Pursuant to CMC 14.50.120, in reviewing a development plan, the planning commission or city council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least the following public benefit:

1. *The modification to zoning standards for a front setback is necessary to accommodate an innovative project which will provide for energy efficient cooling.*

The proposed project's as-built porch cover on the south-facing elevation of the front dwelling unit provides important passive cooling effects for the structure. The porch cover structure is entirely located within the required front yard setback. According to the applicant, without the porch cover structure, installation of air conditioning would be required for the small dwelling. The Architectural Review Board expressed support for the as-built porch cover structure, citing energy efficiency benefits (given the dwelling's south-facing orientation) and its design which contributes to the street-facing charm and pedestrian scale of the dwelling.

1.5 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:

1. *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 June 7, 2021, and hereby incorporated into these Findings by reference, the project primarily includes a comprehensive as-built interior and exterior remodel of two existing dwelling units.

The residence is legal nonconforming as to the side yard setback requirements, front yard setback requirement, distance between buildings requirement, and on-site parking requirements. Some of the proposed work includes structural alterations to portions of the residence located within the required front yard setback, and therefore requires that a Conditional Use Permit be approved to allow the remodel and repairs. Specifically, removal of a pre-existing window and single door on the front elevation of house #1 and

installation of a new French door on the same elevation.

No additions or enlargements of the nonconforming structures are proposed. The as-built attached patio cover structure is located within the front yard setback. The structure is exposed on all three sides and is not considered habitable space, therefore, it is not considered an “addition” or “enlargement” of the nonconforming structure. This patio cover structure can be permitted to remain through approval of a Development Plan Modification (see Section 1.4, above).

The existing site layout with multiple small dwelling units situated on the property is typical of the types of structures originally built in the City’s beach and downtown neighborhoods. It is common for these structures to encroach into required current setbacks, lack required onsite parking and not comply with all current development standards. The proposed remodel and addition project would address deferred maintenance issues and improve the livability of the existing residences without resulting in any increase to intensity of the existing use. The existing legal nonconforming condition (i.e., two detached two-bedroom cottages with setback encroachments and substandard parking) would be maintained. Allowing the as-built 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- Nonconformance of residential uses as to yards, height or parking.

2. *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 adequately served by the existing street network in the area. The proposed residential remodel will not generate any new traffic or parking demands as no new dwelling units or additional bedrooms are proposed. The project would therefore be adequately served by existing streets and highways.

3. *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 project information regarding the as-built remodel. 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.

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

The proposed project consists of comprehensive as-built interior and exterior improvements to two existing detached residential units and a detached accessory structure. The project would not increase the habitable capacity of either of the residences. 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 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.

5. *The proposed use is consistent with the coastal plan, general plan, and applicable specific plan.*

The proposed project consists of comprehensive as-built interior and exterior improvements to two existing detached residential units and a detached accessory structure. The residences are legal nonconforming as to the side setback requirements, front setback requirement, distance between buildings requirement, and on-site parking, and therefore requires that a Conditional Use Permit be approved to allow the minor structural alterations proposed as part of the project. As discussed in the Planning Commission staff report dated June 7, 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 existing dwellings in their 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 project site is not located in a flood hazard area according to the current Flood Insurance Rate Map ("FIRM") for the area, nor is the project site located in a fire hazard zone. Although, the project site is not located in the 100-year floodplain, it is still an area currently vulnerable to flooding impacts. 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 sea level rise (SLR) of approximately one foot by the year 2030.

According to the City's Sea Level Rise Vulnerability Assessment and Adaptation Project, the City's sea level rise model suggests the project site could be vulnerable to flooding

impacts with as little as one foot of sea level rise, which has a less than 0.5 percent probability of occurring by the year 2030. The project area is also shown to be vulnerable to coastal hazards from flooding and wave action during an annual storm event with as little as one foot of sea level rise according to the U.S. Geological Survey's (USGS) Coastal Storm Modeling System (CoSMoS) utilized by the California Coastal Commission.

The City recently adopted interim guidelines to evaluate proposed projects in the context of sea level rise vulnerabilities, attached as Exhibit 4. Consistent with the Coastal Act (Pub. Res. Code section 30253(a)), California Coastal Commission guidance and the City's proposed interim practices with respect to coastal hazards, the City requires any new development or significant redevelopment in areas vulnerable to coastal hazards to further evaluate and address potential coastal hazards on a site-specific basis. The interim guidelines identify two zones in the Beach Neighborhood, in which different information requests, processes and/or special conditions of approval would apply to "development" and "redevelopment" projects. The project site is located in Zone 2.

Development and redevelopment is defined in the guidance document as: "All new construction or reconstruction, additions and remodels that have a valuation exceeding fifty percent of the valuation of the existing structure; or replacement of fifty percent or more of an existing structure". The project applicant is required to provide the necessary documentation for staff to make the determination if the project does or does not qualify as development or redevelopment.

For example, if the cost of improvements is found to exceed fifty percent of the valuation of the structures, then the applicants would be required to have a coastal hazards study prepared for the property, as further described in the new Interim Guidance document under Zone 2, and may need to incorporate additional sea level rise mitigation into the project design.

In the case of this project, with unpermitted as-built improvements, staff requested the applicants provide the *pre-improvement* valuation of the structures. The applicants have submitted a retrospective real estate appraisal to capture the pre-improvement valuation of the structures along with a construction cost estimate, included as Exhibit 5. The time period used for the retrospective appraisal analysis was 2016-2017, prior to the construction of the as-built improvements. The retrospective appraisal identified the pre-improvement "depreciated cost of improvements" as \$303,862.

The depreciated cost of improvements figure most accurately captures the valuation of the structures as it takes into consideration, among other factors, physical deterioration, such as wear and tear. Furthermore, FEMA specifically refers to the depreciated cost of improvements figure to be used for their own mitigation threshold analysis. The

retrospective appraisal also identifies the “total estimate of cost-new” as \$405,150. This figure estimates the cost to completely rebuild (replace) the structures today and as such does not accurately reflect the actual valuation of the structures in their current condition (or in the case of this project, the pre-improvement condition of the structures).

The applicant’s construction cost estimate, provided by a licensed contractor, identifies a value of \$74,600 which comprises twenty-five percent of the \$303,862 pre-improvement valuation of the structures. Therefore, the applicants have sufficiently demonstrated that the as-built improvements would not exceed fifty percent of the market value of the structures and would therefore not be required to have a coastal hazards study prepared for the property because the project does not qualify as development or redevelopment.

Although additional study is not required for the project because it falls below the redevelopment threshold, staff is, however, recommending the project be conditioned to require recordation of a real estate disclosure and waiver document requiring the applicants to assume the risk of any damage caused by future sea level rise and to waive any claims for damages for such hazards; and to require the disclosure to any future buyers all permit conditions related to coastal hazards, property defects or vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise. Requirement for this condition is consistent with what was required of the comparable preceding project (Project #2043, Strickland-Wahl, 4854 Sandyland Road) and will be applied to future projects that are within the zones specified in the interim guidance document yet under the fifty percent threshold.

Staff believes these conditions are necessary to protect public health, safety and welfare; to properly disclose to current and future owners the property’s potential vulnerability to sea level rise impacts and potential coastal flooding hazards due to climate change; to safeguard valuable public coastal resources, which are of statewide importance; and to require the property owner, rather than the City, to accept responsibility for any future damages related to sea level rise, particularly since the project does not include any adaptation measures intended to otherwise reduce or mitigate risk to future sea level rise impacts. This condition of approval is identified as number 6 in Exhibit 1, Attachment C.

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

The proposed project involves comprehensive improvements to a property with two existing dwellings and an accessory structure in a developed urban area and does not impact natural environments, habitat areas or wildlife. No sensitive habitats, fish, or wildlife are located onsite. All proposed elements of the project would be confined to the existing developed area. Standard project conditions of approval have been included to address construction-related dust control, erosion/sedimentation, water quality and

construction noise.

7. *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.

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

No additional special conditions are required for this project.

1.6 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 June 7, 2021 and hereby incorporated into these Findings by reference, the property and the existing structures are legal nonconforming in terms of setbacks, distance between buildings, and parking requirements. The proposed project would entail comprehensive improvements, including minor structural alterations for a new front entry on House #1. The project would not result in a change to the habitable capacity, intensity or character of the existing residential use of the property. The remodel and additions would however improve the livability of the dwellings, by updating interior and exterior finishes, improving energy efficiency and addressing deferred maintenance. Retaining the existing parking arrangement is not expected to result in any adverse effects for the surrounding neighborhood since the overall intensity of the use of the property would not change as a result of the project. In light of these factors, it is not anticipated that the proposed project to preserve and extend the life of the nonconforming dwellings 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 the

Municipal Code on increasing habitable capacity to refer to a restriction on adding additional dwelling units (refer to CMC 14.82.010(3)). The property is presently developed with two detached two-bedroom dwelling units. The project would not result in a net increase to the number of units maintained on the property, nor would the project increase the number of bedrooms in the existing units; 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 the nonconforming residences outweighs the purpose behind uniform application of the City's zoning regulations. Carpinteria Municipal Code §14.82.061 authorizes structural alterations to nonconforming structures if the improvement(s) will address the shortage of adequate housing in the City. The existing two-bedroom cottages are a contributing example of the smaller, historic cottages that help create the City's small beach town character. Approval of the CUP would allow the owners to keep as-built improvements to the residences. 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.

1.7 Coastal Development Permit Findings

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

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

The project involves comprehensive as-built interior and exterior improvements to two existing detached residential units and a detached accessory structure. The existing residences are legal nonconforming as to setbacks, distance between buildings, and parking, and therefore requires that a Conditional Use Permit be approved to allow the structural alterations included in the proposed remodel. Additionally, a modification is required to allow for the as-built patio cover structure to remain located in the front yard setback. As discussed in the Planning Commission staff report dated June 7, 2021 and hereby incorporated by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Housing, Community Design, and Noise and Safety Elements' Objectives and Policies in that the project involves neighborhood-compatible improvements to existing residences. 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 improvement project is consistent with the City's certified Local Coastal Program as shown.

Exhibit 1

Attachment B: Proposed Project Plans

Paul Residential Exterior and Interior Remodel
4652 Fourth Street; Project 20-2072-DP/CUP/CDP
June 7, 2021 Planning Commission Hearing

Code Authority: California Building Standards Code. Issued as the Code of Ordinances for the construction site comply with the California Building Code, Volumes 1 & 2, 2019 Edition. The California Plumbing Code, 2019 Edition, The California Electrical Code, 2019 Edition, The California Mechanical Code, 2019 Edition, The California Administrative Code, 2019 Edition, The 2019 Edition of the California Fire Code, The 2019 Edition of the International Fire Code Standards, The California Energy Code, 2016 Edition, California Building Standards Commission Code, Chapter codes 1 and 3, and Chapter 7, Article 21, 2019 edition.

1. Patients to be 13 years old and older.
2. Previous fluid flow level not exceed 2.5 gpm.

- ENGINEERING

by manufacturer. Triples and Quads shall have minimum 5.1 g of

- [illegible]

© 2001 Blackwell Science Ltd, *Journal of Internal Medicine* 250: 395–402

1. Identify. Working on a group of effective practices.
2. Measure. Measure the effectiveness of the practices by using a validated instrument (e.g., the *Instructional Quality Assessment*) to assess the quality of the practices.
3. Find the Fit. Find the fit between the practices and the system to be improved.
4. Improve. Improve the practices by using the findings from the assessment to make changes to the practices.
5. Evaluate. Evaluate the effectiveness of the improved practices by using the same instrument to assess the quality of the practices.

can include them and argue that an OTC market
is CFI (Global Financial Infrastructure) (introduction of an M provided in the following sections)
B. 2011 and 2012

- h. Write a list of all points.
 - i. The graphs and all of the many outcomes. Label 10 points along the top or bottom of the graph.
 - j. Write down 10 questions to ask each other. Write in each box.
3. Social and career education. Provide 100 points distributed as shown on how you want to spend your time. You may use the points to answer the questions or to answer questions you want to ask.
4. Write down 10 questions to ask each other. Write in each box.
5. Social and career education. Provide 100 points distributed as shown on how you want to spend your time. You may use the points to answer the questions or to answer questions you want to ask.
6. Write down 10 questions to ask each other. Write in each box.
7. Social and career education. Provide 100 points distributed as shown on how you want to spend your time. You may use the points to answer the questions or to answer questions you want to ask.
8. Write down 10 questions to ask each other. Write in each box.
9. Social and career education. Provide 100 points distributed as shown on how you want to spend your time. You may use the points to answer the questions or to answer questions you want to ask.
10. Write down 10 questions to ask each other. Write in each box.

Wood customer windows with dual glazing by Pella or Eagle Brand Windows Corporation. See Floor Plan for location of windows with dual tempered glass. All French doors to be dual tempered glass.

- [illegible]

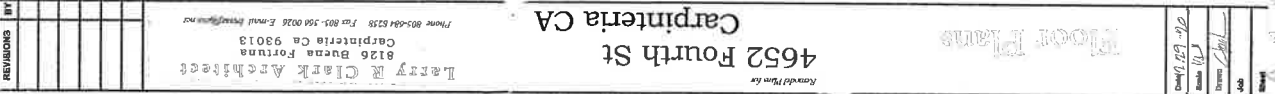


Exhibit 1

Attachment C: Recommended Conditions of Approval

Paul Residential Exterior and Interior Remodel
4652 Fourth Street; Project 20-2072-DP/CUP/CDP
June 7, 2021 Planning Commission Hearing

**PLANNING COMMISSION HEARING
PROJECT 20-2072-DP/CUP/CDP
4652 FOURTH STREET (APN 003-431-007)
June 7, 2021**



**ATTACHMENT C: CONDITIONS OF APPROVAL
PAUL RESIDENTIAL EXTERIOR AND INTERIOR REMODEL**

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

PROJECT DESCRIPTION

1. This Development Plan, 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 June 7, 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:

This is a request for a Development Plan, Conditional Use Permit and Coastal Development Permit for comprehensive as-built interior and exterior improvements to two existing detached residential units and a detached accessory structure. Exterior improvements include new siding, window and door retrofits and redesign, new covered porch structures and decks, exterior lighting, a new trash enclosure, perimeter fencing, re-landscaping and demolition of an unpermitted third unit. Interior improvements involve a complete remodel, including bathroom and kitchen remodels, electrical upgrades and new flooring. A Development Plan Modification to zone district front setback requirements is requested by the applicant to allow for the as-built patio cover structure to remain partially within the required front setback. A Conditional Use Permit from the Planning Commission is required to validate as-built structural alterations to the legal nonconforming aspects of the principal structures. The existing legal nonconforming side setback encroachments, distance between buildings, and onsite parking conditions would remain.

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. 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.
3. All 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 locations of all exterior lighting fixtures shall be depicted on a Lighting Plan to be reviewed and approved by CDD. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance to ensure the existing lighting is modified to be in compliance with this condition.
4. Perimeter fencing is to be installed on private property only. No encroachments into the right-of-way are approved as part of this project.
5. The two on-site uncovered parking spaces shall be available and maintained as shown on the approved plans. Any deviation will require the express review of the Community Development Department.
6. By acceptance of this Development Plan and Coastal Development Permit, the Applicant/Owner acknowledges and agrees, on behalf of itself and all successors and assigns:
 - a. Coastal Hazards: That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, coastal flooding, and interaction of the same;
 - b. Assume Risks: To assume the risks to the Applicant/Owner and the property that is the subject of this permit of injury and damage from such coastal hazards in connection with this permitted development;

- c. **Waive Liability:** To unconditionally waive any claim of damage or liability against the City, its officers, agents, and employees for injury or damage from such coastal hazards;
- d. **Indemnification:** To indemnify and hold harmless the City, its officers, agents, and employees with respect to the City's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards;
- e. **Permit Intent:** The intent of this permit is to allow for the approved project to be constructed and uses consistent with the terms and conditions of this permit for only as long as it remains reasonably safe for occupancy and use without additional substantive measures beyond ordinary repair and/or maintenance to protect it from coastal hazards, and for only as long as the approved project remains on private property;
- f. **Disclosure:** All documents related to any future marketing and sale of the subject property, including but not limited to marketing materials, sales contracts, deeds, and similar documents shall notify buyers of the terms and conditions of this Development Plan and Coastal Development Permit; and
- g. **Property Owner Responsible:** That any adverse effects to property caused by the permitted project shall be fully the responsibility of the property owner.

Plan Requirements/Timing: Prior to issuance of a building permit, the Applicant/Owner shall provide to the Community Development Department a conformed copy of an executed and recorded Informational Notice containing the above "coastal hazard risk" acknowledgements, waivers, assumption of risk, and disclosure statements. CDD staff shall provide the Informational Notice.

Monitoring: CDD staff shall confirm recordation of the Informational Notice prior to issuance of building permits for the as-built construction.

- 7. Use of the subject property as a short-term vacation rental or home stay is not authorized as part of this project. In the event the Applicant wishes to use the subject property for vacation rental purposes, the Applicant shall first apply for and obtain a Short-term Rental License or Home Stay License from the City of Carpinteria, in compliance with the requirements of Carpinteria Municipal Code §14.47 (Vacation Rental Overlay District) or §14.52 (Home Stays), as applicable.
- 8. 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.

9. Construction activity 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. **Timing:** The sign, provided by the Community Development Department, 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.
10. 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 shall be shown on the plans submitted for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect as needed.
11. Washing of concrete pans, 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. **Plan Requirements:** The applicant shall designate a washout area on the plans and include a standard construction detail. **Monitoring:** CDD shall check plans prior to issuance of a Building Permit and staff shall site inspect as needed.
12. 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 plans. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

13. This Development Plan, 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 Development Plan, 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 Development Plan, 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 Development Plan, 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.

14. 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.
15. Any use authorized by this Development Plan, Conditional Use Permit and Coastal Development Permit shall immediately cease upon expiration or revocation of this Development Plan, Conditional Use Permit and Coastal Development Permit. Any Building Permit issued pursuant to this Development Plan, Conditional Use Permit and Coastal Development Permit shall expire upon expiration or revocation of the Development Plan, 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.
16. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
17. Within one year after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit and Coastal Development Permit null and void.
18. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.
19. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.
20. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

21. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
22. 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.
23. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
24. 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.
25. 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.
26. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan, 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.
27. 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.

28. 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

29. Compliance with the attached Departmental and District letters is required as follows:
- a. City of Carpinteria Public Works letter, dated May 20, 2021
 - b. Carpinteria-Summerland Fire Protection District letter, dated December 2, 2020
 - c. Carpinteria Valley Water District letter, dated November 9, 2020
 - d. Carpinteria Sanitary District email, dated November 4, 2020

Approved by the Planning Commission on June 7, 2021

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

_____ Property Owner	_____ Date
_____ Property Owner	_____ Date
_____ Property Owner	_____ Date
_____ Property Owner	_____ Date
_____ Property Owner	_____ Date
_____ Property Owner	_____ Date

CITY OF CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Marysol Smith, Assistant Planner
Community Development Department

From: John L. Ilasin, Public Works Director/City Engineer *JL*

Date: May 20, 2021

Subject: 4652 Fourth Street, Project No. 20-2072-DP/CUP/CDP

The Public Works Department has reviewed the project submittal dated March 25, 2021, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.
2. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
3. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
4. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
5. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.
6. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
7. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4)

Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.

8. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
9. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
10. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
11. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

4652, 4th Street, , Carpinteria, , CA, 93013, , Convert shed to laundry/storage building, yes

Location 34.398634, -119.525611

Status  Planning Completed

Submittal Date: 2020-11-18

Address/Location: 4652 4th Street
Carpinteria, CA 93013

APN: 003-431-007

Comments: Convert shed to laundry/storage building

Submittal Type: Planning

Applicant: Brian Banks

Address PO Box 591
Summerland, CA 93067

Phone Number: 805-637-4306

Email: brian@siemensplanning.com

Fire Protection Systems Existing or Required No

Planning/Conceptual Design

Permit Number: 20-2072-CUP

Description: Convert shed to laundry remodel

Invoiced Yes

Items Invoiced: FPC-P

Invoices Paid Yes

Invoices Paid: FPC-P

Project Conditions

All work shall be done per current applicable CFC and CSFPD ordinance and standards.

Access and Identification Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background.

Fire Protection Systems Smoke detectors and Carbon Monoxide Alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Additional Requirements Any future changes including further division intensification of use or increase in hazard classification may require additional conditions in order to comply with applicable fire district development standards

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District 1
Money orders and cashiers' checks will be accepted. Credit and debit cards can be used online. The link can be found at

"Pride in Service"

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Inspector's Signature:

TJ

Signed 2020-12-02 22:01:50 UTC

"Pride in Service"

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

**CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT
FIRE PROTECTION CERTIFICATE-PLANNING APPLICATION (FPC-P)**

INSTRUCTIONS: Submit completed form to the City of Carpinteria Community Development. Prior to planning approval, submitted plans will be forwarded to the Carpinteria-Summerland Fire Protection District for review. Payment shall be made to: Carpinteria-Summerland Fire Protection District prior to FPC review. The application fee of \$343.00 must be paid by check or money order to the Carpinteria-Summerland Fire Protection District. Payment shall be delivered or mailed to: 1140 Eugenia Place, Suite A, Carpinteria, CA 93013. The Fire District then will review the submittal and email a Letter of Condition to the City of Carpinteria and to the Applicant.

PLANNING NUMBER: 20-2072-CUP

DATE : _____

1. Applicant: Brian Banks - Siemens Planning, LLC Phone: (805) 637-4306
Mailing Address: PO Box 591 Email: brian@siemensplanning.com
City/ State/ Zip Code: Summerland, CA
2. Property Owner: Ben Paul Phone: (323) 717-8422
Mailing Address: 4652 4th Street Email: ben@afterschoolallstars.org
City/ State/ Zip Code: Carpinteria, CA 93013
3. Project Address: 4652 4th Street APN: 003-431-007
4. Project Description: Window/Door Changes, Patio Roof Changes, Demo Portion of Structure in Rear Yard and Convert to Laundry/Storage
5. Existing square footage: (include non-habitable space): 1,216 sq ft
6. Does existing building have a fire sprinkler system? YES ☐ NO ☒
7. Square footage of new construction, remodel, and alterations: No Change
(Including non-habitable space)
8. After project completion, will hazardous or flammable materials be on the premises?
YES ☐ NO ☒ If yes, describe fully _____
9. Describe project water source for fire protection (water district, private water co., etc.)
Carpinteria Valley Water District

I HEREBY CERTIFY THAT THE ABOVE IS TRUE AND CORRECT AND THE PROJECT DESCRIBED SHALL COMPLY WITH ALL APPLICABLE DEVELOPMENT STANDARDS AND CODES.

Brian Banks
Applicant name (print)

Brian Banks
Applicant signature

Digitally signed by Brian Banks
Date: 2020.10.13 15:14:27 -07'00'

Fire District Use Only

Approved with attached conditions ☐

Approved ☒

Date: 12/2/2020

Signed: Todd Jenkins

Comments: _____



Carpinteria Valley Water District

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

BOARD OF DIRECTORS

Matthew Roberts
President
Shirley L. Johnson
Vice President
Korey L. Capozza
Polly Holcombe
Case Van Wingerden

November 9, 2020

GENERAL MANAGER

Robert McDonald, P.E. MPA

City of Carpinteria
Attn: Marysol Smith - Community Development Department
5775 Carpinteria Ave
Carpinteria, CA 93013

SUBJECT: 4652 FOURTH ST, APN NO. 003-431-007, ACCOUNT 03-030574-05 and 03-030596-13, REMODEL, INTENT TO SERVE- NO COMMENT

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage I Water Shortage Condition; for more information on Ordinance 19-2, please visit the District website www.cvwd.net.

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

From the existing plans, dated July 20, 2020, the District has no comments for the project at this time. Should changes to the plans, including landscaping, irrigation system, or water fixtures, occur we require an additional opportunity to review revised plans.

If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Sincerely,
Carpinteria Valley Water District

Danielle Rose
Engineering Assistant

cc: TCM to account

Marysol Smith

From: Lance Lawhon <lancel@carpsan.com>
Sent: Wednesday, November 4, 2020 9:50 AM
To: Marysol Smith
Subject: RE: Project Review: 4652 Fourth Street

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Hi Marysol, Thank you for the opportunity to review the subject project. The District has no comments at this time. If the project results in modifications to the exterior plumbing, a permit from the District would be required. Please contact me with any questions.



Lance Lawhon

Engineering Technician

5300 Sixth Street, Carpinteria, CA 93013

Phone: (805) 684-7214 ext. 13 Fax: (805) 684-7213

Email: lancel@carpsan.com Web: www.carpsan.com

ENVIRONMENTAL LEADERSHIP IN CARPINTERIA SINCE 1928

Exhibit 2

January 14, 2021 ARB Meeting Minutes

Paul Residential Exterior and Interior Remodel
4652 Fourth Street; Project 20-2072-DP/CUP/CDP
June 7, 2021 Planning Commission Hearing

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.

Exhibit 3

Notice of Exemption

Paul Residential Exterior and Interior Remodel
4652 Fourth Street; Project 20-2072-DP/CUP/CDP
June 7, 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 East Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: Residential Interior and Exterior Remodel

Project Applicant: Ben Paul, co-owner

Project Location - Specific:

4652 Fourth Street, Carpinteria, CA 93013 (APN 003-431-007)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Comprehensive as-built interior and exterior improvements to two existing detached residential units and a detached accessory structure

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Ben Paul, co-owner

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

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

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

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

☒ Categorical Exemption. State type and section number: Sections 15301 & 15303

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project can be found consistent with these Categorical Exemptions in that the project involves an interior and exterior remodel of existing structures, construction of a small trash enclosure, patio cover, porch structures, and alterations to an existing accessory structure. The project would not change existing heights of the structures, density, uses or square footage. The project would involve site improvements such as landscaping, perimeter fencing, and a trash enclosure. There are no known sensitive habitats or cultural resources onsite.

Lead Agency

Contact Person: Marysol Smith, Assistant Planner

Area Code/Telephone/Extension: (805) 755-4451

If filed by applicant:

1. Attach certified document of exemption finding.

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

Signature: _____ Date: _____ Title: _____

▪ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

Exhibit 4

Sea Level Rise Guidance Document

Paul Residential Exterior and Interior Remodel
4652 Fourth Street; Project 20-2072-DP/CUP/CDP
June 7, 2021 Planning Commission Hearing

**CITY OF CARPINTERIA
INTERIM SEA LEVEL RISE GUIDANCE
APPLICANT CHECKLIST FOR NEW DEVELOPMENT
IN AREAS POTENTIALLY AFFECTED BY SEA LEVEL RISE**



INTRODUCTION

In reviewing an applicant's proposed project, the City of Carpinteria's (City) must consider a proposed project's consistency with the City's certified Coastal Land Use Plan/General Plan (CLUP/GP). The City's current CLUP/GP references the broader policies of the California Coastal Act (Coastal Act) by incorporation which allows the City to consider sea level rise impacts in the interim while the City's CLUP/GP is formally amended to include specific policies and development standards. The purpose of this Interim Guidance document is to notify applicants of the information requests and the potential special conditions the City anticipates imposing on Coastal Development Permit applications for new development and redevelopment that may be affected by sea level rise within the City's jurisdiction.

DECISION PROCESS

The City will review applications to analyze (1) whether the proposed project site will be impacted by sea level rise within the life of the project, relying on the best available science, and (2) the estimated extent of the impact caused by sea level rise. The City will use these analyses to determine whether any special conditions will be placed on the Coastal Development Permit (CDP), if approved. The remaining sections of this guidance provide applicants with an overview of the potential information requests, and possible special conditions, the City may require in order to inform its review and approval of a CDP. The information requests and special conditions the applicant should be aware of are determined by answering the following questions:

- a. Is my project considered "redevelopment"?***
- b. Where is my project located?***

IS MY PROJECT CONSIDERED REDEVELOPMENT?

The following information requests and special conditions are only applicable to proposed projects that fall within the definition of "development" or "redevelopment" as specified in City City's General Plan, Zoning Code, and Public Resources Code section 30610. For the purposes of this Interim Guidance, the City interprets the terms "redevelopment" and to "redevelop" as:

All new construction or reconstruction, additions and remodels that have a valuation exceeding fifty percent (50%) of the valuation of the existing structure; or replacement of fifty percent (50%) or more of an existing structure.

Applicants are expected to provide staff with sufficient information to make a determination as to whether a project qualifies as redevelopment. Information that may be required to make a redevelopment determination include, but are not limited to, a real estate appraisal demonstrating current market value of improvements; detailed contractor's estimate for proposed scope of work; preliminary structural plans demonstrating the extent of anticipated structural alternations (e.g., foundation, load bearing walls, roof/flooring and frame work, etc.).

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 <u>and</u> north of Third Street



Once the applicant has determined in which Zone the proposed project is located, the applicant should be prepared to expect the following information requests during the permit review process and/or special conditions of approval to be placed on the permit approval:

Zone 1	• <u>Information Request</u> ○ Wave action study ○ Site specific coastal hazards study • <u>Conditions</u> ○ Recorded disclaimers regarding (1) assumption of the risk, and/or (2) waiver of future claims against the City
---------------	---

Zone 2	• <u>Information Request</u> ○ Site specific coastal hazards study • <u>Conditions</u> ○ Recorded disclaimers regarding (1) assumption of the risk, and/or (2) waiver of future claims against the City
---------------	---

DESCRIPTIONS

I. Information Requests

- Wave Action Study. The City's current Safety Objective 4 (S-4) calls for minimizing "the potential risks and reduc[ing] the loss of life, property and the economic and social dislocations resulting from flooding." Implementation Policy 14 associated with this objective calls for wave run-up studies under certain circumstances. The City recognizes that every project is unique and may not present the same vulnerability to flooding hazards. The City will consider the 100-year storm event, like the 100-year flood event, as a design standard for development. Accordingly, the City will require these studies when the project is located within Zone 1.
- Coastal Hazards Study. Coastal Hazards Studies determine at what level and by what year the project site may be susceptible to sea level rise. The City and California Coastal Commission staff would likely rely on the USGS Coastal Storm Modeling System (CoSMoS) and guidance from the Commission's Sea Level Rise policy document, the 2018 Ocean Protection Council (OPC)'s Sea-Level Rise document, and appropriate tide gauges to analyze the project site's vulnerability to coastal hazards. Applicants should be aware that projects within areas susceptible to early sea level rise may be required by the Coastal Commission to address the life of their projects under the **Medium-High Risk Aversion** scenario or the **Extreme Risk Aversion (H++)** based on a set of sea level rise predictions during an appeal process. In anticipation of this requirement, applicants should prepare a Coastal Hazards Study to avoid a potential appeal to the Coastal Commission. For direction on the preparation of a Coastal Hazards Study, the City recommends reviewing the County of Santa Barbara's *Technical Guidelines for Preparation of a Coastal Hazard Report* that are pending certification by the Coastal Commission. A copy of which is attached to this guidance.

If possible, adaptation options should be identified and analyzed as a part of the applicant's project, leading to one or more alternatives for the project site that will minimize risks from sea level rise hazards and avoid or minimize impacts to coastal resources. This is because the City may require future or incremental removal of structures if property owners are faced with certain hazard triggers, for example when the shoreline comes within a certain distance of the foundation of the project, or the OPC

predictions indicate sea level rise may encroach on a project sooner than initially anticipated. Triggers identified would be based on estimated lead times needed to catalyst planning for future adaptation measures. These potential hazard triggers are typically incorporated into an adopted LCP, however, at least one court has approved removal conditions in the absence of an LCP policy requiring such removal, as long as the triggers are not overly broad. (See *Lindstrom v. California Coastal Commission* (2019) 40 Cal.App.5th 73.) This would also be consistent with the Coastal Act's purpose of minimizing coastal hazard risks and resource impacts when making redevelopment decisions. The potential condition would encourage and/or require, as applicable, at-risk structures to be brought into conformance with current standards as necessary.

II. Disclosures & Waivers

- Assumption of the Risk. For projects that qualify as "redevelopment" located in Zones 1 and 2, The City shall require applicants to assume the risk of damage caused by future sea level rise, and to waive any claims for damages for such hazards. Examples of waivers include:
 - *"By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards, including but not limited to coastal flooding, which may worsen with future sea level rise; (ii) to assume the risks to the permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to waive unconditionally any claim of damage or liability against the City, its officers, agents, and employees for injury or damage from such hazards; (iv) to indemnify and hold harmless the City, its officers, agents, and employees with respect to the City's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; (v) that sea level rise could render it difficult or impossible to provide services to the site (e.g., maintenance of roadways, utilities, sewage or water systems), thereby constraining allowed uses of the site or rendering it uninhabitable; and (vi) that the structure and/or site require future adaptation or may need to be removed or relocated and the site restored if it becomes unsafe."*
- Disclosures & Waiver of Future Development. For projects that qualify as "redevelopment" located in Zones 1 and 2, the City shall require sellers of real estate to disclose permit conditions related to coastal hazards, or property defects or vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise, to prospective buyers prior to closing escrow. As a corollary, the Coastal Commission, on appeal, may require additional disclosures that inform

future property owners that under certain circumstances they are unable to seek future CDPs for bluff or shoreline protective device(s), or other development, in the event their structure is damaged by sea level rise or storm events. An example of such disclosures, which would be tailored for individual projects based on potential hazards, includes:

- *"By acceptance of this Permit, the applicants agree, on behalf of themselves and all successors and assigns, that no bluff or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. [X] including, but not limited to, the residence and foundation in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, or other natural hazards in the future. By acceptance of this Permit, the applicants hereby waive, on behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235."*

APPLICABLE AUTHORITY

All CDPs issued by the City must be consistent with its certified CLUP/GP as well as with the policies of the California Coastal Act. There are several policies within the City's current CLUP/GP which guide the City's evaluation and issuance of CDPs. These include, but are not limited to, the following:

- 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 are incorporated by reference as the guiding policies of the land use plan (Public Resources Code Sections 30210 through 30263). As applicable, the City may rely on:
 - *Section 30250 Location; existing developed area*
 - *Section 30253 Minimization of adverse impacts*
- Objective S-4: Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.
 - *S-4-Implementation Policy 13*: The City shall support and facilitate the current Army Corps of Engineers (ACOE) feasibility study and otherwise pursue long-term solutions for beach nourishment and establishment of a vegetated dune system at City Beach. As an interim measure, and with permission from the Coastal Commission and US Army Corps of Engineers, the City may construct a sand berm on the City Beach parallel to the homes fronting on the beach.

- *S-4-Implementation Policy 14:* All new construction or reconstruction, additions and remodels that have a valuation exceeding 50 percent of the valuation of the existing structure, shall be constructed so as to be protected from wave action. A wave action study shall be prepared and submitted to the city as a part of the project application that determines the necessary construction design and technique to protect the structure and prevent impacts to adjacent property. Shoreline protective devices, such as seawalls and revetments, shall be prohibited. Coastal development permits for new construction, including reconstruction where more than 50 percent of the exterior walls are removed, shall be conditioned to not allow a future seawall to protect the development.

The Coastal Commission has taken the policy position that local governments are able to rely on the broader flood hazards policies of the Coastal Act as authority to analyze sea level rise impacts on new development without needing amendments to local coastal programs. (Pub. Res. Code, § 30253.) More specifically, while the Commission's jurisdiction on appeal is "limited to an allegation that the development does not conform to the standards set forth in the certified local coastal program or the public access policies set forth in [the Coastal Act]." (Pub. Res. Code, § 30603(b)(1)), the Commission's jurisdiction on appeal does include imposing reasonable terms and conditions on the permit "to ensure that such development or action will be in accordance with the provisions of this division." (Pub. Res. Code, § 30607.) Accordingly, applicants should be aware that the Coastal Commission has utilized the broader policies of the Coastal Act to impose special conditions for appealed projects, even if not within the authority allowed in the local government's certified LCP.

Appendix 1

County of Santa Barbara's Technical Guidelines for Preparation of a Coastal Hazard Report

APPENDIX I: TECHNICAL GUIDELINES FOR PREPARATION OF A COASTAL HAZARD REPORT

The following standards and guidelines are intended to clarify and assist with the preparation of a Coastal Hazard Report for beachfront and bluff-top development. This appendix also includes the methodology for calculating a site-specific bluff edge setback and preparing a wave run-up study. All of these standards and guidelines may not be applicable or necessary for an individual project on a specific site, based upon the initial analysis performed by a qualified professional. The qualified professional must provide sufficient evidence to show that individual standards or guidelines do not apply to a specific site or proposed development.

1. Sea Level Rise Projection Information.

The Medium Sea Level Rise Coastal Hazard Screening Map (Appendix J to the Coastal Land Use Plan) shows areas of the county coastline that are potentially subject to increased threats from sea level rise and coastal hazards, where further site-specific study is needed to assess potential adverse impacts. The Screening Map shows the “medium” sea level rise scenario possible by the years 2030, 2060, and 2100, based on projections described in the County’s 2017 “Sea Level Rise and Coastal Hazards Vulnerability Assessment.” Table I-1 below shows the medium sea level rise scenario, as well as the low and high scenarios. All three scenarios can be visually examined using the Coastal Resilience Mapping Portal available online through the Planning and Development Department website.

Table I-1. Sea Level Rise Projections for Santa Barbara County (inches)

<u>Time Period</u>	<u>Low Sea Level Rise Scenario</u>	<u>Medium Sea Level Rise Scenario</u>	<u>High Sea Level Rise Scenario</u>
<u>By 2030</u>	<u>0.04</u>	<u>3.5</u>	<u>10.2</u>
<u>By 2060</u>	<u>2.8</u>	<u>11.8</u>	<u>27.2</u>
<u>By 2100</u>	<u>10.6</u>	<u>30.7</u>	<u>60.2</u>

Source: Santa Barbara County Sea Level Rise and Coastal Hazards Vulnerability Assessment, July 2017.

2. Methodology for Calculating a Bluff Edge Setback:

- (a) Identify bluff edge consistent with the Article II definition of “bluff edge.”
- (b) Determine a slope stability setback. Evaluate the stability of the bluff. If the slope exhibits a factor of safety of less than 1.5 for the static condition or 1.1 for the pseudostatic condition, then a “slope stability buffer” shall be established landward of the bluff edge. The slope stability buffer is the line landward of the bluff edge where the minimum factor of safety (1.5 static and 1.1 pseudostatic) can be met. When determining the slope stability buffer, the minimum factor of safety shall be achieved without the use of new or existing slope or shoreline protection devices.
- (c) Determine the bluff erosion setback. A site-specific evaluation of the long-term bluff retreat rate at the site shall be conducted that considers not only historical bluff retreat data, but also acceleration of bluff retreat projected to occur under continued and accelerated sea level rise and any known site-specific conditions. The geologic evaluation must include the total scope of development (e.g., proposed grading, buildings, structures, landscaping, and associated irrigation). Such an evaluation shall be used to determine the distance from the bluff edge (or from the slope stability buffer line if applicable) that the bluff might reasonably be expected to erode over the anticipated life of the structure (refer to Coastal Land Use Plan Policy 3-10), factoring in sea level rise using the current best available science, and without the use of new or existing slope or shoreline protection devices. Analysis of the effect of sea level rise on erosion rate shall use the best available science and include an examination of the “medium” amount of the sea level rise expected over the anticipated life of the development. Historic erosion rates can be determined by examination of historic records, surveys,

aerial photographs, studies, or other evidence showing the location of the bluff edge through time. A minimum of 50 years' worth of historic data is generally used to evaluate historic erosion rates, but a greater time period may be warranted if the shoreline has changed dramatically due to natural forces or development.

- (d) Determine the bluff edge setback by adding the slope stability and bluff erosion setback distances. Development shall be setback from the bluff edge the distance needed to: ensure slope stability (the slope stability setback); ensure the development is not endangered by erosion (the bluff erosion setback); and avoid the need for protective devices during the life of the structure.

3. Standards and Guidelines for Preparation of a Coastal Hazard Report for Bluff-top Properties:

A site-specific Coastal Hazard Report shall be required that is prepared by a qualified California licensed engineer with expertise in coastal processes. At a minimum, the Coastal Hazard shall examine the "medium" scenario of projected sea level rise over the expected life of the structure using the current best available science. The conditions that shall be considered in the hazard evaluation are: a seasonally eroded beach combined with erosion over the life of the structure, excluding the effects of any existing shoreline protective device; high tide conditions, combined with projections for sea level rise for the life of the structure; and storm waves from a 100-year event. The study shall provide maps and profiles that identify these conditions, as well as recommendations and alternatives to avoid, and if avoidance is not feasible, minimize, identified coastal hazards over the expected life of the structure. The study shall identify unavoidable coastal resource impacts and appropriate mitigation measures. Studies shall include an assessment of the availability of and potential risks to services to the site, including risks to public or private roads, stormwater management, water, sewer, electricity, and other utilities over the life of the development, considering sea level rise.

Coastal Hazard Reports shall include analysis of the physical impacts from coastal hazards and sea level rise that might constrain the project site and/or adversely impact the proposed development. Reports should address and demonstrate the site hazards and effects of the proposed development on coastal resources, including discussion, maps, profiles and/or other relevant information that describe the following:

- (a.) Current conditions at the site, including the current:
- tidal range, referenced to an identified vertical datum
 - intertidal zone
 - inland extent of flooding and wave run-up associated with extreme tidal conditions and storm events
 - beach erosion rates, both long-term and seasonal variability
 - bluff erosion rates, both long-term and episodic
- (b) Projected future conditions at the site, accounting for sea level rise over the anticipated life of the development, including the future:
- Shoreline, dune, or bluff edge, accounting for long-term erosion and assuming an increase in erosion from sea level rise
 - intertidal zone
 - inland extent of flooding and wave run-up associated with both storm and non-storm conditions
- (c) Safety of the proposed structure to current and projected future coastal hazards, including:
- Identification of a building envelope on the site that avoids hazards
 - Identification of options to minimize hazards if no building envelope exists that would allow avoidance of hazards

- Analysis of the adequacy of the proposed building/foundation design to ensure stability of the development relative to expected wave run-up, flooding and groundwater inundation for the anticipated life of the development in both storm and non-storm conditions
 - Description of any proposed future sea level rise adaptation measures, such as incremental removal or relocation when threatened by coastal hazards
- (e) Discussion of the study and assumptions used in the analysis including a description of the calculations used to determine long-term erosion impacts and the elevation and inland extent of current and future flooding and wave runup.
- (f) For blufftop development, the report shall include a detailed analysis of erosion risks, including the following:
- To examine risks from erosion, the predicted bluff edge, shoreline position, or dune profile shall be evaluated considering not only historical retreat, but also acceleration of retreat due to continued and accelerated sea level rise and other climatic impacts. Future long-term erosion rates should be based upon the best available information, using resources such as the highest historic retreat rates, sea level rise model flood projections, or shoreline/bluff/dune change models that take rising sea levels into account. Additionally, proposals for blufftop development shall include a quantitative slope stability analysis demonstrating a minimum factor of safety against sliding of 1.5 (static) and 1.1 (pseudostatic, $k=0.15$ or determined through a quantitative slope stability analysis by a geotechnical engineer), whereby safety and stability must be demonstrated for the predicted position of the bluff and bluff edge following bluff recession over the identified project life, without the need for caissons or other protective devices. The analysis should consider adverse impacts both with and without any existing shoreline protective devices.

The “medium” sea level rise scenario shall be examined to understand potential adverse impacts that may occur throughout the anticipated life of the development. At a minimum, flood risk over the anticipated life of the development should be examined. Additionally, the analysis should consider the frequency of future flooding impacts (e.g., daily impacts versus flooding from extreme storms only) and describe the extent to which the proposed development would be able to avoid, minimize, and/or withstand impacts from such occurrences of flooding. Studies should describe adaptation strategies that reduce hazard risks and neither create nor add to adverse impacts on existing coastal resources and that could be incorporated into the development.

4. Standards and Guidelines for Preparation of a Coastal Hazard Report for Beachfront Properties:

A site-specific Coastal Hazard shall be required that is prepared by a qualified California licensed engineer with expertise in coastal processes. At a minimum, the Coastal Hazard shall examine the projected sea level rise under the “medium” scenario, over the expected life of the structure, using the current best available science. The conditions that shall be considered in the hazard evaluation are: a seasonally eroded beach combined with erosion over the life of the structure, excluding the effects of any existing shoreline protective device; high tide conditions, combined with projections for sea level rise for the life of the structure; and storm waves from a 100-year event. The study shall provide maps and profiles that identify these conditions as well as recommendations and alternatives to avoid, and if avoidance is not feasible, minimize, identified coastal hazards over the expected life of the structure. The study shall identify unavoidable coastal resource impacts and appropriate mitigation measures. Studies shall include an assessment of the availability of and potential risks to services to the site, including risks to public or private roads, stormwater management, water, sewer, electricity, and other utilities over the life of the development, considering sea level rise.

Coastal Hazard Reports shall include analysis of the physical impacts from coastal hazards and sea level rise that might constrain the project site and/or adversely impact the proposed development. Studies should address and demonstrate the site hazards and effects of the proposed development on coastal

resources, including discussion, maps, profiles and/or other relevant information that describe the following:

(a) Current conditions at the site, including the current:

- tidal range, referenced to an identified vertical datum
- intertidal zone
- inland extent of flooding and wave run-up associated with extreme tidal conditions and storm events
- beach erosion rates, both long-term and seasonal variability
- bluff erosion rates, both long-term and episodic

(b) Projected future conditions at the site, accounting for sea level rise over the anticipated life of the development, including the future:

- shoreline, dune, or bluff edge, accounting for long-term erosion and assuming an increase in erosion from sea level rise
- intertidal zone
- inland extent of flooding and wave run-up associated with both storm and non-storm conditions

(c) Safety of the proposed structure to current and projected future coastal hazards, including:

- Identification of a building envelope on the site that avoids hazards
- Identification of options to minimize hazards if no building envelope exists that would allow avoidance of hazards
- Analysis of the adequacy of the proposed building/foundation design to ensure stability of the development relative to expected wave run-up, flooding and groundwater inundation for the anticipated life of the development in both storm and non-storm conditions
- Description of any proposed future sea level rise adaptation measures, such as incremental removal or relocation when threatened by coastal hazards

(d) Discussion of the study and assumptions used in the analysis including a description of the calculations used to determine long-term erosion impacts and the elevation and inland extent of current and future flooding and wave runup.

(e) For development on a beach, dune, low bluff, or other shoreline property subject to coastal flooding, inundation or erosion, the report shall include a detailed wave uprush and impact report and analysis, including the following:

- The analysis shall consider current flood hazards as well as flood hazards associated with sea level rise over the anticipated life of the development. To examine risks and adverse impacts from flooding, including daily tidal inundation, wave impacts, runup, and overtopping, the site should be examined under conditions of a beach subject to long-term erosion and seasonally eroded shoreline combined with a large storm event (1% probability of occurrence). Flood risks should take into account daily and annual high tide conditions, backwater flooding, water level rise due to El Niño and other atmospheric forcing, groundwater inundation, storm surge, sea level rise appropriate for the time period, and waves associated with a large storm event (such as the 100 year storm or greater). The analysis should consider impacts both with and without any existing shoreline protective devices.

At a minimum, the "medium" scenario of projected sea level rise shall be examined to understand the potential adverse impacts that may occur throughout the anticipated life of the development. Additionally, the analysis should consider the frequency of future flooding impacts (e.g., daily impacts versus flooding from extreme storms only) and describe the extent to which the proposed development would be able to avoid, minimize, and/or withstand impacts from such occurrences of flooding. Studies should describe adaptation strategies that reduce hazard risks and neither create nor add to impacts on existing coastal resources and that could be incorporated into the development.

Exhibit 5

Retrospective appraisal and construction cost estimate

Paul Residential Exterior and Interior Remodel
4652 Fourth Street; Project 20-2072-DP/CUP/CDP
June 7, 2021 Planning Commission Hearing

UAP Appraisal Service
Comments

The following report is a retrospective report dated from 12/2016 to 12/2017 and used to determine the property value only. Being a property only report no land was included in the final estimated value. It was also noted that due to a limited number of sold properties in the city of Carpinteria within the twelve month prior of 2016 to 2017, sales used were found in the city of Santa Barbara, 8 to 10 miles north of the subject property in an area having average to good locations with similar overall market conditions. Both Carpinteria and Santa Barbara are known for beach amenities.

Per 2017 MLS data provided by the client, the subject property at the date of this report was in average minus condition having no upgrades, Interior appliances and fixtures were original with original flooring. The exterior of the property was noted to be average condition with no updating having average overall maintenance and upkeep. See grid on page three for adjustments and reconciliation of value.

Estimated Value of the property only as of 2017 was \$405,000. (see 2 line page 4)

Note: borrowers/owners name was "Saticoy Development Company."

•

Small Residential Income Property Appraisal Report

SUBJECT	The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.																																																																																																																																																																																																																																																																																																				
	Property Address 4652 4th Street										City Carpinteria		State CA		Zip Code 93013																																																																																																																																																																																																																																																																																						
	Borrower Saticoy Development Company										Owner of Public Record Saticoy Development Company		County SANTA BARBARA																																																																																																																																																																																																																																																																																								
	Legal Description LOT 3 BLK 55																																																																																																																																																																																																																																																																																																				
	Assessor's Parcel No. 003-431-007										Tax Year 2016		R.E. Taxes \$ 12,406.00																																																																																																																																																																																																																																																																																								
	Neighborhood Name Carpinteria										Map Reference 22-D5		Census Tract 16.04																																																																																																																																																																																																																																																																																								
	Occupant		Owner ☒		Tenant		Vacant		Special Assessments \$ 0		PUD		HOA \$ 0		per year per month																																																																																																																																																																																																																																																																																						
	Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)																																																																																																																																																																																																																																																																																																				
	Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)																																																																																																																																																																																																																																																																																																				
	Lender/Client Ben Paul, Stephen Stan & Jeffrey Nachmanoff (partners) Address 5606 Hill Oak Drive, Los Angeles, CA 90068																																																																																																																																																																																																																																																																																																				
CONTRACT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☐ No																																																																																																																																																																																																																																																																																																				
	Report data source(s) used, offerings price(s), and date(s).																																																																																																																																																																																																																																																																																																				
	I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. NA																																																																																																																																																																																																																																																																																																				
	Contract Price \$ Date of Contract Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)																																																																																																																																																																																																																																																																																																				
	Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No																																																																																																																																																																																																																																																																																																				
	If Yes, report the total dollar amount and describe the items to be paid.																																																																																																																																																																																																																																																																																																				
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.																																																																																																																																																																																																																																																																																																				
	<table border="1"> <thead> <tr> <th colspan="4">Neighborhood Characteristics</th> <th colspan="4">2-4 Unit Housing Trends</th> <th colspan="2">2-4 Unit Housing</th> <th colspan="2">Present Land Use %</th> </tr> </thead> <tbody> <tr> <td>Location</td> <td>☒ Urban</td> <td>☐ Suburban</td> <td>☐ Rural</td> <td>Property Values</td> <td>☒ Increasing</td> <td>☒ Stable</td> <td>☐ Declining</td> <td>PRICE</td> <td>AGE</td> <td>One-Unit</td> <td>80 %</td> </tr> <tr> <td>Built-Up</td> <td>☒ Over 75%</td> <td>☐ 25-75%</td> <td>☐ Under 25%</td> <td>Demand/Supply</td> <td>☒ In Balance</td> <td>☐ Over Supply</td> <td>☐ Under Supply</td> <td>\$ (000)</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>%</td> </tr> <tr> <td>Growth</td> <td>☒ Rapid</td> <td>☒ Stable</td> <td>☐ Slow</td> <td>Marketing Time</td> <td>☒ Under 3 mths</td> <td>☒ 3-6 mths</td> <td>☐ Over 6 mths</td> <td>875</td> <td>Low</td> <td>20</td> <td>Multi-Family</td> </tr> <tr> <td colspan="8">Neighborhood Boundaries THE SUBJECT IS LOCATED NORTH OF LINDEN AVE, SOUTH OF HWY 101, EAST OF THE PACIFIC COAST, WEST OF HWY 101 IN THE CITY OF CARPINTERIA.</td> <td>2,300</td> <td>High</td> <td>80</td> <td>Commercial</td> <td>5 %</td> </tr> <tr> <td colspan="8">Neighborhood Description THE SUBJECT IS LOCATED IN CARPINTERIA AN AREA OF NON CONFORMING AVERAGE TO GOOD QUALITY CUSTOM SINGLE FAMILY RESIDENCE, WITH AVERAGE UP KEEP, THE SUBJECT IS CLOSE TO LOCAL SHOPPING, PUBLIC SCHOOL AND OTHER SUPPORTING FACILITIES. THE SUBJECT HAS FREEWAY ACCESS VIA LINDEN AVE TO HWY 101.</td> <td>1,000</td> <td>Pred.</td> <td>30</td> <td>Other vacant</td> <td>10 %</td> </tr> </tbody> </table>															Neighborhood Characteristics				2-4 Unit Housing Trends				2-4 Unit Housing		Present Land Use %		Location	☒ Urban	☐ Suburban	☐ Rural	Property Values	☒ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	80 %	Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☒ In Balance	☐ Over Supply	☐ Under Supply	\$ (000)	(yrs)	2-4 Unit	%	Growth	☒ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	875	Low	20	Multi-Family	Neighborhood Boundaries THE SUBJECT IS LOCATED NORTH OF LINDEN AVE, SOUTH OF HWY 101, EAST OF THE PACIFIC COAST, WEST OF HWY 101 IN THE CITY OF CARPINTERIA.								2,300	High	80	Commercial	5 %	Neighborhood Description THE SUBJECT IS LOCATED IN CARPINTERIA AN AREA OF NON CONFORMING AVERAGE TO GOOD QUALITY CUSTOM SINGLE FAMILY RESIDENCE, WITH AVERAGE UP KEEP, THE SUBJECT IS CLOSE TO LOCAL SHOPPING, PUBLIC SCHOOL AND OTHER SUPPORTING FACILITIES. THE SUBJECT HAS FREEWAY ACCESS VIA LINDEN AVE TO HWY 101.								1,000	Pred.	30	Other vacant	10 %																																																																																																																																																																																																												
	Neighborhood Characteristics				2-4 Unit Housing Trends				2-4 Unit Housing		Present Land Use %																																																																																																																																																																																																																																																																																										
	Location	☒ Urban	☐ Suburban	☐ Rural	Property Values	☒ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	80 %																																																																																																																																																																																																																																																																																									
	Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☒ In Balance	☐ Over Supply	☐ Under Supply	\$ (000)	(yrs)	2-4 Unit	%																																																																																																																																																																																																																																																																																									
	Growth	☒ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	875	Low	20	Multi-Family																																																																																																																																																																																																																																																																																									
	Neighborhood Boundaries THE SUBJECT IS LOCATED NORTH OF LINDEN AVE, SOUTH OF HWY 101, EAST OF THE PACIFIC COAST, WEST OF HWY 101 IN THE CITY OF CARPINTERIA.								2,300	High	80	Commercial	5 %																																																																																																																																																																																																																																																																																								
	Neighborhood Description THE SUBJECT IS LOCATED IN CARPINTERIA AN AREA OF NON CONFORMING AVERAGE TO GOOD QUALITY CUSTOM SINGLE FAMILY RESIDENCE, WITH AVERAGE UP KEEP, THE SUBJECT IS CLOSE TO LOCAL SHOPPING, PUBLIC SCHOOL AND OTHER SUPPORTING FACILITIES. THE SUBJECT HAS FREEWAY ACCESS VIA LINDEN AVE TO HWY 101.								1,000	Pred.	30	Other vacant	10 %																																																																																																																																																																																																																																																																																								
	Market Conditions (including support for the above conclusions) THE SUBJECTS MARKET CONDITIONS APPEAR TO BE STABILIZING WITH THE AVERAGE MARKET TIME FOR COMPETITIVE PROPERTIES IS 3 TO 6 MONTHS WITH NO CONCESSIONS OR BUY DOWNS NOTED. INTEREST RATES REMAIN BELOW 6 % WITH SPECIAL PROGRAMS OFFERED TO QUALIFIED BUYERS. AT THE DATE OF THE INSPECTION THERE WERE A LIMITED NUMBER OF REO SALES NOTED WITHIN 1 MILE WHICH APPEARED TO HAVE A SMALL EFFECT ON OVER ALL VALUES AND MARKET TRENDS. SEE ADDENDUM FOR DETAILS.																																																																																																																																																																																																																																																																																																				
	<table border="1"> <thead> <tr> <th>Dimensions</th> <th>See Site Map for Area Calculation</th> <th>Area</th> <th>5663 sf</th> <th>Shape</th> <th>Rectangular</th> <th>View</th> <th>Res:None</th> </tr> </thead> <tbody> <tr> <td colspan="8">Specific Zoning Classification RES-NEC Zoning Description Residential Rentals</td> </tr> <tr> <td colspan="8">Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)</td> </tr> <tr> <td colspan="8">Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe.</td> </tr> </tbody> </table>															Dimensions	See Site Map for Area Calculation	Area	5663 sf	Shape	Rectangular	View	Res:None	Specific Zoning Classification RES-NEC Zoning Description Residential Rentals								Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)								Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe.																																																																																																																																																																																																																																																													
Dimensions	See Site Map for Area Calculation	Area	5663 sf	Shape	Rectangular	View	Res:None																																																																																																																																																																																																																																																																																														
Specific Zoning Classification RES-NEC Zoning Description Residential Rentals																																																																																																																																																																																																																																																																																																					
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)																																																																																																																																																																																																																																																																																																					
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe.																																																																																																																																																																																																																																																																																																					
<table border="1"> <thead> <tr> <th>Utilities</th> <th>Public</th> <th>Other (describe)</th> <th>Public</th> <th>Other (describe)</th> <th>Off-site Improvements--Type</th> <th>Public</th> <th>Private</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td>☒</td> <td>SCE</td> <td>Water</td> <td>☒</td> <td>City</td> <td>Street</td> <td>Asphalt</td> </tr> <tr> <td>Gas</td> <td>☒</td> <td>Gas Co</td> <td>Sanitary Sewer</td> <td>☒</td> <td>City</td> <td>Alley</td> <td>No</td> </tr> </tbody> </table>															Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private	Electricity	☒	SCE	Water	☒	City	Street	Asphalt	Gas	☒	Gas Co	Sanitary Sewer	☒	City	Alley	No																																																																																																																																																																																																																																																															
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private																																																																																																																																																																																																																																																																																														
Electricity	☒	SCE	Water	☒	City	Street	Asphalt																																																																																																																																																																																																																																																																																														
Gas	☒	Gas Co	Sanitary Sewer	☒	City	Alley	No																																																																																																																																																																																																																																																																																														
FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone see attached FEMA Map # see attached FEMA Map Date see attached																																																																																																																																																																																																																																																																																																					
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe.																																																																																																																																																																																																																																																																																																					
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe.																																																																																																																																																																																																																																																																																																					
AS IF THE DATE OF THE PHYSICAL INSPECTION THERE WERE NO SPECIAL ASSESSMENTS OR ENCROACHMENTS NOTED. TYPICAL UTILITY EASEMENTS EXIST. THE SUBJECT BACKS RAILROAD TRACKS WHICH COULD HAVE AN EFFECT ON THE MARKETABILITY.																																																																																																																																																																																																																																																																																																					
IMPROVEMENTS	<table border="1"> <thead> <tr> <th colspan="4">General Description</th> <th colspan="2">Foundation</th> <th colspan="4">Exterior Description materials/condition</th> <th colspan="4">Interior materials/condition</th> </tr> </thead> <tbody> <tr> <td>Units</td> <td>☒ Two</td> <td>☐ Three</td> <td>☐ Four</td> <td>Concrete Slab</td> <td>☒ Crawl Space</td> <td>Foundation Walls</td> <td>Post/Concrete</td> <td>Floors</td> <td>Wood/Tile/Gd</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Accessory Unit (describe below)</td> <td>Full Basement</td> <td>Partial Basement</td> <td>Exterior Walls</td> <td>Wood/stucco/Avg</td> <td>Walls</td> <td>Plaster/Drywall/Gd</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td># of Stories</td> <td>one</td> <td># of bldgs.</td> <td>2</td> <td>Basement Area</td> <td>0</td> <td>sq. ft.</td> <td></td> <td>Roof Surface</td> <td>COMP/AVE</td> <td>Trim/Finish</td> <td>Wood/Gd</td> <td></td> <td></td> </tr> <tr> <td>Type</td> <td>☒ Det</td> <td>☐ Att</td> <td>☐ S-Det/End Unit</td> <td>Basement Finish</td> <td>%</td> <td>Gutters & Downspouts</td> <td>Metal</td> <td>Bath Floor</td> <td>Tile/Gd</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>☒ Existing</td> <td>☐ Proposed</td> <td>☐ Under Const.</td> <td>☒ Outside Entry/Exit</td> <td>Sump Pump</td> <td></td> <td>Window Type</td> <td>Dual Pane</td> <td>Bath Wainscot</td> <td>Tile/Avg</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Design (Style) RANCH</td> <td>Evidence of</td> <td>Infestation None vis</td> <td>Storm Sash/Insulated</td> <td>Yes</td> <td colspan="4">Car Storage</td> </tr> <tr> <td>Year Built</td> <td>1960</td> <td>Dampness</td> <td>Settlement</td> <td>Screens</td> <td>Yes</td> <td colspan="4">Car Storage</td> <td>☒ None</td> <td></td> <td></td> </tr> <tr> <td>Effective Age (Yrs)</td> <td>15</td> <td colspan="4">Heating/Cooling</td> <td colspan="4">Amenities</td> <td>☒ Driveway</td> <td># of Cars</td> <td>4</td> </tr> <tr> <td>Attic</td> <td></td> <td>None</td> <td>☒ FWA</td> <td>☐ HWBB</td> <td>☐ Radiant</td> <td>Fireplace(s) #</td> <td>Woodstove(s) #</td> <td>Driveway Surface</td> <td>DIRT</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Drop Stair</td> <td></td> <td>Stairs</td> <td>☐ Other</td> <td>Fuel Gas</td> <td></td> <td>Patio/Deck</td> <td>☒ Fence</td> <td>Wood</td> <td></td> <td>Garage</td> <td># of Cars</td> <td></td> <td></td> </tr> <tr> <td>Floor</td> <td>☒ Scuttle</td> <td>Cooling</td> <td>Central Air Conditioning</td> <td>Pool</td> <td></td> <td>Porch</td> <td></td> <td>Carport</td> <td># of Cars</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Finished</td> <td></td> <td>Heated</td> <td>Individual</td> <td>Other None</td> <td></td> <td>Other</td> <td></td> <td>Att.</td> <td>Det.</td> <td>Built-in</td> <td></td> <td></td> <td></td> </tr> <tr> <td># of Appliances</td> <td>Refrigerator</td> <td>x</td> <td>Range/Oven</td> <td>x</td> <td>Dishwasher</td> <td>x</td> <td>Disposal</td> <td>x</td> <td>Microwave</td> <td>x</td> <td>Washer/Dryer</td> <td>x</td> <td>Other (describe)</td> </tr> <tr> <td>Unit #1 contains:</td> <td>4</td> <td>Rooms</td> <td>2</td> <td>Bedroom(s)</td> <td>2.00</td> <td>Bath(s)</td> <td>600</td> <td colspan="6">Square feet of Gross Living Area</td> </tr> <tr> <td>Unit #2 contains:</td> <td>4</td> <td>Rooms</td> <td>2</td> <td>Bedroom(s)</td> <td>2.00</td> <td>Bath(s)</td> <td>510</td> <td colspan="6">Square feet of Gross Living Area</td> </tr> <tr> <td>Unit #3 contains:</td> <td></td> <td>Rooms</td> <td></td> <td>Bedroom(s)</td> <td></td> <td>Bath(s)</td> <td></td> <td colspan="6">Square feet of Gross Living Area</td> </tr> <tr> <td>Unit #4 contains:</td> <td></td> <td>Rooms</td> <td></td> <td>Bedroom(s)</td> <td></td> <td>Bath(s)</td> <td></td> <td colspan="6">Square feet of Gross Living Area</td> </tr> <tr> <td colspan="15">Additional features (special energy efficient items, etc.) NO ADDITIONAL FEATURES.</td> </tr> <tr> <td colspan="15">Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) THE SUBJECT IS 2 DETACHED UNITS AVERAGE CONDITION HAVING NO RECENT UPGRADING PER MLS.</td> </tr> </tbody></table>															General Description				Foundation		Exterior Description materials/condition				Interior materials/condition				Units	☒ Two	☐ Three	☐ Four	Concrete Slab	☒ Crawl Space	Foundation Walls	Post/Concrete	Floors	Wood/Tile/Gd					Accessory Unit (describe below)				Full Basement	Partial Basement	Exterior Walls	Wood/stucco/Avg	Walls	Plaster/Drywall/Gd					# of Stories	one	# of bldgs.	2	Basement Area	0	sq. ft.		Roof Surface	COMP/AVE	Trim/Finish	Wood/Gd			Type	☒ Det	☐ Att	☐ S-Det/End Unit	Basement Finish	%	Gutters & Downspouts	Metal	Bath Floor	Tile/Gd					☒ Existing	☐ Proposed	☐ Under Const.	☒ Outside Entry/Exit	Sump Pump		Window Type	Dual Pane	Bath Wainscot	Tile/Avg					Design (Style) RANCH				Evidence of	Infestation None vis	Storm Sash/Insulated	Yes	Car Storage				Year Built	1960	Dampness	Settlement	Screens	Yes	Car Storage				☒ None			Effective Age (Yrs)	15	Heating/Cooling				Amenities				☒ Driveway	# of Cars	4	Attic		None	☒ FWA	☐ HWBB	☐ Radiant	Fireplace(s) #	Woodstove(s) #	Driveway Surface	DIRT					Drop Stair		Stairs	☐ Other	Fuel Gas		Patio/Deck	☒ Fence	Wood		Garage	# of Cars			Floor	☒ Scuttle	Cooling	Central Air Conditioning	Pool		Porch		Carport	# of Cars					Finished		Heated	Individual	Other None		Other		Att.	Det.	Built-in				# of Appliances	Refrigerator	x	Range/Oven	x	Dishwasher	x	Disposal	x	Microwave	x	Washer/Dryer	x	Other (describe)	Unit #1 contains:	4	Rooms	2	Bedroom(s)	2.00	Bath(s)	600	Square feet of Gross Living Area						Unit #2 contains:	4	Rooms	2	Bedroom(s)	2.00	Bath(s)	510	Square feet of Gross Living Area						Unit #3 contains:		Rooms		Bedroom(s)		Bath(s)		Square feet of Gross Living Area						Unit #4 contains:		Rooms		Bedroom(s)		Bath(s)		Square feet of Gross Living Area						Additional features (special energy efficient items, etc.) NO ADDITIONAL FEATURES.															Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) THE SUBJECT IS 2 DETACHED UNITS AVERAGE CONDITION HAVING NO RECENT UPGRADING PER MLS.														
	General Description				Foundation		Exterior Description materials/condition				Interior materials/condition																																																																																																																																																																																																																																																																																										
	Units	☒ Two	☐ Three	☐ Four	Concrete Slab	☒ Crawl Space	Foundation Walls	Post/Concrete	Floors	Wood/Tile/Gd																																																																																																																																																																																																																																																																																											
	Accessory Unit (describe below)				Full Basement	Partial Basement	Exterior Walls	Wood/stucco/Avg	Walls	Plaster/Drywall/Gd																																																																																																																																																																																																																																																																																											
	# of Stories	one	# of bldgs.	2	Basement Area	0	sq. ft.		Roof Surface	COMP/AVE	Trim/Finish	Wood/Gd																																																																																																																																																																																																																																																																																									
	Type	☒ Det	☐ Att	☐ S-Det/End Unit	Basement Finish	%	Gutters & Downspouts	Metal	Bath Floor	Tile/Gd																																																																																																																																																																																																																																																																																											
	☒ Existing	☐ Proposed	☐ Under Const.	☒ Outside Entry/Exit	Sump Pump		Window Type	Dual Pane	Bath Wainscot	Tile/Avg																																																																																																																																																																																																																																																																																											
	Design (Style) RANCH				Evidence of	Infestation None vis	Storm Sash/Insulated	Yes	Car Storage																																																																																																																																																																																																																																																																																												
	Year Built	1960	Dampness	Settlement	Screens	Yes	Car Storage				☒ None																																																																																																																																																																																																																																																																																										
	Effective Age (Yrs)	15	Heating/Cooling				Amenities				☒ Driveway	# of Cars	4																																																																																																																																																																																																																																																																																								
Attic		None	☒ FWA	☐ HWBB	☐ Radiant	Fireplace(s) #	Woodstove(s) #	Driveway Surface	DIRT																																																																																																																																																																																																																																																																																												
Drop Stair		Stairs	☐ Other	Fuel Gas		Patio/Deck	☒ Fence	Wood		Garage	# of Cars																																																																																																																																																																																																																																																																																										
Floor	☒ Scuttle	Cooling	Central Air Conditioning	Pool		Porch		Carport	# of Cars																																																																																																																																																																																																																																																																																												
Finished		Heated	Individual	Other None		Other		Att.	Det.	Built-in																																																																																																																																																																																																																																																																																											
# of Appliances	Refrigerator	x	Range/Oven	x	Dishwasher	x	Disposal	x	Microwave	x	Washer/Dryer	x	Other (describe)																																																																																																																																																																																																																																																																																								
Unit #1 contains:	4	Rooms	2	Bedroom(s)	2.00	Bath(s)	600	Square feet of Gross Living Area																																																																																																																																																																																																																																																																																													
Unit #2 contains:	4	Rooms	2	Bedroom(s)	2.00	Bath(s)	510	Square feet of Gross Living Area																																																																																																																																																																																																																																																																																													
Unit #3 contains:		Rooms		Bedroom(s)		Bath(s)		Square feet of Gross Living Area																																																																																																																																																																																																																																																																																													
Unit #4 contains:		Rooms		Bedroom(s)		Bath(s)		Square feet of Gross Living Area																																																																																																																																																																																																																																																																																													
Additional features (special energy efficient items, etc.) NO ADDITIONAL FEATURES.																																																																																																																																																																																																																																																																																																					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) THE SUBJECT IS 2 DETACHED UNITS AVERAGE CONDITION HAVING NO RECENT UPGRADING PER MLS.																																																																																																																																																																																																																																																																																																					

Small Residential Income Property Appraisal Report

IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe																				
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe																				
Is the property subject to rent control? ☐ Yes ☒ No If Yes, describe																					
COMPARABLE RENTAL DATA	The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for subject property.																				
	FEATURE		SUBJECT			COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3									
	Address		4652 4th Street Carpinteria, CA 93013			1098 Linden Ave Carpinteria, CA 93013			1415 Begonia Drive Carpinteria, CA 93013			1328 DELTA Street Carpinteria, CA 93013									
	Proximity to subject		0.47 miles E			0.48 miles NE			0.36 miles NE												
	Current Monthly Rent		\$ 6,400			\$ 5,600			\$ 3,900			\$ 3,500									
	Rent/Gross Bldg. Area		\$ 5.82 sq. ft.			\$ 3.13 sq. ft.			\$ 2.88 sq. ft.			\$ 2.80 sq. ft.									
	Rent Control		☐ Yes ☒ No			☐ Yes ☒ No			☐ Yes ☒ No			☐ Yes ☒ No									
	Data Source(s)		Pers. Inspection			MLS/CH			MLS/CH			MLS/CH									
	Date of Lease(s)		Monthly			NA			NA			NA									
	Location		Urban			URBAN			URBAN			URBAN									
	Actual Age		58 yrs			55			50			56									
	Condition		C4			C3			C3			C3									
	Gross Building Area		1,100			1,790			1,352			1,250									
	Unit Breakdown		Rm Count		Size	Rm Count		Size	Monthly Rent		Rm Count		Size	Monthly Rent		Rm Count		Size	Monthly Rent		
			Tot	Br	Ba	Sq. Ft.	Tot	Br	Ba	Sq. Ft.		Tot	Br	Ba	Sq. Ft.		Tot	Br	Ba	Sq. Ft.	
	Unit #1		4	2	2.00	600	5	3	2.00	1,790	\$ 5,600	8	4	2.00	1,352	\$ 3,900	6	3	2.00	1,300	\$ 3,500
	Unit #2		4	2	2.00	510	0	0	0.00	0	\$ 2,000	0	0	0.00	0	\$ 2,000	0	0	0.00	0	\$ 2,000
	Unit #3										\$					\$				\$	
	Unit #4										\$					\$				\$	
	Utilities Included		Water, Trash			Water, Trash			Water, Trash			Water, Trash									
	Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) DUE TO THE SUBJECT PROPERTY BEING TENANT OCCUPIED, A RENTAL ANALYSIS WAS DERIVED FROM THE ABOVE DATA AVERAGE SINGLE FAMILY RENTS, PER MLS RANGE FROM \$3500 TO \$5600 PER UNIT PER MONTHS DEPENDING ON UNIT SIZE AND LOCATION.																				
	ADJUSTED RENTS WITH THE ADDITIONAL UNIT RANGE \$5500 TO \$7600. ESTIMATE RENTS FOR TWO UNIT \$6500.																				
	SUBJECT RENT SCHEDULE	Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.																			
		Leases		Lease Date				Actual Rent				Opinion Of Market Rent									
				Begin		End		Per Unit		Total Rent		Per Unit		Total Rent							
Unit No.						Unfurnished		Furnished		Unfurnished		Furnished									
1		NA		NA		\$ 3,400		\$ NA		\$ 3,400		\$ 3,500									
2		NA		NA		\$ 3,000		\$ NA		\$ 3,000		\$ 3,000									
3						\$		\$		\$ 0		\$ 0									
4						\$		\$		\$		\$									
Comment on lease data		Data supplied by owner				Total Actual Monthly Rent				\$ 6,400											
						Other Monthly Income (itemize)				\$											
						Total Actual Monthly Income				\$ 6,400											
						Total Gross Monthly Rent				\$ 6,500											
						Other Monthly Income (itemize)				\$											
						Total Estimated Monthly Income				\$ 6,500											
Utilities included in estimated rents		☐ Electric		☐ Water		☒ Sewer		☐ Gas		☐ Oil		☒ Cable		☒ Trash collection		☐ Other					
Comments on actual or estimated rents and other monthly income (including personal property) THE MIDDLE RANGE OF MARKET RENT HAS BEEN USED.																					
PRIOR SALE HISTORY	I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain																				
	My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																				
	Data source(s) Title Co.																				
	My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.																				
	Data source(s) Title Co.																				
	Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 4).																				
	ITEM		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3									
	Date of Prior Sale/Transfer																				
	Price of Prior Sale/Transfer																				
	Data Source(s)		TITLE CO			TITLE CO			TITLE CO			TITLE CO									
Effective Date of Data Source(s)		01/01/2017			01/01/2017			01/01/2017			01/01/2017										
Analysis of prior sale or transfer history of the subject property and comparable sales The subject has been listed or sold in the past 12 per M.L.S. public records.																					

Small Residential Income Property Appraisal Report

Case No. 4652 4TH

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 750,000 to \$ 3,000,000	
There are 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 775,000 to \$ 2,300,098	
FEATURE	SUBJECT
Address	4652 4th Street Carpinteria, CA 93013
Proximity to Subject	8.95 miles W
Sale Price	\$ 775,000
Sale Price/Gross Bldg. Area	\$ 0.00 sq. ft. \$ 645.83 sq. ft.
Gross Monthly Rent	\$ 6,500 \$ 5,000
Gross Rent Multiplier	154.00 155.00
Price Per Unit	\$ 387,500
Price Per Room	\$ 86,111
Price Per Bedroom	\$ 155,000
Rent Control	Yes X No
Data Source(s)	Physical Inspect CRMLS#V0-216010256;DOM 165
Verification Source(s)	Owner MLS #18-2900
VALUE ADJUSTMENTS	DESCRIPTION DESCRIPTION (+/-) Adjustment DESCRIPTION (+/-) Adjustment DESCRIPTION (+/-) Adjustment
Sale or Financing	CONVENTIONAL CONVENTIONAL CONVENTIONAL
Concessions	NONE DISCLOSED NONE DISCLOSED NONE DISCLOSED
Date of Sale/Time	na s12/16;c12/16 s11/17;c10/17 s05/17;c03/17
Location	Urban URBAN URBAN/Sup
Leasehold/Fee Simple	Fee Simple FEE SIMPLE FEE SIMPLE FEE SIMPLE
Site	5663 sf 4,356 sf +261,400 6,098 sf -87,000 7,405 sf -348,400
View	Res:None Res:None Res:None
Design (Style)	RANCH RANCH RANCH
Quality of Construction	Average AVERAGE AVERAGE AVERAGE
Actual Age	60 yrs 42 yrs 67 86
Condition	C4 C4 C3 -10,000 C3 -500,000
Gross Building Area	1,100 sq. ft. 1,200 sq. ft. -20,000 1,676 sq. ft. -115,200 1,181 sq. ft. -16,200
Unit Breakdown	Total Bdrms Baths Total Bdrms Baths Total Bdrms Baths Total Bdrms Baths
Unit # 1	4 2 2.00 4 2 1.1 +4,500 4 2 1.00 +5,000 4 1 1.00 +10,000
Unit # 2	4 2 2.00 5 3 2.00 -5,000 3 1 1.00 +10,000 4 2 1.00 +5,000
Unit # 3	0 0 0 0 0 0 0 3 1 1.00 -100,000
Unit # 4	0 0 0 0 0 0 0 0 0 0
Basement Description	0 sf 0sf 0sf 0sf
Basement Finished Rooms	NONE NONE NONE NONE
Functional Utility	Average AVERAGE AVERAGE AVERAGE
Heating/Cooling	FWA/None FWA/None FWA/None FWA/None
Energy Efficient Items	NONE NONE NONE NONE
Parking On/Off Site	None NONE 2 CAR GARAGE -10,000 NONE
Porch/Patio/Deck	PORCH PORCH PORCH PORCH
FIREPLACE	NONE NONE NONE 1 Fireplace(s)
Upgrades	NONE NONE NONE NONE
Net Adjustment (Total)	X + - \$ 240,900 + X - \$ -207,200 + X - \$ -1,249,600
Adjusted Sale Price of Comparables	Net Adj. : 31% Net Adj. : -19% Net Adj. : -54%
	Gross Adj. : 38% \$ 1,015,900 Gross Adj. : 21% \$ 907,800 Gross Adj. : 56% \$ 1,050,498
Adj. Price Per Unit (Adj. SP Comp# of Comp Units)	\$ 507,950 \$ 453,900 \$ 350,166
Adj. Price Per Room (Adj. SP Comp# of Comp Rooms)	\$ 112,878 \$ 129,686 \$ 95,500
Adj. Price Per Bdrm. (Adj. SP Comp# of Comp Bedrooms)	\$ 203,180 \$ 302,600 \$ 262,625
Value Per Unit	\$ 500 X 2 Units = \$ 1,000 Value Per GBA \$ 910 X 1,100 GBA = \$ 1,001,000
Value Per Rm.	\$ 125 X 8 Rooms = \$ 1,000 Value Per Bdrms. \$ 250 X 4 Bdrms. = \$ 1,000
Summary of Sales Comparison Approach including reconciliation of the above indicators of value. DUE TO THE LIMITED NUMBER OF CLOSED SALES FOUND AT THE RETROSPECTIVE DATE OF THIS REPORT THE SALES SEARCH WAS EXTENDED TO THE CITY OF SANTA BARBARA AND WERE CONSIDERED TO BE GOOD INDICATORS OF VALUE. SALES USED WERE ADJUSTED FOR LOCATION (BEACH) GLA, ROOM COUNT AND CONDITION, MAINTENANCE AND UPKEEP. ADJUSTED SALES RANGE: \$907,800 TO \$1,050,498. ESTIMATED FAIR MARKET VALUE IS \$1,000,000. IT WAS NOTED THAT THE SUBJECT DID HAVE ADVERSE NOISE DUE TO PROXIMITY TO RAILROAD CROSSING WHICH COULD HAVE AN IMPACT ON THE MARKETABILITY. ADJUSTMENTS ARE AS FOLLOWS: BEACH ACCESS: \$300,000. CONDITION: \$10,000 TO \$500,000. BEDROOM: \$5000, BATHROOM: \$5000, 1/2 BATHROOM \$2500, GARAGE \$5000. DUE TO GLA, CONDITION SALE ONE WAS GIVEN THE MOST WEIGHT.	
Indicated Value by: Sales Comparison Analysis \$ 1,000,000	
Total gross monthly rent \$ 6,500 X gross rent multiplier (GRM) 154.00 = \$ 1,001,000 Indicated value by Income Approach	
Comments on income approach including reconciliation of the GRM THE GRM RANGE IS FROM 155 TO 353. THE SUBJECTS GRM FALLS WITHIN THIS RANGE.	
Indicated Value by: Sales Comparison Analysis \$ 1,000,000 Income Approach \$ 1,001,000 Cost Approach (if developed) \$ 1,003,862	
Cost approach not weighted due to irrelevancy of data (i.e. cost vs existing) ; The Sales comparison approach (market approach) is weighted since it reflects the reactions of the typical market. The Income Approach is equally weighted due to being an income producing property.	
This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. There are no condition. This report is intended for the lender/client only.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,000,000 as of 12/01/2017, which is the date of inspection and the effective date of this appraisal.	

Small Residential Income Property Appraisal Report

ADDITIONAL COMMENTS	ZONING:			
	PER TITLE CO, THE SUBJECT IS RECORDED AS HIGHEST AND BEST USE BEING A DUPLEX, THUS THE SUBJECT'S ANALYSIS WAS COMPLETED ON A MULTIPLE DWELLING FORM.			
	COMMENTS ON THE SUBJECT PROPERTY:			
	THE SUBJECT WAS INSPECTED AND WAS CONSIDERED TO BE IN GOOD CONDITION DUE TO REMODELING AND MAINTENANCE AND UPKEEP. THE SALE WAS NOTED TO HAVE LIMITED DEPRECIATION DUE NEW CONSTRUCTION. THE SUBJECT HAS AVERAGE LANDSCAPING AND UP KEEP.			
	LOCATION:			
	THE SUBJECT IS LOCATED THREE STREETS EAST OF THE CARPINTERIA SALT MARSH NATURE PARK, AND NORTH OF FRANKLIN CREEK. WITH NO DIRECT ACCESS TO THE BEACH. THE SUBJECT BACKS RAILROAD TRACKS WHICH COULD HAVE AN IMPACT ON THE MARKETABILITY.			
	COMMENTS ON COMPARABLES: PLEASE NOTE: SEARCH PARAMETERS HAD TO BE EXTENDED DUE TO A LACK OF CLOSED AND LISTED SALES SIMILAR TO THE SUBJECT PROPERTY. PARAMETERS RANGED FROM SFR, DUPLEX TO QUADAPLEX, 1 TO 4 BEDROOMS, WITHIN 12 MONTHS, AND A RANGE OF LOCATIONS COVERING THE CITY OF VENTURA.			
	ALL SALES CONSIDERED GOOD INDICATORS OF VALUE. ALL SALES WERE SELECTED AND WEIGHTED BASED ON THEIR VARYING SIMILARITIES TO THE SUBJECT PROPERTY AND ADJUSTED FOR THEIR DIFFERENCES. THE COMPARABLES BRACKET THE MAJOR CHARACTERISTICS OF THE SUBJECT PROPERTY. IT WAS NOTED THAT DUE TO THE LOW INVENTORY OF CLOSED SALES THE SALE SEARCH WAS EXTENDED TO JUST UNDER 3 MILES.			
	METHODS OF VALUATION: OF THE THREE METHODS OF VALUATION ONLY THE SALES COMPARISON APPROACH AND THE COST APPROACH WERE USED. THE INCOME APPROACH IS A VALID MEASUREMENT DUE BEING A TENANT OCCUPIES PROPERTY.			
	REASONABLE EXPOSURE TIME: UNDER CURRENT CONDITIONS THE REASONABLE EXPOSURE TIME IS APPROXIMATELY 1 TO 200 DAYS. THIS IS BASED ON THE ANALYSIS OF THE CURRENT MARKET TRENDS IN THE GENERAL AREA AND TAKES INTO CONSIDERATION THE SIZE, CONDITION, AND THE PRICE OF THE SUBJECT PROPERTY. ALSO, NOTE THAT THE MARKET CONDITION OVER THE PAST 12 TO 36 MONTHS WERE IN A DECLINE, HOWEVER IN THE PAST 30 TO 90 DAYS MARKET CONDITIONS APPEAR TO HAVE STABILIZED PER MLS DATA SOURCES SUCH AS LISTINGS AND PENDING SALES.			
THE INTENDED USER OF THIS APPRAISAL REPORT IS A RETROSPECTIVE DATE AS OF 01/01/2017. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT'S THE SUBJECT OF THIS APPRAISAL FOR A MORTGAGE FINANCE TRANSACTION, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM. DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.				
COST APPROACH	COST APPROACH TO VALUE (not required by Fannie Mae.)			
	Provide adequate information for the lender/client to replicate your cost figures and calculations.			
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) THE SITE VALUE WAS DERIVED FROM THE ABSTRACTION METHOD AND IS CONSIDERED TYPICAL FOR THE AREA. THE SITE SIZE WAS ADJUSTED AT APPROXIMATELY \$100.00 PER SQFT WHICH IS TYPICAL FOR THAT MARKET AREA. ADJUSTMENTS COULD VARY DEPENDING ON LOCATION AND SITE UTILITY.			
	ESTIMATED ☒	REPRODUCTION OR ☐	REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 690,000
	Source of cost data Marshall and Swift			Dwelling 1110 Sq. Ft. @ \$ 365.00 = \$ 405,150
	Quality rating from cost service AVG Effective date of cost data 12/01/2017			Sq. Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)			
	Effective Age: 10			Garage/Carport 0 Sq. Ft. @ \$ 0.00 = \$ 0
	Remaining Economical life: 70			Total Estimate of Cost-new = \$ 405,150
	See attached sketch for building dimensions and calculations.			Less Physical 25.00 Functional 0 External 0
	Reproduction costs are taken from the Marshall & Swift handbook.			Depreciation 101,288 0 0 = \$ (101,288)
	Residential land value is abstracted from the market using the abstraction method. Land value is typical for the area.			Depreciated Cost of Improvements = \$ 303,862
	Estimated Remaining Economic Life (HUD and VA only) 45 Years			"As-is" Value of Site Improvements = \$ 10,000
				Indicated Value By Cost Approach = \$ 1,003,862
	PUD INFORMATION	PROJECT INFORMATION FOR PUDs (if applicable)		
Is the developer/builder in control of the Homeowner's Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached				
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.				
Legal Name of Project				
Total number of phases		Total number of units	Total number of units sold	
Total number of units rented		Total number of units for sale	Data source	
Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.				
Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source.				
Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.				
Are the common elements leased to or by the Homeowner's Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.				
Describe common elements and recreational facilities.				

Small Residential Income Property Appraisal Report

CASE NO. 4652 4TH

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Small Residential Income Property Appraisal Report**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Small Residential Income Property Appraisal Report

File No. 4652 4TH
CASE NO. 4652 4TH

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

CA LIC # AL020289

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature *Steven E. Urspringer*
 Name STEVEN E. URSPRINGER
 Company Name UAP APPRAISAL SERVICE
 Company Address 2227 CAMILAR DRIVE
CAMARILLO, CA 93010
 Telephone Number 805-484-0372
 Email Address UAP APPRAISAL@GMAIL.COM
 Date of Signature and Report 3/2/2021
 Effective Date of Appraisal 12/01/2017
 State Certification # _____
 or State License # AL020289
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 02/18/2023

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

4652 4th Street
Carpinteria, CA 93013

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,000,000
 LENDER/CLIENT

Name _____
 Company Name Ben Paul, Stephen Slan & Jeffrey Nachmanoff (partners)
 Company Address 5606 Hill Oak Drive
Los Angeles, CA 90068
 Email Address _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

UAP Appraisal Service
SUBJECT PHOTO ADDENDUM

File No. 4652 4TH
Case No. 4652 4TH

Borrower Saticoy Development Company

Property Address 4652 4th Street

City Carpinteria County SANTA BARBARA State CA Zip Code 93013

Lender/Client Ben Paul, Stephen Slan & Jeffrey Nachmanoff (partners) Address 5606 Hill Oak Drive, Los Angeles, CA 90068



**FRONT OF
SUBJECT PROPERTY**
4652 4th Street
Carpinteria , CA 93013



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

UAP Appraisal Service
SUBJECT PHOTO ADDENDUM

File No. 4652 4TH
Case No. 4652 4TH

Borrower Saticoy Development Company

Property Address 4652 4th Street

City Carpinteria County SANTA BARBARA State CA Zip Code 93013

Lender/Client Ben Paul, Stephen Stan & Jeffrey Nachmanoff (partners) Address 5606 Hill Oak Drive, Los Angeles, CA 90068



LIVING ROOM



LIVING ROOM INTO KITCHEN



KITCHEN

Borrower Saticoy Development Company

Property Address 4652 4th Street

City Carpinteria County SANTA BARBARA State CA Zip Code 93013

Lender/Client Ben Paul, Stephen Slan & Jeffrey Nachmanoff (partners) Address 5606 Hill Oak Drive, Los Angeles, CA 90068



KITCHEN



BEDROOM



BATHROOM

UAP Appraisal Service
SUBJECT PHOTO ADDENDUM

File No. 4652 4TH
Case No. 4652 4TH

Borrower Saticoy Development Company

Property Address 4652 4th Street

City Carpinteria County SANTA BARBARA State CA Zip Code 93013

Lender/Client Ben Paul, Stephen Stan & Jeffrey Nachmanoff (partners) Address 5606 Hill Oak Drive, Los Angeles, CA 90068



BEDROOM



UNIT # 2
FRONT



UNIT 2 REAR

UAP Appraisal Service
SUBJECT PHOTO ADDENDUM

File No. 4652 4TH
Case No. 4652 4TH

Borrower Saticoy Development Company

Property Address 4652 4th Street

City Carpinteria County SANTA BARBARA State CA Zip Code 93013

Lender/Client Ben Paul, Stephen Slan & Jeffrey Nachmanoff (partners) Address 5606 Hill Oak Drive, Los Angeles, CA 90068



LIVING ROOM



KITCHEN



BEDROOM

Borrower Saticoy Development Company

Property Address 4652 4th Street

City Carpinteria County SANTA BARBARA State CA Zip Code 93013

Lender/Client Ben Paul, Stephen Slan & Jeffrey Nachmanoff (partners) Address 5606 Hill Oak Drive, Los Angeles, CA 90068



COMPARABLE SALE # 1
707 Kimball Street
Santa Barbara, CA 93103



COMPARABLE SALE # 2
708 N Alisos Street
Santa Barbara, CA 93103



COMPARABLE SALE # 3
20 W Mason Street
Santa Barbara, CA 93101

UAP Appraisal Service
AERIAL MAP ADDENDUM

File No. 4652 4TH
Case No. 4652 4TH

Borrower Saticoy Development Company

Property Address 4652 4th Street

City Carpinteria

County

SANTA BARBARA

State

CA

Zip Code

93013

Lender/Client Ben Paul, Stephen Sian & Jeffrey Nachmanoff (partners)

Address 5606 Hill Oak Drive, Los Angeles, CA 90068



UAP Appraisal Service
LOCATION MAP ADDENDUM

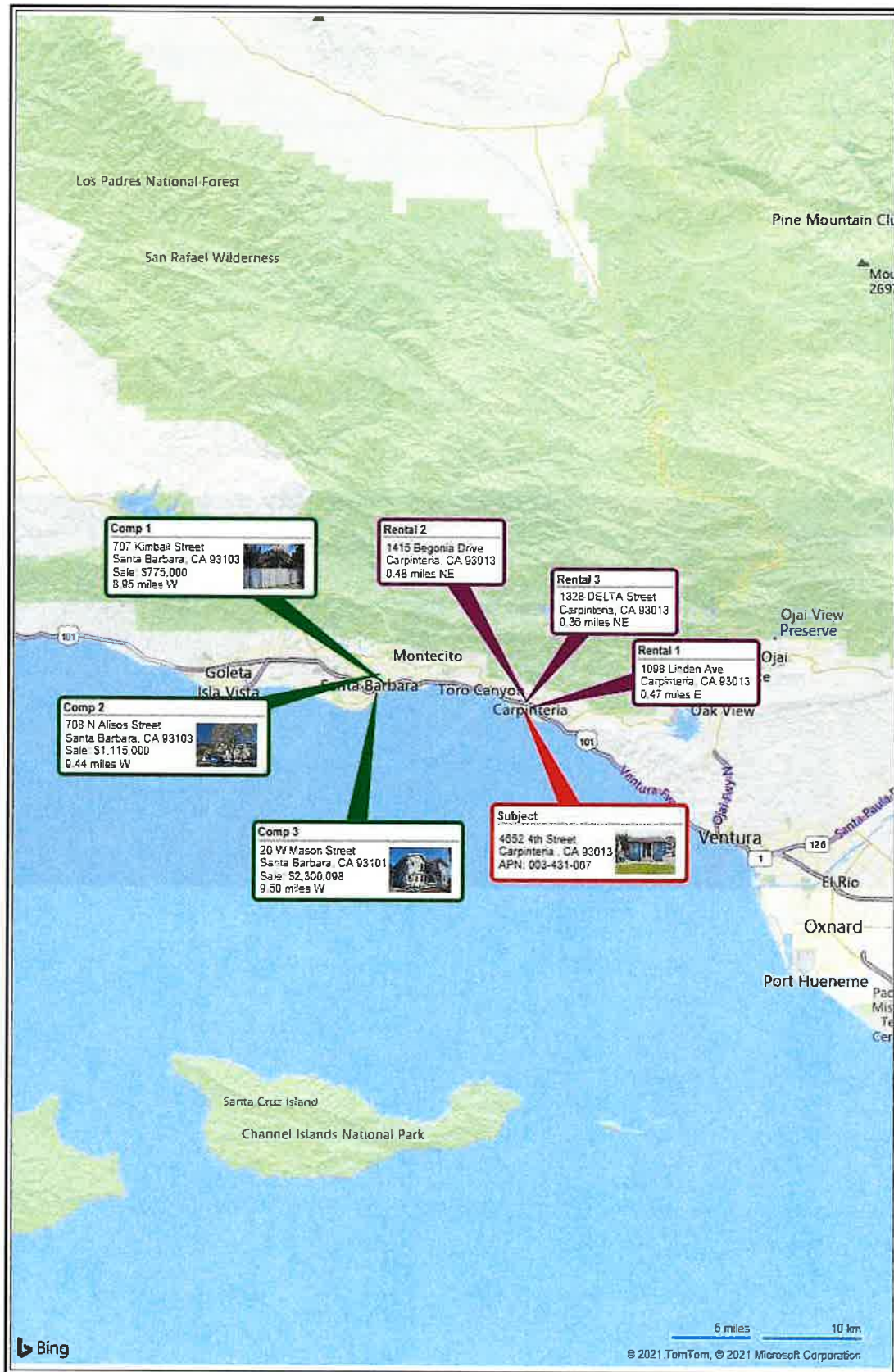
File No. 4652 4TH
Case No. 4652 4TH

Borrower **Saticoy Development Company**

Property Address **4652 4th Street**

City **Carpinteria** County **SANTA BARBARA** State **CA** Zip Code **93013**

Lender/Client **Ben Paul, Stephen Stan & Jeffrey Nachmanoff (partners)** Address **5606 Hill Oak Drive, Los Angeles, CA 90068**



UAP Appraisal Service
PLAT MAP

File No. 4652 4TH
 Case No. 4652 4TH

Borrower **Saticoy Development Company**

Property Address **4652 4th Street**

City **Carpinteria**

County

SANTA BARBARA

State

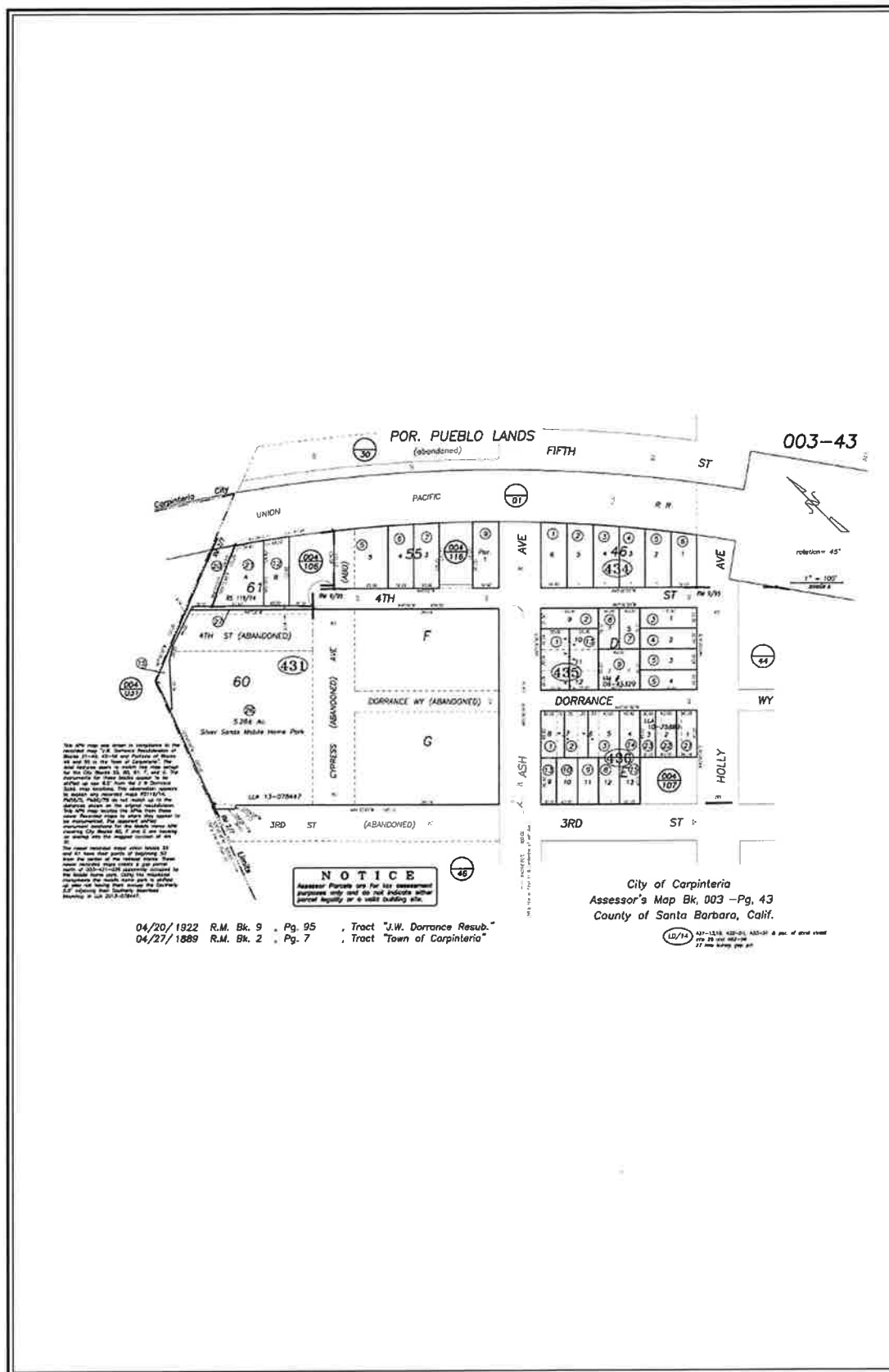
CA

Zip Code

93013

Lender/Client **Ben Paul, Stephen Slan & Jeffrey Nachmanoff (partners)**

Address **5606 Hill Oak Drive, Los Angeles, CA 90068**



UAP Appraisal Service
SKETCH ADDENDUM

File No. 4652 4TH
 Case No. 4652 4TH

Borrower Saticoy Development Company

Property Address 4652 4th Street

City Carpinteria County SANTA BARBARA State CA Zip Code 93013

Lender/Client Ben Paul, Stephen Stan & Jeffrey Nachmanoff (partners) Address 5606 Hill Oak Drive, Los Angeles, CA 90068

Sketch

UNIT ONE

[Area: 600 ft²]

UNIT TWO

[Area: 510 ft²]

Living Area		Area Calculation			
First Floor	600 ft ²	First Floor			x 1.00 = 600 ft ²
First Floor	510 ft ²	First Floor	20' x 30' x 1.00 =		600.00 ft ²
		First Floor	17' x 30' x 1.00 =		510 ft ²
Total Living Area (rounded):			1110 ft²		

Market Conditions Addendum to the Appraisal Report

CASE NO. 4652 4TH

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.									
Property Address		4652 4th Street		City		Carpinteria		State CA ZIP Code 93013	
Borrower Satcoy Development Company									
Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.									
Inventory Analysis		Prior 7-12 Months		Prior 4-6 Months		Current - 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)		5		3		2		Increasing ☒ Stable ☐ Declining ☐	
Absorption Rate (Total Sales/Months)		0.83		1.00		0.67		Increasing ☒ Stable ☐ Declining ☐	
Total # of Comparable Active Listings		10		5		2		Declining ☒ Stable ☐ Increasing ☐	
Months of Housing Supply (Total Listings/Ab. Rate)		12.05		5.00		2.99		Declining ☒ Stable ☐ Increasing ☐	
Median Sales & List Price, DOM, Sale/List %		Prior 7-12 Months		Prior 4-6 Months		Current - 3 Months		Overall Trend	
Median Comparable Sales Price		975,000		998,000		998,000		Increasing ☒ Stable ☐ Declining ☐	
Median Comparable Sales Days on Market		130		125		138		Declining ☒ Stable ☐ Increasing ☐	
Median Comparable List Price		985,000		1,000,000		1,000,000		Increasing ☒ Stable ☐ Declining ☐	
Median Comparable Listings Days on Market		145		124		130		Declining ☒ Stable ☐ Increasing ☐	
Median Sale Price as % of List Price		98.00		98.00		100.00		Increasing ☒ Stable ☐ Declining ☐	
Seller-(developer, builder, etc.) paid financial assistance prevalent?		☐ Yes ☒ No						Declining ☒ Stable ☐ Increasing ☐	
Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)									
PER DATA SOURCES THERE WERE NO CONCESSIONS OR BUY DOWNS NOTED IN THE PAST 12 TO 36 MONTHS.									
Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).									
IN THE PAST 12 TO 36 MONTHS THERE WAS A DECLINE IN VALUES THROUGH OUT VENTURA COUNTY, HOWEVER IN THE PAST 30 TO 90 DAYS THERE APPEARS TO BE A STABILIZING IN MANY AREAS OF VENTURA AND SANTA BARBARA COUNTY.									
Cite data sources for above information.									
TITLE CO/MLS/PUBLIC RECORDS.									
Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.									
THE MARKET APPEARS TO BE IN BALANCE WITH AN AVERAGE MARKET TIME OF 1 TO 200 DAYS.									
If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:									
Subject Project Data		Prior 7-12 Months		Prior 4-6 Months		Current - 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)								Increasing ☐ Stable ☐ Declining ☐	
Absorption Rate (Total Sales/Months)								Increasing ☐ Stable ☐ Declining ☐	
Total # of Active Comparable Listings								Declining ☐ Stable ☐ Increasing ☐	
Months of Unit Supply (Total Listings/Ab. Rate)								Declining ☐ Stable ☐ Increasing ☐	
Are foreclosures sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.									
Summarize the above trends and address the impact on the subject unit and project.									
Signature <i>Steve Urspringer</i>									
Appraiser Name STEVEN E. URSPRINGER					Supervisor Name				
Company Name UAP APPRAISAL SERVICE					Company Name				
Company Address 2227 CAMILAR DRIVE, Camarillo, Ca 93010					Company Address				
State License/Certification # AL020289 State CA					State License/Certification # State				
Email Address UAP.APPRAISAL@GMAIL.COM					Email Address				

Borrower Satcoy Development Company

Property Address 4652 4th Street

City Carpinteria County SANTA BARBARA State CA Zip Code 93013

Lender/Client Ben Paul, Stephen Slan & Jeffrey Nachmanoff (partners) Address 5606 Hill Oak Drive, Los Angeles, CA 90068

Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Steven E. Urspringer

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AL 020289

Effective Date: February 19, 2021
Date Expires: February 18, 2023

Loretta Dillon
Loretta Dillon, Deputy Bureau Chief, BREA

3056293

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Borrower Saticov Development Company

Property Address 4652 4th Street

City Carpinteria County SANTA BARBARA State CA Zip Code 93013

Lender/Client Ben Paul, Stephen Slan & Jeffrey Nachmanoff (partners) Address 5606 Hill Oak Drive, Los Angeles, CA 90068



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

**THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED
AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP4114780-21**

Renewal of: **RAP4114780-20**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured:** **Steven E. Urspringer**

Item 2. **Address:** **2227 Camilar Drive**
City, State, Zip Code: **Camarillo, CA 93010**

Item 3. **Policy Period:** From 01/06/2021 To 01/06/2022
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ 1,000,000 **Damages** Limit of Liability – Each Claim
- B. \$ 1,000,000 **Claim Expenses** Limit of Liability – Each Claim
- C. \$ 1,000,000 **Damages** Limit of Liability – Policy Aggregate
- D. \$ 1,000,000 **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible (Inclusive of Claim Expenses):**

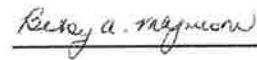
- A. \$ 500 Each Claim
- B. \$ 1,000 Aggregate

Item 6. **Premium:** \$ **859.00**

Item 7. **Retroactive Date** (if applicable): **01/06/2005**

Item 8. **Forms, Notices and Endorsements attached:**

D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)
D42408 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)


Authorized Representative

D42101 (03/15)

Page 1 of 1

Construction Cost Estimate

Date: 12/16/20

Project:

4652 Fourth Street, Carpinteria CA 93013

Owner:

Tim Finnigan

Contractor:

Javier Avalos

License #: 882756

Scope of Work:

Remodel existing cottages, demo back portion of shed, no added square footage.

Cottage "A" (front building)

Cottage "B" (back building)

Construction Task	Cost	Notes	Cost	Notes
1 Demolition /Site work	1500		1500	
2 Sewer & Utilities	0		0	
3 Foundation / Masonry /Concrete	2500		0	
4 Framing (materials and labor)	3500	includes decking and porch	1500	
5 Siding	2500		1200	
6 Stucco	0		3000	repairs only
7 Roofing	4000		7000	
8 Doors & Windows /Hardware	6500		3500	
9 Interior flooring	200		2500	
10 Interior drywall / plaster	2500	repairs only	1500	repairs only
11 Tile	0		1500	
12 Painting	3500		3500	
13 Plumbing and fixtures	1500	repairs only	3500	
14 Electrical and lighting	1200	repairs only	1000	repairs only
15 Cabinetry /Countertops	4500		4500	
16 Appliances	2500		2500	
17 Landscaping	NA		NA	
18 Plans & Permits	NA		NA	
19 Contractor Fee	NA		NA	
TOTAL:	36400		38200	

Project total**74600**

ACTION MINUTES

The virtual meeting was called to order on Zoom Meeting at 5:38 p.m. by Brad Stein, Chair.

ROLL CALL

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

Boardmembers absent: Amy Blakemore

OTHERS PRESENT: 5 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: Michael Wiltshire
Project: 21-2084-ARB
Planner: Syndi Souter
Project Location: 1550 Myra Street
Zoning: Single Family Residential (8-R-1)

Hearing on the request of Michael Wiltshire, property owner, to consider Project 21-2084-ARB for preliminary/final review of a proposal to permit an “as-built” 192 square-foot storage shed (12-feet by 16-feet) with a maximum height of 12 feet-8 inches. The property is a 9,583 square-foot parcel zoned Single Family Residential (8-R-1), and shown as APN 001-292-026, addressed as 1550 Myra Street.

Staff provided the project history to the Board, explaining that a 10-foot-tall shed was permitted on the property and that the shed was instead built to a height of 12-feet 8 inches, which would have required ARB review. Staff presented the proposed “as-built” plans and photographs of the shed. Boardmember Johnson asked if the applicant had made any changes since the shed was last discussed as Matters by Staff on 1/28/2021, and Staff responded that no changes had been made. Boardmember Rodriguez questioned the sizes of the windows on the shed, and determined that the upper window sizes would not have fit on a 10-foot-tall shed.

The applicant, Mike Wiltshire, provided clarification to the Board about the difference in height. He shared that he was originally looking at a more basic, “entry level” shed which was 10-feet tall. However, during the course of ordering the shed, he upgraded to a premium model which was taller, had more windows, trim, and nicer finishes. He also mentioned that they park an RV in front of the shed, which helps to block views of the shed from the street.

Public Comment: None

Boardmember Discussion:

Boardmember Rodriguez began the discussion by stating that the project puts him in a tough spot. He had concerns about setting a precedent by approving a structure that should have, but did not, receive

architectural review as part of the permitting process. He went on to explain that had the shed initially received ARB review, it would have been required to match the architectural style and colors & materials of the existing residence. He stated he does not support the project, as it goes against the purpose of the ARB.

Boardmember Johnson said he did not mind the difference in architectural style, and that the barn style is whimsical. He shared that if the project had come before the ARB originally, they would have required the height to be lowered. He suggested adding landscaping, a trellis, and vine pockets to help screen the shed. He could support the project with mitigating elements added.

Boardmember Reginato was torn, as he agreed with both Boardmember Rodriguez's and Boardmember Johnson's comments. He would have approved it at a height of 10-feet, but feels the taller height is out of place and makes the shed stand out. He agreed that mitigation to break up and screen the height would help.

Boardmember Stein agreed with the other Boardmembers' comments. He concurred that the shed would have been required to be lower if they had seen the project originally. He thought the barn style was acceptable given the proximity of agriculture to the property, and that he was okay with the colors not matching the residence. He agreed that a trellis and vines were needed to mitigate the height and visibility of the shed.

ACTION: Motion by Boardmember Johnson seconded by Boardmember Reginato to recommend preliminary and final approval to the Community Development Director with the following comments:

- Add a decorative trellis to the street-facing elevation of the shed;
- Plant and train landscaping (e.g., vine) up on the shed façade; and
- Boardmember Stein to review the revised plans for consistency with the ARB's direction.

VOTE: 3-1 (Rodriguez dissent)

- 2) Applicant: Shaun Lynch for Jason & Lynette Fernandes
Project: 21-2079-ARB
Planner: Syndi Souter
Project Location: 1330 Vallecito Place
Zoning: Single Family Residential (7-R-1)

Hearing on the request of Shaun Lynch, designer, for Jason and Lynette Fernandes, property owners, to consider Project 21-2079-ARB for preliminary/final review of a proposal to construct a new front entry porch and landing, new windows, exterior updates, and an interior remodel. The property is a 6,100 square-foot parcel zoned Single Family Residential (7-R-1), and shown as APN 003-141-005, addressed as 1330 Vallecito Place

Staff presented the project and described the proposed new front entry and other exterior updates. Staff explained that the change from the existing box gable roof to a shed roof over the entry was the primary review item for the ARB. Boardmember Rodriguez inquired about a discrepancy between the floor plans and elevations, and Staff explained that the elevations were mislabeled.

The designer, Shaun Lynch, apologized for the mislabeled elevations and stated he would correctly label them in the future. He described the project as a “clean up” to the existing residence.

Public Comment: None

Boardmember Discussion:

Boardmember Reginato began the discussion by sharing that he had no problems with the project, he thinks it will be a nice upgrade, and that he supports the project.

Boardmember Johnson agreed with Boardmember Reginato, and suggested that the roof overhang should be extended out further over the new entry. He appreciated the clean and simple project.

Boardmember Rodriguez stated that he liked the project and that it was a great upgrade. He expanded upon Boardmember Johnson’s comments and suggested also expanding the new porch a few feet to the north for better symmetry, and extending the bottom step of the landing out for a better side approach.

Boardmember Stein agreed with both of Boardmember Johnson’s and Boardmember Rodriguez’s ideas, and said he liked the previous comments and the project.

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

VOTE: 4-0

- 3) Applicant: J. Bradley Stein
 Project: 21-2092-SDU/CDP
 Planner: Nick Bobroff
 Project Location: 1315 Casitas Pass Road
 Zoning: Single Family Residential (8-R-1)

Request of J. Bradley Stein, property owner, to consider Project 21-2092-SDU/CDP for preliminary/final review of a proposal to validate an existing legal nonconforming guest house as a Secondary Dwelling Unit (SDU), and allow a remodel of the SDU and attached carports and workshop. The property is a 2.27- acre parcel zoned Single Family Residential (8-R-1), and shown as APN 001-300-046, addressed as 1315 Casitas Pass Road.

Boardmember Stein recused himself from participation. Vice-Chair Rodriguez served as acting chair for this item.

Staff described the project, sharing photographs of the exterior of the primary residence which the secondary dwelling unit is intended to mimic in terms of exterior finishes and detailing. Overall, staff noted that the project is consistent with applicable zoning standards and community design element policies, and staff is recommending approval.

Brad Stein, applicant, explained the history of the property, and his plans for the remodel of the secondary dwelling unit. He noted that the unit and attached accessory structures are in a deteriorated condition and are ready to be replaced.

Public Comment: None

Boardmember Discussion:

Overall, the Boardmembers were in unanimous support of the project as presented, noting it would be a nice upgrade to the property, and that if it is built to the quality of the primary residence, it will be a terrific project.

Boardmember Johnson sought clarification on whether the secondary dwelling unit would match the details and finishes for the primary residence. The applicant confirmed this was the case, including the deep 3-foot eaves and 2x6 exterior walls to allow for inset windows.

Boardmember Reginato suggested that the decorative lights on the garage doors be made to match the window arrangements used on the house (e.g., 2 pair of windows per garage door). He also sought clarification that a 90 lbs torch down roofing paper would be used. The applicant confirmed this was correct.

Boardmember Rodriguez suggested that the porch stairs be made to wrap around the entirety of the porch to allow for more convenient access.

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

VOTE: 3-0 (Stein recused)

OTHER BUSINESS: None

CONSENT CALENDAR:

- 1) Action Minutes of the Architectural Review Board Meeting on February 11, 2021.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Johnson, to recommend approval of the February 11, 2021 ARB Meeting Minutes as submitted.

VOTE: 3-0-1 (Stein abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

1. Sinclair Residence Exterior Materials and Design Revisions: Staff and applicants presented final colors and materials for the residence and reviewed the other exterior design revisions previously presented. The Board unanimously expressed support for the placement of the new siding along the beach-facing elevation, wrapping slightly around the side elevations. Some Boardmembers identified that the selected paint color would be too bright, particularly as compared to the adjacent darker more earth-toned color structures. The applicant suggested La

Habra X-504 Blue Gray stucco color, a color that is preferred by the owner and was previously presented in an earlier version of the revisions. The Board all agreed that the color would be acceptable and compatible with the reddish brown siding proposed. The Applicant can now update the plans and submit a Building Permit application packet for the revision.

2. Carpinteria Historical Museum Storage Building: Plans for a proposed storage building to be constructed under a portion of the existing rear covered patio were shared with the Board for consideration. The Board was in support of the proposal as presented, noting that the colors and materials appear appropriate to the style of the building.
3. Special Joint Conceptual Review of the Bluffs III Autocamp Proposal: Staff reminded the ARB of the upcoming March 29th special joint meeting of the City Council, Planning Commission and ARB to review the concept proposal for the Bluffs III Autocamp project.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:48 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, April 15, 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 5:30 p.m. by Jason Rodriguez, Vice Chair.

ROLL CALL

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

Boardmembers absent: Brad Stein, Chair

OTHERS PRESENT: 12 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: Don Swann for Paul and Michelle Sanchez
Project: 21-2087-ARB
Planner: Syndi Souter
Project Location: 1481 Sterling Avenue
Zoning: Single Family Residential (7-R-1)

Hearing on the request of Don Swann, designer for Paul and Michelle Sanchez, to consider Project 21-2087-ARB for preliminary/final review of a proposal to remodel an existing 1,541 square foot single-family residence with an attached 443 square foot two-car garage and construct new front and rear additions totaling 391 square feet. The resultant single-family residence would increase to 1,932 square-feet in size with an attached 443 square foot garage, for a cumulative total of 2,375 square feet. The maximum height would remain unchanged at 15-feet and six-inches. The property is a 7,667 square-foot parcel zoned Single Family Residential (7-R-1), and shown as APN 004-011-034, addressed as 1481 Sterling Avenue.

Staff summarized the proposed project and described the addition to the front of the residence with the new front porch, the kitchen/laundry room addition and master bedroom additions in the rear, and the interior remodel. Staff explained that the roof would be reconstructed to accommodate the proposal, and how the roof would be raised at the front of the residence. Staff shared the proposed colors and materials (to match existing), the new roof color, and the proposed exterior lighting.

Don Swann, designer, was present on the Zoom meeting, but was having technical difficulties. Boardmember Rodriguez suggested to move along to public comment and boardmember discussion while Mr. Swann was trying to connect. The Secretary suggested Mr. Swann should try calling him to join the meeting.

Public Comment: None

Boardmember Discussion:

Boardmember Reginato began the review by stating that he thinks the proposal is a nice project, charming, and that the neighbors will be happy with the project. He went on to say that he approved the project.

Boardmember Johnson requested to see the rear elevation again, and had a comment that additional trim should be added to the doors and windows on the front to match the existing ones, as the drawings did not show the trim. He suggested the existing shutters could remain. Lastly, he questioned the lack of a man-door in the garage to the residence. Staff explained that the present garage has a man-door on the side, but that the residents do not have direct access from the residence to the garage.

Boardmember Blakemore agreed with Boardmember Reginato that it is a nice, attractive project.

Boardmember Rodriguez agreed with the other Boardmembers, but questioned the number of windows on the house. He suggested to add more skylights or windows on the south elevation, and add French doors to the family room to balance out the west elevation. He also suggested moving the garage man-door to the other side of the garage for easier access into the residence.

Don Swann, designer, joined the meeting by phone to comment. He explained that adding windows to the south elevation would look at the neighbor's fence, but some higher lights could be added. He further explained that the western wall of the family room is where the large TV screen is located.

Boardmember Johnson noted that stucco is proposed for the front of the house, and that the existing is shake shingles. Other Boardmembers agreed that the garage, at a minimum, should remain shingles or another wood finish.

ACTION: Motion by Boardmember Johnson seconded by Boardmember Reginato to recommend preliminary/final approval with the following comments:

- Add trim to the front door and side lights, similar to the existing trim,
- Consider keeping the shutters on the front windows,
- Maintain shake or another wood finish on the front of the garage, and
- A suggestion to add skylights or high windows to the family room.

VOTE: 4-0

- 2) Applicant: Dylan Chappell Architects for Manuel Martinez
Project: 20-2070-ARB/CDP
Planner: Syndi Souter
Project Location: 1147 Vallecito Road
Zoning: Single Family Residential (6-R-1)

Hearing on the request of Dylan Chappell, architect for Manuel Martinez, to consider Project 20-2070-ARB/CDP for continued preliminary review of a proposal to remodel an existing two-story 2,715 square foot single-family residence with an attached 675 square foot two-car garage and construct new first and second-story additions totaling 856 square feet. The resultant two-story single-family residence would increase to 3,657 square-feet in size with an

attached 589 square foot garage, for a cumulative total of 4,246 square feet. The maximum height would increase to 22 feet. The property is a 13,818 square-foot parcel zoned Single Family Residential (6-R-1), and shown as APN 003-192-005, addressed as 1147 Vallecito Road.

Ex Parté Communication:

Boardmember Rodriguez stated that he had a telephone conversation with Alan Koch in response to his public comment letter. Boardmember Rodriguez was also copied on the email Mr. Koch sent for public comment.

Presentation:

Staff described the revisions made to the project in response to past ARB comments. The revisions included reducing the size and pushing the second story addition back an additional 3 feet, increasing the second story sill heights to 5' on the south elevation for privacy, adding additional chimneys, removing and lowering portions of the wall along Church Lane, and removing the interior stucco walls by the driveway and replacing them with wrought iron fencing. Staff clarified that the existing wall along Church Lane is permitted and located on the property. Staff shared photographs of the updated story poles and described the project revisions with respect to the new pole locations. Boardmember Rodriguez asked about the section of the wall proposed to be reduced to 42" and staff clarified the location. Boardmember Johnson had questions about the finished second-floor elevation and plate heights for the addition. Staff clarified that the lower level had 9' plates and the upper level had 8' plates, with the finished second-floor 10.75' above the garage floor. Boardmember Rodriguez requested confirmation that there are no rules about individual story heights, and Boardmember Johnson confirmed that the rules apply only to overall heights.

Dylan Chappell, architect, clarified that the ground floor has a 9' plate height with a 14" TJI between floors, for a floor separation of 10'-2", and that the garage floor is 6" lower at the garage door to meet the required slope. He also clarified that the south site wall would also be reduced to 42" along the length of the driveway. He thanked Staff for the presentation and explained that the updated story poles reflect the main mass of the proposed second floor, and described the modifications to the project to step back and reduce the size of the second floor, raising the sill heights of the second level windows for privacy while maintaining cross-ventilation through the rooms, and the changes to the walls along the driveway and Church Lane while clarifying the code requirements for the pool.

Manuel Martinez, owner, introduced himself to the Board and thanked Staff for their presentation and hard work. He shared that he and his wife have been coming to visit Carpinteria for 40 years, and before that his wife came to visit with her grandmother. They really like the house and want to make it their primary residence to become permanent residents in the community. He liked Dylan's work on other projects, so he hired him to work on this project. He wants to enhance the property, and improve the appearance and functionality of the residence. The additional rooms will be used for visiting family and friends. He noted that during the prior concept review, the size of the second story was not an issue. He explained that the property is unique because it is a double lot, and that the proposal is below the maximum size allowed.

Public Comment:

Sharon Organista commented that the project is very large for the neighborhood given the smaller homes and smaller lots in the area.

Alan Koch shared he and his wife's support for the Martinezs' efforts to improve their property. He described that they live across the street on Church Lane. However, he still has concerns about the wall along Church Lane, and cited portions of his public comment letter, and discussed potential alternative designs and materials to soften the fence/wall along Church Lane, primarily by replacing the solid wall with a wrought iron fence. He raised the issue of the second story facing Church Lane and potential privacy and view-blocking impacts for the immediate neighbor. He suggested that any landscape screening should be paid for by the applicant. He recognized the pool creates expansion constraints for the property, and that it also needs to be enclosed for safety. In closing, he was supportive of the Martinez project, but stated that the Church Lane wall concerns need to be addressed, preferably with a wrought iron fence.

Public comment letters were submitted from the following individuals concerning this project. The main points of the letters are summarized here; copies of the letters are on file with the Community Development Department:

Robert and Jeanne Banner submitted a letter with their concerns about the compatibility of the project with the other smaller residences in the neighborhood, potential exterior lighting, loss of views, and privacy impacts.

John & Jaclyn Kucharski submitted a letter raising concerns about the raised sill heights on the south elevation and suggested they should be raised to 6' sill heights for maximum privacy, the addition of the two chimneys on the ridge line, and the building height.

Alan and Carol Koch also submitted a letter that reiterated his verbal concerns with the addition of specific references to portions of the staff report.

Boardmember Discussion:

Boardmember Johnson began the discussion by inquiring about the heights, and staff responded that the prior staff report referred to the height from finished floor to roof ridge, and this staff report referred to the height from finished grade to roof ridge, so the 6" difference is not an increase in height. He commented that the new chimneys look "busy," and that they should be moved further apart on the roof. He suggested a 5'-6" sill height as a compromise for light and privacy. He pointed out that the wall along Church Lane is proposed to have pocket planters to grow vines along the wall to soften the appearance, rather than removing the wall and being able to see into the yard and pool. He likes the removal of the portion of the wall next to the driveway to have more openness. He stated that he is okay with the project, and that this lot is a large through lot for a single-family dwelling, and is not zoned for a duplex.

Boardmember Blakemore appreciated that the applicant changed the windows on the second level to increase privacy. She felt there is still a lot of paving proposed around the driveway, and suggested that a planter and more vine pockets could be added to reduce the paved area. For the Church Lane wall, she agreed that the wall is harsh and questioned the viability of vines planted near the asphalt. She suggested removing the wall and continuing the wrought iron fence along Church Lane with a fast-growing hedge for privacy to enhance the views from Church Lane. She thought the project was moving in the right direction and appreciated the applicant's responses to the Boards' and neighbors' prior comments.

Boardmember Reginato agreed with Boardmember Blakemore about changing out the wall for something else. He commented that the existing second story is not a problem, but the mass of the proposed two-story addition on the south side of the residence is a problem, and it is too much at the property line. He said the second story should be at the center of the structure and needs to be pushed in at least 2 feet from side before he could support the project. He agreed with Boardmember Johnson that 5'-6" sill heights on the south elevation would be a reasonable compromise for privacy.

Boardmember Rodriguez began by expressing his appreciation for compromise on the structure to address the prior concerns. He stated that he does not have any issues with the proposed structure, but he is concerned about the wall along Church Lane. He liked the reduction of the wall to 42" high on the south side, and suggested that the wall should be lowered or replaced with wrought iron. He suggested that the entire wall could be reduced to 42" with 18" of wrought iron added to the top to soften the views while meeting the code for the pool enclosure, with the trash enclosure gates changed to match the wrought iron pedestrian gate. He agreed with Dylan's comment that the house is in scale with the lot size. He agreed with the other Boardmembers' comments about the compromise sill height of 5'-6" as being acceptable for privacy.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Blakemore to recommend preliminary approval to the Community Development Director with the following comments:

- Raise the sill heights to 5'-6" on the south facing second-story windows,
- Relocate the center chimney to a lower point, such as along the wall where the existing structure meets the new family room ceiling;
- Add a planter along the south wall to reduce paving; and
- The Church Lane wall is too harsh and needs to be softened.

VOTE: 3-1 (Reginato dissented)

- 3) Applicant: Erinn Silva, GPA Consulting for Caltrans
Address: 21-2091-CON
Planner: Nick Bobroff
Project Location: US Highway 101 right-of-way and 4100 block of Carpinteria Ave right-of-way
Zoning: Transportation Corridor (TC) and Commercial Planned Development with Residential Overlay (CPD/R)

Hearing on the request of Erinn Silva, GPA Consulting for Caltrans, to consider Project 21-2091-CON for conceptual review of a proposal to construct a new 0.8-mile, 12-foot wide Class I separated bike and pedestrian path connecting the west end of Carpinteria Avenue to Santa Claus Lane in unincorporated Santa Barbara County. The new bike path would be located between the southbound travel lanes of US Highway 101 and the UPRR corridor. For the Carpinteria Avenue segment of the bike path, the new path would replace the existing sidewalk on the south (ocean) side of the 4100 block of Carpinteria Avenue, tying into existing Class II bike path improvements at the Carpinteria Avenue/Estero Way intersection. The project is located entirely within Caltrans or City right-of-way.

Staff provided a brief overview of the proposed project, the background leading to the development of the project, and the regulatory framework to accommodate the project. He explained that the

applicant team is seeking design direction from the ARB at this time to aid in finalizing the plans for formal application submittal to the City and County.

Erinn Silva (GPA Consulting) and Shawn Kowalewski (MNS Engineers) provided a more detailed description of the proposed project and how it relates to the other recent Highway 101 improvement projects. Proposed details and treatments for certain elements of the trail project (e.g., vehicle barriers, railings, hardscape) were presented to the Board in an effort to receive feedback and inform the development of 95% plans for permit submittal.

Public Comment:

A public comment letter was submitted by Brian Ehler. The main points of the letter are summarized below; a copy of the letter is on file with the Community Development Department.

Mr. Ehler opposes the bike path, considering it to be ill-conceived and unnecessary. He described the path as being a glorified dog path. He objected to new development, such as the proposed path, near the protected salt marsh.

Boardmember Discussion:

Boardmember Blakemore sought clarification as to whether the proposed vehicle barrier color would utilize the same colors and timber stain as that used on other recent projects in the Highway 101 corridor. She also asked about the proposed surface material for the bike path. The applicant team responded that, yes, the treatment for the Type 85 barrier was intended to match that used for the other Highway 101 projects, and that the new bike path surface would be natural concrete.

Boardmember Reginato asked for details for the trail termini and how cyclists/pedestrians would safely transition back to existing traffic patterns at each end of the trail. The applicant team described the proposed improvements at the trail ends intended to direct cyclists and pedestrians onto the trail, and also described the proposed Santa Claus Ln improvement project currently being undertaken by the County of Santa Barbara, which would tie into the subject bike path project and provide a continuous bike lane along the road.

Boardmember Rodriguez asked if the new crosswalk at Estero Way would be outfitted with flashing lights, noting the high speeds of vehicles exiting Highway 101 onto Carpinteria Ave. He also asked whether any new lighting is proposed along the path. Finally, he asked what would prevent motorists from accidentally entering the bike path at the Santa Claus Ln entrance. The applicant team responded that, typically, crosswalks cannot be outfitted with flashing lights or similar features until there is an established use history demonstrating the need for such. The team noted, however, that a number of traffic calming features had been incorporated into the new off-ramp design in an effort to slow vehicles down as they exit onto Carpinteria Ave. Existing lighting at the trail ends would be maintained, but no new lighting is proposed along the length of the path due to its immediate adjacency to the environmentally sensitive Carpinteria Salt Marsh. The Santa Claus Ln entrance to the bike path would be separated from the main roadway with a raised planter, and signed with a stop sign to dissuade vehicles from entering the bike path.

Overall, all of the Boardmembers expressed support for the proposed materials and finishes, as presented, including the use of the “Nantina” stain for the galvanized metal railings, and the use of the stainless cables for the pedestrian railing. Boardmembers Blakemore and Rodriguez cautioned the

design team to consider the attractiveness of the proposed railing designs for children to climb on, and the safety hazards this could pose.

ACTION: Receive public comment and provide conceptual comments to the applicant team and staff.

VOTE: N/A

OTHER BUSINESS: None

CONSENT CALENDAR:

- 1) Action Minutes of the Architectural Review Board Meeting on March 25, 2021.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend approval of the March 25, 2021 ARB Meeting Minutes as submitted.

VOTE: 3-0-1 (Reginato abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 1) Zerlin Residence Landscape Plan

Staff presented a proposed planting and hardscape plan for the residence currently under construction at 760 Palm Avenue (Project 16-1847-CUP/CDP). Boardmember Blakemore noted that, overall, the layout and planting plan was acceptable and reflected the owner's intent of creating a tropical themed yard. She cautioned that several of the selected plant species have very high water needs (for example, *Colocasia esculenta* and *Cordyline terminales*) and suggested that if they are to be used, they should be located in shaded areas on the north side of the buildings, further noting that water conservation is of critical importance. She also noted that several other species are very low water use (for example, *Yucca gloriosa recurvifolia* and *Calandrinia spectabilis*) and should not be placed near the more thirsty plants. Boardmembers Johnson and Rodriguez indicated their support for Boardmember Blakemore's comments; Boardmember Reginato recused himself from participation.

- 2) Good Plow Restaurant Exterior Paint Colors

Staff presented the proposed shade for the repainting of the former Foster Freeze building and asked for the ARB's feedback on the use of this single shade for the entire building (roof, trim, body, mullions, etc.). Jason Lesh, co-owner, was present to explain the design intent of the proposed paint scheme. Overall, the Board was in support, noting it would signal a significant change for the property. They cautioned that the light shade may be maintenance intensive to keep looking nice given proximity to vehicle traffic and the large pine in the year parking lot. They also suggested that the window and door mullions be kept dark to serve as a contrasting element between the building body and roof.

- 3) Department of Water Resources Stream Gauge Screening

Staff presented color options for the painting of the new stream gauge and associated equipment, noting the intent was to make these items as inconspicuous as possible. After considering a variety of options and photographs, the Board settled on using a "dark brown" shade for the NEMA equipment cabinet and a "chestnut brown" shade for the bridge-mounted gauge boxes. The Board

reasoned that the “dark brown” shade used on the equipment cabinet would reduce the potential for graffiti to be visible. They also expressed their support for additional screening plantings around the NEMA equipment cabinet to help further obscure it.

ADJOURNMENT

Chair Stein adjourned the meeting at 8:25 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, April 29, 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 5:33 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:

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

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Applicant: Dennis Thompson, architect for Leland & Diana Walmsley
Project: 18-1919-ARB
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-ARB for final review of a request to construct a 221 square-foot first floor addition to the front of the existing 1,162 square-foot residence and reorient the existing 498 square-foot attached two-car garage to face the street. A 248 square-foot conditioned loft would be accessible from the addition, with additional attic storage above the garage. The property is a 6,970 square foot parcel zoned Single-Family Residential (7-R-1) and shown as APN 003-600-046, addressed as 1455 Azalea Drive.

Staff provided an overview of the project description and review history, and described the minor revisions to the project since the Board's last review. Overall, staff found the project to be consistent with the Board's previous recommendations and was recommending final approval as submitted. Boardmember Reginato inquired about the access to the lofts, and staff responded that they would be accessed by pull-down steps.

Dennis Thompson, architect, reiterated that he felt he had adequately responded to all of the Board's comments and the resultant project was improved. He indicated he was looking forward to receiving final approval.

Leland Walmsley, applicant, clarified that the conditioned loft space is intended for storage.

Public Comment: None

Boardmember Discussion:

Boardmember Stein thanked the applicant and architect for their great work on the project, and noted that the landscape plan looks great. The other Boardmembers agreed.

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

VOTE: 5-0

PROJECT REVIEW

- 2) Project: Office Remodel, 19-2012-DPR/CDP
Address: 6384 Via Real
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 final review of a request 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 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 due to the new rooftop equipment screens. 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.

Staff described the project and review history, and noted some of the minor changes to the project since the Board's last review. Staff asked the Board to specifically comment on building lighting and landscaping, and whether their previous comments have been satisfactorily addressed. Staff recommended final approval of the project.

Brian Poliquin, architect, responded to questions from the Board, noting the demo lights would be installed early during construction and that the owners would work with the City to make sure lighting impacts are properly mitigated. Likewise, he committed to working with the City on needed landscape screening, and confirmed he would verify with the project landscape architect that the irrigation plan covers the Lomita Lane frontage. He thanked the Board for their comments and noted that overall the project was enhanced by the feedback received.

Public Comment:

Don Bensen provided verbal comments to staff in a phone call prior to the meeting. The comments are summarized below:

- The building is the gateway to the M-RP district;
- Confirm sufficient landscape screening is provided along the west side of the site and along other key areas;
- Confirm the west side landscape planter is included on the irrigation plan;
- Ensure no glare or spillover from exterior lighting leaves the project site; and
- Lower the height of the wall-mounted fixtures.

Boardmember Discussion:

Boardmember Johnson asked to see additional information about the proposed exterior wall pack lights, noting they did not appear to have much of an overhang to prevent spillover.

Boardmember Stein asked when during construction the demo lights would be installed. He suggested they be put up early in case changes need to be made to respond to ARB concerns.

Boardmember Blakemore suggested that the applicant consider replacing the two Tipuana Tipu trees proposed near the entry walkway from the driveway with a smaller species less likely to have root intrusion problems in the future. She suggested swapping these trees out for the Arbutus Marina trees used elsewhere in the landscape plan could be a good option. She also shared her support for trying to reuse the existing Arbutus trees in an effort to preserve some trees with height/size.

Boardmember Reginato recommended swapping out garrapa for the cedar 1x4s called out on the fence detail. He noted an additional correction to require a post base for the fence. He also recommended some additional taller evergreen trees be planted on the top of the embankment along the Lomita Lane frontage to help further screen the building from view. Proposed deciduous trees would not sufficiently screen the elevation. He felt that an additional 4-5 evergreen trees were needed for this.

In response to Boardmember Reginato's suggestion about planting additional trees, Boardmember Blakemore suggested the planting of 5 additional standard olive trees to achieve the desired height and screening effects.

Boardmember Stein summarized that the intent of the Board's comments with regard to the landscaping is to effectively create a green wall for screening purposes. He commented that the applicant had addressed the ARB's questions and the project looked good. He noted he was glad that the Planning Commission was able to work with the applicant to address the parking modification request.

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

- Consider replacing the 2 Tipuana trees near the building walkway entrance with tree species less prone to root intrusion;
- Update the fence detail to replace the cedar 1x4s with garrapa and to show the fence posts mounted to a post base;
- Consider planting an addition 5 standard olive trees at the top of the slope along the Lomita Lane frontage to fill in gaps between existing trees in an effort to better screen the building from view.
- Revisions to the landscape plan to be reviewed by Boardmember Blakemore prior to building permit issuance.

VOTE: 5-0

OTHER BUSINESS: None

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 1) Hawkins Residence. Boardmember Reginato asked staff to review the rear deck design/construction and make sure it is per plan in terms of height and use of obscured glass for the railings.

ADJOURNMENT

Chair Stein adjourned the meeting at 6:28 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, May 27, 2021.

Chair Stein noted he would be absent for the May 27th meeting. All other Boardmembers present indicated they would be in attendance.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board



JUNE 2021

Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
		1 10AM Supervisors Meeting ZM	2 9AM City Manager Conf. Call LR 2PM Public Works Staff Mtng, ZM	3 9AM Parks Dep. Mtg. CMR 2PM All CDD Staff Mtg. CC 2:30PM Code Comp. Staff LR	4	5
6	7 5:30PM Planning Commission CC-TV	8 10AM Supervisors Meeting ZM 2:30PM Planning Staff Mtng. ZM	9 9AM City Manager Conf. Call ZM 2PM Public Works Staff Mtng, ZM 5:30PM Water Dist. Mtg. CC-TV	10 9AM Parks Dep. Mtg. CMR 2:30PM Code Compliance Mtg. LR	11	12 9AM/1PM ABOP PW Yard
13	14 8AM Lifeguard Training 5:30PM City Council Mtg. CC-TV	15 10AM Supervisors Meeting ZM 2:30PM Planning Staff Mtng. ZM	16 9AM City Manager Conf. Call ZM 2PM Public Works Staff Mtng, ZM	17 9AM Parks Dep. Mtg. CMR 2:30PM Code Compliance Mtg. LR 3:30PM Inter Dep. Coordination ZM 5PM Architectural Review CC	18	19
20	21	22 10AM Supervisors Meeting ZM 2:30PM Planning Staff Mtng. ZM	23 9AM City Manager Conf. Call ZM 2PM Public Works Staff Mtng, ZM 5:30PM Water Dist. Mtg. CC-TV	24 9AM Parks Dep. Mtg. CMR 2:30PM Code Compliance Mtg LR	25	26 9AM-1PM ABOP PW-Yard
27	28 5:30PM City Council Mtg. CC-TV	29 10AM Supervisors Meeting ZM 2:30PM Planning Staff Mtng. ZM	30 9AM City Manager Conf. Call ZM 2PM Public Works Staff Mtng, ZM	LR Lobby Meeting Room SR Side Meeting Room CMR Council Meeting Room CC Council Chamber ZM Zoom Meeting		

City of Carpinteria
Planning Activity Summary

May 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 06/1/2021

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
21-2112	City of Carpineri		City wide	Downtown Design Overlay Program	In progress.	Rita	1	
21-2111	City of Carpinteria		City wide	Density Bonus Program	In progress.	Rita	1	
21-2110-TUP	St. Joseph Church	1532	Linden Ave	Annual Festival	Submitted 5/24/2021. Under review.	Marysol	1	
21-2108-ARB	William and Theresa Wood	4916-4950	Carpinteria Avenue	Exterior improvements, staircase replacement, new driveway gate,	Submitted 5/5/2021. Under review.	Marysol	1	
21-2107-CUP/CDP/ARB	City of Carpinteria/S&S Seeds	6155	Carpinteria Avenue	Coastal Vista Trail Segement	Submitted 4/28/2021. Incomplete 5/27/2021.	Syndi	2	
21-2106-DP/CDP/ARB	Siegel Residence Addition	4755	Fourth Street	Second story addition to SFD	Submitted 4/28/2021. Incomplete 5/28/2021.	Syndi	2	
21-2104-SIGN	Juice N Things LLC	4991	Carpinteria Ave	New signs (2) non-illuminated	Submitted 4/20/2021. Incomplete 5/5/2021.	Marysol	2	
21-2101-SIGN	Nhan Nguyen, Lavish Nails	991	Linden Ave	1 non-illuminated wall sign	Submitted 4/9/2021. Incomplete 5/5/2021.	Marysol	2	
21-2099-CUP	Family Baptist Church	5026	Foothill Road	New modular classrooms for children's programs and school	Submitted 3/15/2021. Incomplete 4/13/2021. Resubmitted 5/26/2021. Under review.	Marysol	2	
21-2097-DP/CDP	Kimberly and Gregory Garcia	4921	Sandyland Road, Unit 2	Replace electric panel, sewer line, new siding, windows, relandscaping	Submitted 3/9/2021. Incomplete 3/30/2021. Resubmitted 5/17/2021. Under review.	Marysol	2	
21-2094-DPR/CDP	Carpinteria Valley Historical Society	956	Maple Avenue	Construct new storage shed	Submitted 3/2/2021. Incomplete 4/1/21.	Nick	2	
21-2086-ARB	Frank & Christine Isaac	5410	Cameo Road	SFD remodel, 70sf add'n., and new deck/trellis	Submitted 2/8/2021. Incomplete 3/5/2021. Awaiting resubmittal.	Syndi	2	
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 condominium building	Submitted 1/13/2021. Incomplete 2/12/2021. Owners have decided to do condos instead of apts.	Syndi	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
20-2067-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. Resubmittal 3/23/2021. Incomplete 4/21/2021.	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 Verbugt	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. Incomplete 3/8/21. Resubmitted 5/17/21.	Nick	2	
21-2103-CON	Saticoy Development, LLC, Tim Finnigan	4213	Carpinteria Avenue	Concept review for 3 new residential units	Submitted 4/14/21. Schedule for ARB concept review.	Nick	3	
21-2100-FENCE	Bruce Fincher	4759	Sandyland Rd	Rolling driveway security gate	Submitted 4/5/2021. Incomplete 4/29/2021. Complete 6/2/2021. Schedule for ARB.	Marysol	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 4/8/2021. Nex meeting May 2021	Steve	3	
18-1942-DP/CDP	Carp Unified School Dist	5201	Eighth Street	Replace portables with Modulers	Submitted 10/15/2018. Incomplete 11/14/18. Resubmitted 3/6/19, Complete 4/4/19. Waiting for requested materials for ARB.	Steve	3	

21-2092-SDU/CDP	J. Bradley Stein	1315	Casitas Pass Road	Validate (E) guest house as SDU & permit remodel of SDU & attached accessory structures	Submitted 2/26/2021. Complete 3/19/21. Prelim ARB approved 3/25/21. Director approved 6/1/21.	Nick	4	
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. Complete 4/16/2021.	Syndi	4	
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. Complete 3/18/2021. To ARB for prelim/final 3/25/2021. Approval letters postponed to 11/2021 due to new baby.	Syndi	4	
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. Resubmittal 3/26/2021. Prelim at ARB 4/15/2021.	Syndi	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	
20-2036-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	
21-2090-DP/CDP	CHT, LLC	700	Linden Ave	Rehabilitate & Remodel (E) buildings; new 2nd floor addition	Submitted 2/17/21. Incomplete 3/19/21. Resubmitted 4/15/21. Prelim ARB approval 4/29/21. Resubmittal 5/21/21. Scheduled for PC 7/6/21.	Nick	5	
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. Resubmittal 3/8/2021. Complete 3/25/2021. Scheduled for 6/7/2021 PC	Marysol	5	yes

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. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21.	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	
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	
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 this summer when meetings go live due to public interest.	Dan / Steve	7	
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. Tentativley scheduled for Final ARB on 7/1/2021.	Syndi	9	
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. To PC on 3/1/2021. Tentativley scheduled for Final ARB on 7/1/2021.	Syndi	9	
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. Director approval 5/5/2021. No appeals filed.	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. Awating revised drawings. Final Parcel Map submitted for review 2/1/21.	Nick	9	

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 07-1407-ARB	City of Carpinteria 6380 Via Real, LLC	6380	Carpinteria Ave Bridge Via Real	Replace Carpinteria Ave Bridge over Carpinteria Creek Revised new office complex	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. Revised Final ARB 10/17/2019.	Nick Syndi	10 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	
21-2109-SIGN	ARCO AM/PM Gas Station	1116	Casitas Pass Road	re-face price sign	Submitted 5/6/2021. Approved 5/19/2021.	Marysol	12	
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. Incomplete 3/5/2021. Resubmitted 3/26/2021. Complete 4/1/2021. Prelim & final at ARB 4/15/2021. Director approval 5/4/2021. In plan check.	Syndi	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	
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. BP submitted 3/25/21.	Nick	12	
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. LLA docs to City Surveyor for recording 4/5/2021.	Syndi	12	
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 10/7/2019. 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. Final ARB 5/13/2021. Building Permit Plan Check.	Marysol	12	
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 with new ownership.	Steve; Nick	12	

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. Final ARB on 5/13/2021. In plan check.	Syndi	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. BP issuance pending Eng Permit approval.	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	

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. CC review of Affordability Covenant and Final Map Acceptance 2/8/2021. 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 recorded 3/8/2021. Final ARB on 5/27/2021. In plan check.	Steve / Syndi	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	
19-2029-DPR/CDP	Carpinteria Arts Center	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. BP issued.	Marysol	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 2/23/28. PC approved 4/2/18. BP issued 2/19. PC approved 36-mo. Time Extension 5/4/20.	Nick	13	
21-2105-SIGN	Jason Lesh, The Good Plow	5205	Carpinteria Ave	Sign reface	Submitted 4/26/2021. Approved 5/10/2021.	Marysol	14	
21-2095-SIGN	City of Carpinteria	5775	Carpinteria Avenue	New fundraising banner sign for the skate park	Submitted 3/3/2021. Approved 3/8/2021.	Marysol	14	
21-2093-SIGN	Ben Mascari	879	Linden Ave	New sign	Submitted 2/26/2021. Approved 3/8/2021.	Marysol	14	
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. BP issued 2/24/2021.	Marysol	14	
21-2081-SIGN	Rincon Mountain Winery	4187	Carpinteria Ave	Wall sign, non-illuminated	Submitted 1/11/2021. Approved 1/26/2021. BP issued 2/3/2021.	Marysol	14	
20-2078-SIGN	Union Bank	5420	Carpinteria Ave	New signs	Submitted 12/7/2020. Incomplete. Resubmitted 03/04/2021. Complete. Approved 3/9/2021. BP issued. Under construction.	Marysol	14	
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	
20-2051-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	
19-2017-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	
19-2009-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. BP issued 3/31/2021.	Marysol	14	Yes
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	
19-1989-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	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	

19-1965-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, pending BP revision.	Marysol	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. Final ARB approval of colors and materials 03/25/2021. Pending final Building Permit revision.	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. Minor revision.	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. Landscape/hardscape revision proposed 3/24/2021, under review. ARB matters by staff 4/29/20021.	Marysol	14	Yes
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	
21-2098-TUP	Joel Reed, Howard School	1532	Linden Ave	TUP for operation of Howard School at St Joseph's Church	Submitted 3/11/2021. Director approved 4/20/21.	Nick	15	
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	15	
21-2084-ARB	Mike Wiltshire	1550	Myra Street	As-built 12'-8" tall storage shed	Submitted 1/22/2021. Complete 2/19/2021. To ARB on 3/25/2021 for prelim/final. Director Approval 4/18/2021. Revised BP issued 4/23/2021. Final inspection 4/28/2021.	Syndi	15	
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. Completed.	Marysol	15	Yes
20-2048-ARB	City of Carpinteria	101	Ash Avenue	Mural	Submitted 3/16/2020. Prelim ARB 7/11/2020. Director approval 08/11/2020. Completed. April 2021	Marysol	15	
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. Completed.	Marysol	15	Yes
21-2096-CUPR/CDP	AT&T / Eukon Group	4558	Carpinteria Ave	Modification to (E) wireless facility, including construction of 3 (N) cupolas	Submitted 3/4/2021. Incomplete 3/18/2021. Application withdrawn 05/11/21.	Nick	X	
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. Withdrawn, event cancelled due to pandemic.	Marysol	X	

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. Pending resubmittal of new project application.	Marysol	x	Yes
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. Application closed out; new concept application to be submitted.	Nick	X	

Last updated

6/3/2021 14:56

BUILDING PERMIT REPORT

05/01/2021 - 05/31/2021



Permit #	Permit Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Issued Date	Code Compliance Violation	Fire Permit Required
13342	5/28/2021	003-700-CA1	4980 Sandyland Road	Sunset Shores	Replace (1) 600 amp meter services like for like due to equipment failure.	10,000	In Review Building			
13341	5/28/2021	003-700-CA1	4902 Sandyland Road	Sunset Shores	Replace (2) 400 amp meter services like for like due to equipment failure.	10,000	In Review Building			
13340	5/28/2021	004-006-036	1511 Meadow Circle	GALVIN JAY T	Replace 10 window and 2 sliding glass doors.	14,500	Final Processing			
13339	5/28/2021	001-280-011	1493 Trenora Street	SCOURAS, AMBER J	Remodel 314 S.f. of existing interior. Add 89.5 s.f. to northwest side of existing first floor and 451 s.f. to the existing second floor.	120,000	In Review Planning			
13338	5/28/2021	001-190-073	6390 Rose Lane	AMERICAN INDUSTRIES, INC	Rooftop HVAC replacement.	75,000	In Review Planning			

13337	5/28/2021	003-102-012	1360 Cramer Circle	PEREZ JUAN MARTINEZ	Remove existing roof and install a 30 year composition shingle. 31 squares	6,100	Final Processing			
13336	5/27/2021	001-292-004	5378 Dariesa Street	HARDY, ALEC S	Re-duct with new RG flex and install new 70 BTU furnace.	6,000	Final Processing	5/27/2021		
13334	5/26/2021	001-400-036	1356 El Portal	KELM CAROL ANN	Tear off existing composition and install Lifetime composition shingles. 32 squares	21,985	Pending Pickup			
13333	5/26/2021	001-280-031	1451 Camino Trillado	CORNERSTONE HOUSE OF SANTA BARBARA, INC	Install 16 Sunpower 370 Watt AC panels with 16 microinverters.	10,000	In Review Building			
13332	5/26/2021	003-324-004	5337 8th Street	TRELOAR, NANCY J BYPASS TRUST 7/18/78	Correct basic electrical issues. Estimate adding 5 receptacles and 4 lights	2,000	Pending Pickup			
13331	5/20/2021	003-324-004	761 Olive Avenue	TRELOAR, NANCY J BYPASS TRUST 7/18/78	Correct electrical issues, add one GFCI protected outlet in bathroom and repair switch plates.	400	Final Processing			Yes

13330	5/24/2021	003-212-030	4273 and 4277 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.	1,307,000	Issued	5/25/2021		Yes
13329	5/24/2021	003-212-030	4263 and 4267 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.	1,193,000	Issued	5/25/2021		Yes
13328	5/19/2021	001-070-040	1116 Casitas Pass Road	SHORELINE OIL, INC	Re-face existing price sign at Arco Gas Station with new LED display. [Project 21-2109- SIGN]	4,000	Final Processing			
13327	5/14/2021	003-650-035	5455 8th Street # 63	NELSON, ANGELA	Convert an existing closet to laundry room.	2,500	In Review Building			

13326	5/13/2021	001-190-084	1013-1021 Mark Avenue	BVE, LLC	Replace 4 existing light poles in the parking lot in front of the building.	12,000	In Review Planning			
13325	5/13/2021	004-112-011	4839 El Carro Lane	LENSANDER, THERESA D REVOCABLE TRUST 11/9/18	Interior Renovation of two existing baths and kitchen	75,000	Pending Pickup			
13324	5/12/2021	003-860-008	1140 Eugenia Place # 8	GALLANT, PHILIP A	Conversion for an existing walk-in closet into a new bathroom. New bathroom to include double vanity, single shower, single toilet and tile finish. New electric on-demand water heater to be installed in the attic.	22,650	In Review Building			
13323	5/12/2021	004-016-040	1281 Franciscan Court #8	WEST, CARRIE A	Replacing 1-piece fiberglass shower/tub/surround with acrylic tub and glue-up wall surrounds. Tub size 1-2" wider required moving of plumbing pipe by 1 - 2"	1,150	In Review Building		Yes	
13322	5/11/2021	003-142-032	1335 Vallecito Place	The Cottages Carpinteria, LLC	Install a temporary power pole.	550	Issued	5/14/2021		

13321	5/11/2021		5338 El Carro Lane		Repair damaged floor due to water leak in the second floor bathroom.	9,500	In Review Building			
13320	5/11/2021	001-170-019	5585 Carpinteria Avenue	CASA DEL SOL MOTEL, LLC	Construct an ice and vending machine cover and waterproof GFI outlet. Unblock and unseal two interior door. Permit as-built security cameras and electric vehicle charging station. Remove terra cota sun plaques on building facade.	950	In Review Planning			
13319	5/11/2021	001-190-073	6390 Rose Lane	AMERICAN INDUSTRIES, INC	Go over existing roof with feltback PVCS roof 60 mil. 200 squares	113,100	Pending Pickup	5/14/2021		
13318	5/7/2021	001-292-009	1558 Kathy Street	REVETTI LIVING TRUST 3/6/19	50 gallon water heater change out same location - outdoor closet.	2,607	Issued	5/7/2021		
13317	5/28/2021	003-331-006	5395 Eighth Street	O'CONNOR, PATRICK Q	Masonry wall at westerly shared property line. Per attached drawing. Construction to Carpinteria standard handout provided.	0	Building Dept. Approved			
13316	5/3/2021	001-070-003	1115 Casitas Pass Rd	MCDONALDS CORPORATION	Adding on new single circuit 240v 30 amp outlet	500	Final Processing			

13315	5/7/2021	003-542-004	1418 Sterling Ave	GUTIERREZ, ESTHER M	Change electrical panel from 100 a to 200 a. Same location.	1,000	Final	11/16/2020		
13314	5/5/2021	001-280-031	1451 Camino Trillado	CORNERSTONE HOUSE OF SANTA BARBARA, INC	Replace existing 100 amp meter main panel with new 200 amp meter mainn panel at same locaion using same existing overhead power feed.	6,350	Issued	5/7/2021		
13313	5/5/2021	003-890-012	4914 Sawyer Avenue	CLEO M SMALL LIVING TRUST 2/24/95	Install central air conditioning on the exterior patio.	7,500	Building Dept. Approved			
13312	5/4/2021	001-430-001	6410 Via Real	SCHAFF, VICTOR WILLIAM/SUSAN MARIE 1998 REVOCABLE TRUST 1/23/98	Install (1) water source Heat pump in the security closet/lobby	20,000	Pending Pickup	5/17/2021		
13311	5/3/2021	003-610-020	4700 Sandyland Road	SOLIMAR SANDS INC	Change out decking on pool. Install new pavers.	10,000	Issued	5/10/2021	Yes	
13310	5/3/2021	003-600-007	1455 Carnation Place	THOMAS, MARIANN	Replace kitchen cabinets, like for like and add 6-7 LED can lights.	25,000	In Review Building			

Total Records: 33

6/3/2021