



Planning Commission Meeting Agenda

Tuesday, September 7, 2021 at 5:30 pm
City of Carpinteria
5775 Carpinteria Avenue

In-Person Meeting

IN RESPONSE TO THE GOVERNOR'S ISSUANCE OF EXECUTIVE ORDER N-07-21, WHICH FORMALLY RESCINDED CALIFORNIA'S STAY-AT-HOME ORDER ISSUED LAST IN MARCH 2020, EXECUTIVE ORDER N-08-21, AND SANTA BARBARA COUNTY HEALTH OFFICER ORDER 2021-10.3, THE CITY OF CARPINTERIA HAS MADE THE DECISION TO PROVIDE IN-PERSON ATTENDANCE AND PARTICIPATION OPTIONS FOR THIS MEETING.

To minimize the potential spread of the COVID-19 virus, the County of Santa Barbara is requiring all individuals to wear face coverings while inside the City Council Chambers, regardless of vaccination status.

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.) Please note that, per Health Officer Order 2021-10.3, the County of Santa Barbara requires all individuals to wear face coverings while indoors, regardless of vaccination status.
- View the meeting live through the City's website (<https://carpinteria.ca.us/city-hall/agendas-meetings>) on your computer, tablet or smartphone.
- View the meeting on Government Access Television Channel 21 (broadcast live and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m. and 5:00 p.m., respectively).

Public Comments:

- Provide a live public comment during the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item. Regardless of vaccination status, individuals providing in-person public comment are required to wear face coverings while inside the City Council Chambers, including while providing public comment. If you fall under the exemption criteria for wearing a face covering indoors per Health Officer Order 2021-10.3, the City

strongly recommends you provide public comment through one of the alternative means provided below.

- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Planning Commissioners by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to PublicComment@ci.carpinteria.ca.us, or (2) the **eComment** link on the City's agenda website (<https://carpinteria.ca.us/city-hall/agendas-meetings>). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

Please note that the City will make every effort to make the meeting accessible; however, if one of the above attendance/viewing or public comment options is unavailable due to technological issues, you are invited to take advantage of one of the other participation options outlined above (including attending and providing public comment in-person in the City Council Chambers). Additional options may be made available at the meeting.

Additionally, as the situation with COVID-19 continues to evolve, the City will provide updates on 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.

THE PLANNING COMMISSION RESERVES THE RIGHT TO CHANGE THE ORDER IN WHICH ITEMS ARE HEARD. APPLICANTS NOT IN ATTENDANCE WHEN THEIR ITEM IS CALLED MAY HAVE THEIR ITEM CONTINUED TO THE NEXT REGULAR MEETING.

Any information presented to the Planning Commission by the public on any agenda item and during Public Comment using electronic materials must be arranged with staff. Electronic materials must be provided to staff a minimum of two business days prior to the meeting.

Any written, printed or electronic material and/or exhibit presented at this meeting becomes the property of the City, and a copy must be provided to City staff.

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 August 2, 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: Martinez Residence Remodel & Addition Appeal, 20-2070-ARB/CDP
Address: 1147 Vallecito Road
Appellants: Sharon and Ruben Organista,
Robert and Jeanne Banner,
John and Jaclyn Kucharski
Planner: Syndi Souter

Continued hearing on the request of Sharon and Ruben Organista; Robert and Jeanne Banner; and John and Jaclyn Kucharski to consider the appeal filed on June 11, 2021 of the Community Development Director's decision to approve Project 20-2070-ARB/CDP for issuance of a Coastal Development Permit to allow the construction of an 856 square-foot two-story addition to the existing single family residence under the provisions of the Single Family Residential (6-R-1) Zone District; and to accept the Exemption pursuant to §15301(e)(1) and §15332 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). The application involves APN 003-192-005, located at 1147 Vallecito Road.

- 3) Project: Coastal Family School, 21-2099-CUPR/CDP
Address: 5026 Foothill Road
Applicant: Pastor Pennington, agent for the First Baptist Church of Carpinteria
Planner: Marysol Smith

APPLICANT REQUESTS THE ITEM BE REMOVED FROM THE AGENDA

Hearing on the request of Pastor Pennington, agent for the First Baptist Church of Carpinteria, to consider Project 21-2099-CUPR/CDP for a Conditional Use Permit amendment and a Coastal Development Permit (application filed March 15, 2021) to allow for the installation of two portable classrooms for a new elementary school that would include pre-school and K-6 grades and would grow over the course of a five-year phased enrollment plan for a total of 94 students under the provisions of the Community Facility (CF) Zone District; and to approve the Addendum to the Mitigated Negative Declaration (MND) previously prepared for a K-8 grade school pursuant to the California Environmental Quality Act (CEQA) Guidelines. The Addendum to the MND and all documents referenced therein may be reviewed at the Community Development Department, 5775 Carpinteria Avenue, Carpinteria. The Addendum to the MND is also available for review on the City of Carpinteria website. The application involves APN 004-004-0215, addressed as 5026 Foothill Road.

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 4) Action Minutes of the Architectural Review Board meetings of July 15, 2021 and July 29, 2021
- 5) City calendar for the month of September
- 6) Community Development Planning Activity Report as of August 31, 2021
- 7) Building Permit Report as of August 31, 2021

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING of October 4, 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, September 2, 2021 in the Community Development Department, on the City Hall Public Notices Board, and on the Internet.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Benefield. Commissioners Present: Jane L. Benefield, Chair Glenn La Fevers, Vice-Chair John Moyer David Allen Commissioners Absent: John Callender Others Present: Steve Goggia, Community Development Director Syndi Souter, Associate Planner	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 July 6, 2021 MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Moyer, the Planning Commission voted 4-0 to approve the minutes of the regular Planning Commission meeting held July 6, 2021 as presented. (Moyer, La Fevers, Allen and Benefield voted yes)	CONSENT CALENDAR
NEW PUBLIC HEARING 2) Project: Coastal Family School, 21-2099-CUPR/CDP Address: 5026 Foothill Road Applicant: Pastor Pennington, agent for the First Baptist Church of Carpinteria Planner: Marysol Smith STAFF REQUESTS A CONTINUANCE TO SEPTEMBER 7, 2021 Hearing on the request of Pastor Pennington, agent for the First Baptist Church of Carpinteria, to consider Project 21-2099-CUPR/CDP for a Conditional Use Permit amendment and a Coastal	NEW PUBLIC HEARING

Development Permit (application filed March 15, 2021) to allow for the installation of two portable classrooms for a new elementary school that would include pre-school and K-6 grades and would grow over the course of a five-year phased enrollment plan for a total of 94 students under the provisions of the Community Facility (CF) Zone District, and to approve the Addendum to the Mitigated Negative Declaration (MND) previously prepared for a K-8 grade school pursuant to the California Environmental Quality Act (CEQA) Guidelines. The Addendum to the MND and all documents referenced therein may be reviewed at the Community Development Department, 5775 Carpinteria Avenue, Carpinteria. The Addendum to the MND is also available for review on the City of Carpinteria website. The application involves APN 004-004-0215, addressed as 5026 Foothill Road.

MOTION

Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission voted 4-0 to continue the Coastal Family School hearing to September 7, 2021 (Moyer, La Fevers, Allen and Benefield voted yes).

3) Project: Martinez Residence Remodel & Addition Appeal, 20-2070-ARB/CDP

Address: 1147 Vallecito Road

Appellants: Sharon and Ruben Organista

Robert and Jeanne Banner

John and Jaclyn Kucharski

Planner: Syndi Souter

Hearing on the request of Sharon and Ruben Organista, Robert and Jeanne Banner, and John and Jaclyn Kucharski to consider the appeal filed on June 11, 2021 of the Community Development Director's decision to approve Project 20-2070-ARB/CDP for issuance of a Coastal Development Permit to allow the construction of an 856 square-foot two-story addition to the existing single family residence under the provisions of the Single Family Residential (6-R-1) Zone District, and to accept the Exemption pursuant to §15301(e)(1) and §15332 of the State Guidelines for implementation of the California Environmental Quality Act (CEQA). The application involves APN 003-192-005, located at 1147 Vallecito Road.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Moyer said he spoke with Mr. Martinez and Mr. Organista

and drove by the project. Commissioner Allen said he viewed the property and story poles twice. He spoke with Mr. Organista but the merits of the project were not discussed. Commissioner La Fevers had a brief conversation with the property owner upon visiting the site. Chair Benefield said she walked near the property but didn't speak to anyone.

Associate Planner Syndi Souter presented the staff report. She said staff was recommending adoption of the resolution thereby denying the appeal and affirming the Community Development Director's decision to approve the project. She proceeded to answer questions about the project.

PUBLIC HEARING OPENED

Chair Benefield opened the public hearing at 5:59 p.m.

Appellant Bob Banner, 1142 Church Lane, said they live adjacent to the project on the south side of the property. He noted how the first paragraph of the General Plan cites that size, scale and form should be compatible with adjacent and nearby properties. He provided information on how the adjacent homes are smaller, along with their square footages. He spoke about how a small child drowned in the swimming pool and it's very narrow between the pool and structure, and now that narrow area is being extended by 21 feet. He said compaction tests will be needed and are an extra expense, noting a neighbor didn't pass the tests due to sandy loamy soil. He spoke about how the pool dominates the lot and suggested leaving the two-story that is there, removing the large lap pool, and building a guest house in that area. He objects to the ARB findings because they don't discuss the mass of the two-story or offer alternatives for the applicant.

Appellant Ruben Organista, 1141 Vallecito Rd., expressed concerns about setbacks and questioned whether there is an ordinance that requires 10%. He also recalled there is an ordinance about not allowing circular driveways. He expressed concern that the size of the house will get bigger, which will lead to overbuilding in other areas of Carpinteria. He questioned whether you may add to non-conforming buildings without a setback. He said a stump remover had been hired to remove the property marker. He said other than that, he has no concerns and Mr. Martinez can remodel or rebuild his house.

Appellant John Kucharski, 1133 Vallecito Rd., said he is not opposed to the project but thinks it needs to be revised to be more sensitive to the existing neighborhood. He said his main concern is privacy and explained the project has windows on the 2nd level looking down into neighbors' backyards and windows. He said the windows are 5-6" above finished floor, there are a lot and as proposed now, there is opportunity for someone to look in his backyard and home. He said the windows are not needed

because the north side has escape access, and they have no mountain/ocean view and just look down into neighbors' backyards. He said they need to be omitted or sill heights need to be raised to 6'-6", noting it will still allow ventilation and natural light but maintain privacy for neighbors. He said the homeowner is blessed with a larger lot size but cursed because he has a through lot. Standard lots are half that size and have a rear yard setback that never gets built on creating privacy issues. He pointed out there are 34 homes in the neighborhood and the staff report only analyzed 7 two-story homes. He asked about the other 80% of homes in the neighborhood and said out of 34, the average size is 1619 square feet, while this proposed project will be 4,446 square feet. He described it as a small neighborhood where lots of houses are small. He is not opposed to renovations but hopes they'd be sensitive to the existing neighborhood and context. He expressed concern that the drawings need more detail, because who is to say the builder doesn't move windows up and down a little.

Applicant Manuel Martinez said you cannot compare his double lot to a single and his project is within all parameters. He noted his home has no historic value and they kept the original cottage which they are going to improve. He said they are going to rebuild the addition because there's no continuity in those sections. He wants to do things right, make improvements, and enhance its beauty and the landscaping. He made a lot of compromises to get approval, such as putting in a hedge and eliminating an ocean view. The process has lasted over a year, and he will leave it to the Planning Commission whether it can go, he said.

PUBLIC HEARING CLOSED

Chair Benefield closed the public hearing at 6:39 p.m.

Commissioner Allen said he visited the site twice. He was particularly concerned with the primary finding regarding proportion and scale with the site and other existing and proposed structures in the area. He spent a lot of time looking at the story poles from different vantage points and looked at all the other 2-story homes while driving around. He said the most imposing structure is on Church Lane facing the church and proceeded to describe the other two-stories in the neighborhood. He referred to a comment made about a through lot being a blessing and curse and agreed it eliminates setbacks and allows more structure in setbacks. He said he cannot make the finding the project is in proportion with other two-stories in the area. He added that it's a lovely home in isolation and has lovely architecture, but his job is to look at the whole community.

Commissioner La Fevers noted our rigorous review process and how the project didn't just slip through the cracks. He spoke about how it comes to them with the primary concern being neighborhood compatibility, which is

subjective although measures and standards apply. He said there is no dispute it meets the fixed standards, with questions being compatibility and scale with the surrounding neighborhood. He said the home there now is very attractive, but he doesn't get the sense that it is out of scale with the neighborhood. The proposed addition adds massing and shifts it toward Church Lane frontage. He doesn't find it out of scale with the neighborhood and has no trouble making the finding its compatible, and the garage alignment is consistent with other structures on Church Lane. He thinks once it's built it will continue to give the same overall feel the existing one does now.

Commissioner Moyer said the style gives it a more substantial look than other houses in the neighborhood. He said he cannot support the appeal. He described the house as well done and says they've stepped through all the circles needed. He noted the expense involved for the applicant to get here and said he's respectful of their tenacity and ability to stick to their guns to finish the project.

Chair Benefield said she is with Commissioner Allen and the project is way too big for the neighborhood. She said their job to look at the whole community, and the neighborhood will be overbuilt with this house. She noted there is a house like this in her neighborhood on two lots. She said the Martinez project is too massive and the windows should be clerestory. She said both sides make sense, with someone having to decide, which is them. She recommended it does not meet the findings but said with a little work it could. It's not a closed door and will require a little more reduction, she said.

Commissioner La Fevers moved that the Planning Commission adopt Resolution No. PC-21-006 denying the appeal and upholding the Community Development Director's decision to approve the development permit at 1147 Vallecito Road. Moyers seconded. Motion failed by a 2-2 vote (La Fevers and Moyer in favor; Benefield and Allen opposed).

RECESS

Chair Benefield called for a short recess.

Community Development Director Steve Goggia consulted with his legal team during the recess and explained despite a quorum of four commissioners, the motion fails as it doesn't pass on a 2-2 vote. He said we should ask for another vote which would result in an impasse and suggested continuing the hearing to the next meeting to get to a majority vote.

Commissioner Allen moved and Chair Benefield seconded to approve the appeal overturning the director's decision, conceptually denying the project

as proposed. Motion failed by a 2-2 vote (Allen and Benefield in favor; La Fevers and Moyer opposed). With motions for and against the appeal failing, the Planning Commission was at an impasse and discussion took place about continuing the hearing. Commissioner Allen said he would not be present at the next meeting, but it was decided it was fairest to the applicant to proceed with the hearing at the next meeting. MOTION Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission voted unanimously to continue the Martinez Residence Remodel & Addition Appeal to the September 7th meeting.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Chair Benefield asked about the Bailard apartment complex process that caught some of them flatfooted, as well as the status of DIF fees that seem to be an issue. She also brought to attention that the courts have decided the Department of Housing & Community Development (HCD) and Coastal Commission will now have equal say on the development of mobile homes. She described the shift as stunningly anti-affordable housing and wanted to know where it stands. Community Development Director Steve Goggia said there hasn't been a formal application for the Bailard apartments project filed with the County, only a concept plan; and the application will be filed through the County process and require a trip through the Coastal Commission. It's at least 18 months out and the applicants have been asked to come before the Carpinteria ARB, Planning Commission and City Council to receive feedback, because the project could get annexed someday. He spoke about zoning and soils and how they will be a deciding factor before the Coastal Commission, with agricultural lands currently taking priority over residential. He said there is no project application yet, there may be changes, and there are a lot of questions regarding DIFs and RHNA numbers. We are in a holding pattern until we see more movement through the County, he said. Mr. Goggia then spoke about how there will be a downtown parking program as a result of the downtown parking study that will impact the DIF fees, and issues about the fees will arise through it. He noted the \$25,000 per parking space fee has been stopping movement of downtown mom and pop businesses.	MATTERS PRESENTED

Due to concerns from the public about the accuracy of the Walker Report, Commissioner Allen suggested people visit Parking Lot #3 to see for themselves what goes on. Chair Benefield added how it was stated a parking space is more than 2 lines and what matters is how it's managed. About HCD and Coastal Commission having equal say in approval of mobile home parks, Mr. Goggia said when he began his job that permitting was done by the State (mobile homes are registered as vehicles), and our building inspector would only get involved in stick buildings. He said they are investigating with their legal department who will have ultimate say in approving permits and he may have information by the next meeting.	
DIRECTOR'S REPORT 4) Action Minutes of the Architectural Review Board meeting of June 17, 2021 and July 1, 2021 5) City calendar for the month of August 6) Community Development Planning Activity Report as of July 29, 2021 7) Building Permit Report as of July 29, 2021 Community Development Director Steve Goggia reviewed the distributed information.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF September 7, 2021 – Commissioner Allen said he was not sure he could attend.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT - Chair Benefield adjourned the meeting at 7:30 p.m. Secretary, Planning Commission ATTEST: Chair, Planning Commission	ADJOURNMENT

MINUTES, PLANNING COMMISSION
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

August 2, 2021
Regular Meeting
5:30 P.M.

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: September 7, 2021

Continued from August 2, 2021

ITEM FOR CONSIDERATION

Martinez Residence Remodel & Addition Appeal
20-2070-ARB/CDP

Consideration of an appeal of the Community Development Director's decision to approve Project 20-2070-ARB/CDP to issue a Coastal Development Permit to allow the construction of an 856 square-foot addition to the existing single-family dwelling located at 1147 Vallecito Road. Appeal filed by Sharon and Ruben Organista; Robert and Jeanne Banner; and John and Jaclyn Kucharski.

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


SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department


SIGNATURE

Owner/Applicant: Manuel Martinez

Agent: Dylan Chappell Architects

Appellants: Sharon and Ruben Organista;
Robert and Jeanne Banner; and John and Jaclyn
Kucharski

Project Location: 1147 Vallecito Road

APN: 003-192-005

Zoning: Single Family Residential (6-R-1)

General Plan Designation: Low Density
Residential (LDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-21-006 (Exhibit 1), thereby denying the appeal of the Martinez Residence Remodel & Addition project, and affirming the Community Development Director's decision to approve the project to allow the construction of an 856 square-foot addition; and to accept a categorical exemption pursuant to §15301 and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Coastal Development Permit

A Coastal Development Permit is required to allow the construction of an 856 square-foot addition to the existing single-family dwelling on the property. The existing two-story residence is 2,715 square feet in size with an attached 675 square-foot two-car garage. The proposed additions are located towards the rear of the residence, and would expand and reconfigure the existing two-story portion of the residence and the attached two-car garage. An interior remodel is also proposed as part of the project. The maximum roof ridge height would increase from 20.5 feet to 22.0 feet. Minor additional landscaping and hardscape are also proposed, including the removal of the stucco wall along Church Lane and replacement with a 6-foot-tall wrought iron fence with landscaping. The resultant two-story single-family residence would increase to 3,657 square-feet in size with an attached 589 square foot two-car garage, for a cumulative total of 4,246 square feet on a 13,818 square foot lot.

Garage access to the property is off of Church Lane, at the rear of the residence. The proposed project would relocate the garage 11-feet closer to the street, and add approximately 325 square-feet to the lower level. The existing 420 square-foot second story, presently located over the central portion of the residence, would be reduced to a single story. The new two-story element would be expanded by 290 square feet and relocated over the existing and proposed garage areas. The second-story would be set back six-feet behind the new face of the garage, approximately 36 feet from Church Lane. The central portion of the residence would be expanded by 241 square feet to create a single-story family room/kitchen with plate heights of 11.5 to 13 feet. An interior remodel would reconfigure the remaining portions of the residence.

Proposed architectural plans are attached as Exhibit 2.

III. CONSIDERATION OF APPEAL

Appeal Application

On June 1, 2021, the Community Development Director approved a Coastal Development Permit to allow the construction of an 856 square-foot addition to the existing single-family dwelling as described above following a recommendation of preliminary approval from the Board of Architectural Review on April 15, 2021. Pursuant to Carpinteria Municipal Code (CMC) § 14.78.030, the Community Development Director's decision was subject to a 10-day appeal period. Mailed notification of the Director's decision and the timeframe to accept an appeal was provided to property owners within 300 feet, and occupants within 100 feet, of the project location, consistent with the City's noticing requirements (CMC § 14.76.010.). Prior to the close of this appeal period, Sharon and Ruben Organista, Robert and Jeanne Banner, and John and Jaclyn Kucharski submitted a written appeal application to the City. The filed appeal application and supporting documentation are provided as Exhibit 3.

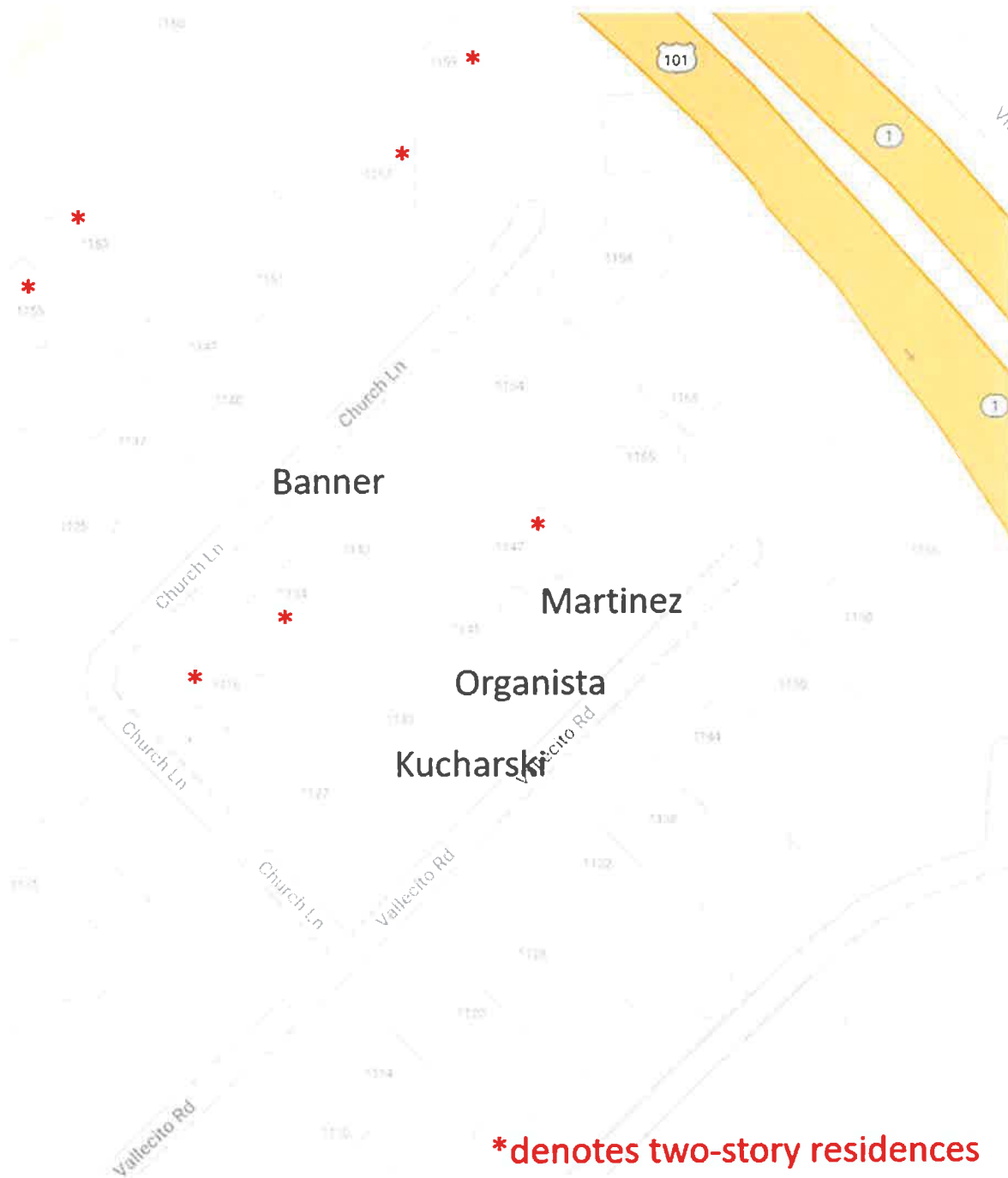
Standard of Review

Carpinteria Municipal Code §14.78.030 provides that consideration of an appeal by the Planning Commission shall be limited to considering the appeal, and voting to affirm, reverse, or modify the decision of the Director at a regular meeting. The CMC provides that the appellant shall state in writing the scope of the appeal and state officially wherein the decision of the Community Development Director is not in accord with the purposes of the title, or wherein it is claimed that there was an error or abuse of discretion. Upon the filing of an appeal, the Community Development Department shall transmit to the Planning Commission copies of the permit application, including all maps and data, and a statement from the Community Development Director setting forth the reasons for the decision (this staff report).

IV. BACKGROUND

Site Characteristics and Setting

The project site is a 13,818 square foot “through lot” that extends between Vallecito Road and Church Lane, and is presently developed with a Spanish/Mediterranean-style two-story 2,715 square foot single-family residence with an attached 675 square foot two-car garage. The two-story portion of the residence is located towards the rear of the residence (closer to Church Lane), above the back wing of the residence and garage, and is set back from both streets. The property also contains a swimming pool with extensive hardscape decking and patio areas, and a half-circle driveway in front (on Vallecito Road). A secondary driveway, providing vehicular access to the garage, is provided from Church Lane. A legal non-conforming trellis structure is located at the front side of the residence, and encroaches into the required side setback. The residence was originally constructed in 1935 (according to the Assessor’s Office), and has had several additions, remodels, and site improvements over the years.



The project site is located in the Downtown/Old Town Neighborhood (Community Design Subarea 2), which is the historic, and current center and heart of the City. The main commercial core is situated along Linden and Carpinteria Avenues, and is bookended by residential neighborhoods to the east and west of Linden Avenue, and to the north of Carpinteria Avenue. The subject property is part of an eclectic neighborhood with a variety of architectural styles and heavy street vegetation / screening between Carpinteria Avenue and the US 101. The project site is surrounded by smaller lots with one-story single-family residences, with a few two-story single-family residences in the vicinity.

The site is zoned Single Family Residential (6-R-1) and has a Medium Density Residential (MDR) land use designation. The property is not currently subject to any overlay districts.

Architectural Review Board (ARB)

A prior conceptual proposal for this property was considered by the Architectural Review Board (ARB) at their June 25, 2020 meeting (Project 20-2054-CON). The concept proposal included a 303 square foot second-story addition, and additions to the ground level of the residence totaling 599 square feet. The concept proposed to increase the size of the residence to 3,680 square feet, and reduce the size of the garage to 594 square feet.

During the review of the concept proposal, a letter was submitted by John and Jaclyn Kucharski that expressed concerns about the size of the project, the proposed mass of the second-story addition, and the potential privacy impacts of the proposal. The ARB's comments primarily related to the architectural detailing, window materials and number of lights, and adding pocket planters in the wall facing Church Lane to soften the mass of the existing perimeter wall.

The plans were revised, and on February 11, 2021, the ARB reviewed this project at a preliminary level. For that meeting, story poles were erected. The revised plans included a 337 square foot second-story addition and 652 square feet of additions to the ground level of the residence. These plans were very similar overall to what was initially presented to the ARB during the conceptual review. The second-story addition was set back three feet from the face of the garage fronting Church Lane. The design presented at the meeting increased the size of the residence to 3,704 square feet and decreased the size of the garage to 589 square feet.

At the meeting, two neighbors spoke (including John Kucharski) and expressed concerns about the massing of the two-story addition (especially fronting Church Lane), privacy impacts from the proposed windows, and spill-over of night lighting from the windows and proposed exterior lights. Four neighbors submitted public comment letters, including a letter from Robert and Jeanne Banner, and a letter from John Kucharski. Two of the letters were from neighbors that also spoke, and their letters reflected their verbal comments. The remaining two letters expressed concerns over privacy impacts, mountain view blockage, and the size and bulk of the addition. The ARB received the public comments, and shared similar concerns about the design. Their comments included a recommendation to push the second-story farther back from the face of the garage to follow the preferred "wedding cake" design for second-story additions, raising the sill heights of the second-story windows to increase privacy, and modifying the existing wall along Church Lane to enhance the street frontage. The ARB voted to continue the project to a future meeting with comments.

The plans were revised once again to address the ARB's comments, and on April 15, 2021, the project returned to the ARB for continued preliminary review. The revised project reduced the size of the second-story addition by 47 square feet to 290 square feet, with the second-story pushed back to be six feet from the face of the garage on Church Lane. The south facing windows on the second-story were raised to have a minimum sill height of five feet to increase privacy. As is now standard, when the privacy to adjacent neighbors is an issue, raising the window sill heights to five feet still provides light into the interior spaces but makes it difficult for the occupants to peer down into the adjacent yards.

Two chimneys were added to the second story addition to break up the roof ridge line. The driveway gate along Church Lane was eliminated, and the existing wall between the driveway and pool was proposed to be replaced with a six-foot tall wrought iron fence with a pedestrian gate. A portion of the existing six-foot tall wall along Church Lane was proposed to be removed to "open-up" the

driveway, and a portion of the wall on the south side of the Church Lane frontage was proposed to be lowered to 42-inches in height. The vine pockets were still proposed for the remaining portions of the wall facing Church Lane.

Two neighbors spoke at that hearing. The first speaker, Sharon Organista, commented that the project was large for the neighborhood given the smaller lots and homes in the area. The second speaker expressed concerns about the wall along Church Lane, privacy, and view-blocking impacts of the two-story addition. Three neighbors submitted comment letters. One of the letters was from a neighbor that also spoke, and their letter reflected their verbal comments. The remaining two letters were from Robert and Jeanne Banner, and from John and Jaclyn Kucharski, expressing concerns over privacy, potential exterior lighting, loss of views, the new chimneys, and the building height.

The Board received the public comments and reviewed the project. The Board was appreciative of the applicant's responses to their previous comments, but still had concerns regarding privacy with the second-story windows and the wall along Church Lane. One ARB member suggested that the second story should be pushed back an additional 2-feet from the face of the garage wall, for a total of 8-feet. The Board made a motion 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.

Copies of the Minutes from each of the ARB Meetings are attached as Exhibit 4.

Community Development Director Review

Following the ARB's recommendation for preliminary approval, the project was transmitted to the Community Development Director for consideration. On June 1, 2021, the Director issued a letter finding the project consistent with the applicable findings for approval and granting a Coastal Development Permit to allow the project to proceed subject to specified project conditions of approval which included incorporating The ARB's comments into the final plans. A copy of the Director's letter, which includes an analysis of the project's consistency with the applicable findings, and the adopted project Conditions of Approval is attached as Exhibit 5.

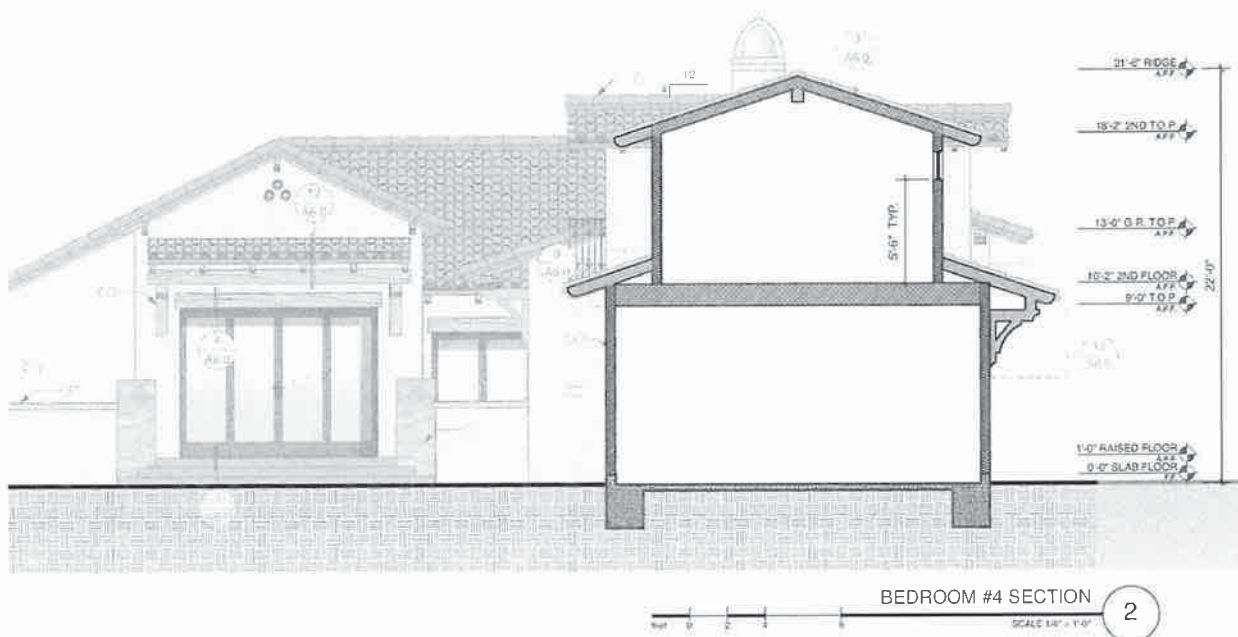
On June 10, 2021, revised plans were submitted for the project which addressed the ARB's comments incorporated into the Director's approval letter (see Exhibit 2). Additionally, the applicant worked with another of the concerned neighbors to develop a design to remove the stucco wall along Church Lane and replace it with a new wrought iron fence with a hedge and planter along the street. Following the filing of the appeal on June 11, 2021, the revised plans were shared with the appellants. However, the revisions did not provide a satisfactory resolution to their concerns about the project.

Planning Commission Review

The appeal was initially heard by the Planning Commission on August 2, 2021. At the meeting, the appellants Robert Banner, Ruben Organista, and John Kucharski spoke and shared their concerns about the project. The appellants reiterated their prior concerns about neighborhood compatibility, size & massing, and privacy impacts. Manuel Martinez, the applicant, spoke at the end of the public testimony and shared that he had revised his project to comply with the ARB's comments and suggestions. The Commissioners asked questions and considered the merits of the appeal, and it was apparent that the opinions of the four Commissioners present were split evenly. After the Planning Commissioners deliberated, the final motion was for a continuance of the item to the September 7, 2021 meeting, which passed with a 4-0 vote (Callender absent).

The draft minutes from the August 2, 2021 Planning Commission meeting are attached in Exhibit 8. It is noted that comments from Chair Benefield indicated that she may be able to support denial of the appeal with some modifications to the design. She said that although the objective zoning requirements allow the project, their job is to look at the whole community. She suggested that the project could be reduced in size to become more compatible with the neighborhood.

Following the Planning Commission meeting, the Director suggested that reducing the plate height from eight feet to seven feet on the second story addition may be a compromise to reduce the overall height and mass on the second floor, thus making the project more agreeable to the appellants and the Planning Commissioners. Staff notes that the second story currently includes a full volume ceiling, meaning the interior ceiling height begins at eight feet above the floor and rises to an interior peak height of ten feet-four inches above the floor. In Staff's opinion, reducing the plate height to seven and a half, or even seven feet above the floor while maintaining the full volume ceiling would not make the new second story feel confined. To put it into perspective, the height of standard single-family door jambs is six feet-eight inches above the floor.



Another option to reduce the mass of the second story, as suggested by Boardmember Reginato at the April 15, 2021 ARB meeting, would be to push the face of the second story back an additional two feet farther from the face of the garage, for a total distance of eight feet back from the face of the garage. This would reduce the size of the second story by approximately 31 square feet. Staff reached out to the architect with these suggestions, and was informed that the applicant was not willing to make any more concessions on the design. The applicant feels that the current plans (Exhibit 2) have been appropriately revised in response to the ARB's comments and suggestions.

V. ENVIRONMENTAL

This project was found to be categorically exempt from environmental review pursuant to Sections 15301 [Existing Facilities] and 15332 [In-Fill development projects] of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Class 1 exemptions include minor alterations to existing structures including additions that do not result in an increase of more than 50% of the existing floor area or 2,500 square feet, whichever is less. Class 32 exemptions are for projects that are consistent with the applicable General Plan and Zoning regulations; located within City limits on a site of less than five acres; on property that has no value for endangered, rare, or threatened species; will not result in any significant effects to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The project meets the requirements for the listed Categorical Exemptions as the project involves an 856 square-foot addition to an existing 3,390 square-foot residence, wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

A copy of the CEQA Notice of Exemption prepared for the project following the Community Development Director's ministerial approval is provided as Exhibit 7.

VI. ANALYSIS

The discussion sections below provide an overview of, and response to, the appeal, and an analysis of the project's compliance with the applicable development standards of Chapter 14, Zoning, of the Carpinteria Municipal Code, and the applicable design objectives and policies from the City's General Plan/Coastal Land Use Plan. The Zoning, and General Plan/Coastal Land Use Plan analysis are provided to demonstrate the project's consistency with the applicable development criteria in support of the Director's decision to approve the project.

Appeals of Director Approval Decision

As noted previously, the appeal of the Director's decision to approve the subject permit was filed prior to the close of the 10-day appeal period on June 11, 2021. A summary of the appeal is provided below; a copy of the filed appeal is provided as Exhibit 3.

The appeal letter, written by John and Jaclyn Kucharski, was submitted on behalf of themselves, the Organista, and the Banner families. The letter primarily questions the Single-Family Residential District Zoning Clearance findings for approval numbers 1 and 3 below, points out alleged errors on the plans, and questions the accuracy of the story pole installation. A supplemental letter included in the package, written by Robert and Jeanne Banner, questions the project's consistency with General Plan/Coastal Land Use Plan Community Design Element Objective CD-1.

Overall, staff believes that the appeal does not raise sufficient evidence to demonstrate that the Director's decision to approve the project was inconsistent with the City's applicable development criteria, or that there was an error or abuse of discretion in the Director's action. A detailed analysis of, and response to, each of the summarized appeal points is provided below in the order listed in the letter:

Staff Analysis

The Director approved the project based on the required Zoning Clearance Findings (CMC § 14.12.100):

1. *The proposed project is in proportion to, and in scale with, the site and with other existing and proposed structures in the area;*
2. *The proposed project achieves a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety or monotonous repetition, but providing for similarity of style when appropriate; and*
3. *The proposed project is sited and designed to avoid privacy and solar shade impacts to adjacent properties.*

The appellants' letter included four main points regarding the project approval along with three additional items as presented in bold font:

1. The project is not in proportion to and in scale with the site and other existing and proposed structures.

The project site is a 13,818 square-foot lot and the proposal is below the zoning requirements for building coverage (project is 26% and the maximum is 35%) and floor area ratio (project is 31% and maximum is 40%). The immediate neighborhood, between Vallecito Road and Church Lane, is characterized by through lots that were eventually subdivided into smaller lots, and then developed. The subject parcel was never subdivided, so it remains one of the largest parcels in the vicinity. As such, the project complies with the development standards for the R-1 zone, including height limits and setbacks.

The appellants claim that the existing residence is the largest in the neighborhood, which is true given the large size of the lot. A survey of home sizes was provided by the appellant and included in the appeal letter, which lists the square footages of the homes on the surrounding (smaller) lots. The data in the survey appears to be from the County Assessor's Office, and the Assessor's data can vary from parcel to parcel in respect to gross/net square footage, the inclusion of non-habitable areas, and up-to-date area calculations.

The table below prepared by staff, provides lot coverage and floor area ratio information for existing two-story homes in the project vicinity, with data gathered from building permit plans (issued and in-process) on file at the City.

Address	APN	Lot Coverage (footprint) (sq. ft./%)	Floor Area Ratio (sq. ft./%)	Lot Size (sq. ft.)	Building Permit # for Data
	n/a	Max. 35%	Max. 40%	Min. 6,000	n/a
1116 Church Lane	003-192-014	1,780/26%	2,866/42%	6,818	#4344
1134 Church Lane	003-192-002	1,648/27%	2,148/35%	6,110	#7814
1153 Church Lane	004-041-034	1,574/17%	1,968/22%	9,147	#8703
1155 Church Lane	004-041-033	1,634/23%	2,434/35%	7,053	#2594
1157 Church Lane	003-162-010	1,764/23%	2,363/31%	7,542	#9440
1159 Church Lane	003-162-005	1,770/27%	2,142/33%	6,534	#13222
1147 Vallecito Road	003-192-005	3,536/26%	4,246/31%	13,818	#13346

As shown in the table above, the project is in proportion to, and in scale with, the site and other existing and proposed structures. The property enjoys the benefit of being a large lot, yet the proposed project is not excessive when compared with the lot coverage and floor area ratios of other two-story residences in the area. The proposed project actually falls near the median of the development ranges when the percentages are compared.

2. The project complies with the requirements of the zoning ordinance, but needs to be reviewed in context with the neighborhood and impacts to residents.

The appellants question the objectivity of the zone district requirements and the ARB's role for the design review. The ARB reviews projects in respect to neighborhood compatibility, public views, size/bulk/scale, in addition to the Community Design policies and design guidelines. The current project was reviewed by the Architectural Review Board twice, and after the second review the project received a recommendation for preliminary approval with comments to the Director. The ARB understood that the project site was a larger lot, and therefore allowed more square footage than a smaller lot. The ARB felt that the design of the additions, with the window sill heights raised and the second-story "wedding-caked" above, was consistent with the neighborhood and would protect privacy. The Director reviewed the project and the ARB's comments, and was able to make the findings for approval pursuant to Carpinteria Municipal Code (CMC) Section 14.12.100 (see Exhibit 5).

3. The siting of the proposed additions impacts the neighbors' privacy.

4. The project is not sited and designed to avoid privacy impacts to adjacent properties.

The appellants use these points as an opportunity to question the siting of the structure, specifically the second story addition, in relation to the setbacks and privacy. Since the property is a through lot, it has two front yard setbacks, one along the Vallecito Road frontage and another along the Church Lane frontage. The project has been designed to comply with both 30-foot front yard setbacks, and the second story is recessed six-feet from the front and two-feet six-inches on the sides of the garage facing Church Lane, in the typical "wedding cake" style preferred by the ARB and the design guidelines.

The appellants are concerned about potential privacy impacts from the south-facing second-story windows. Per the ARB's comments, the applicant has raised the sill heights of those windows to 5.5 feet. The south facing windows will function more as a clerestory for light rather than windows to view out of, or into, the residence. The increased sill height will create dual-privacy, as the occupants will not

be able to easily look down out of the windows, and the neighbors will not be able to see the occupants through the windows. The appellants are requesting six-foot sill heights for further privacy. It is important to note that the existing second-story bedroom area which is proposed to be removed, contains three larger south facing windows with sill heights at approximately four feet. The central location on the site creates more privacy issues to the neighbors than the proposed plans.

Additional items raised by the appellants:

5. The plans for the April 15, 2021 ARB meeting contained errors.

The appellants pointed out a couple of potential errors on the building sections shown on the plans that were presented to the ARB. Staff has reviewed the potential errors, and determined that the appellant was incorrectly reading the plans in one instance, and the other instance is minor in nature and of no consequence to the construction of the residence. The plans will be corrected prior to final ARB review and building permit submittal.

6. The story poles appear to be installed incorrectly.

The story poles were installed twice for this project. The first story poles, installed for the February 11, 2021 ARB meeting review, depicted the outline of the first-floor garage expansion and did not portray the second-story set back from the first floor, hence they were misleading and made the project look larger and bulkier than shown on the plans.

At the request of the ARB, the story poles were revised to portray the outline of the second story addition above the garage. Hence the revised story poles are correct, as the proposed second-story is set back six-feet from the face of the proposed garage, which would be five-feet in front of the existing garage. As required by the City's Story Pole procedures, the story poles were installed by a licensed contractor according to a story pole plan prepared by a licensed architect. The heights were clearly marked using the "tape-measure" method, and inspected by City staff for accuracy.

7. The ARB did not review the project in respect to the General Plan/Coastal Plan Neighborhood Policies, including Objective CD-1.

The appellants feel that the ARB did not address the policies during their review of the project, although the policies were mentioned by speakers and in letters during the public comments. The appellants are concerned about the size of the residence in relation to the neighborhood, and are concerned about setting a precedent for other neighborhoods. The policy analysis is presented below and concludes that the project is consistent with the City policies.

The property is one of the larger lots in the neighborhood, and the unique through-lot extends from Vallecito Road through to Church Lane. The area contains both small and large one and two-story residences on varying lot sizes, with varying degrees of massing. The project has been designed to stretch through the lot, with minimal bulk visible from either street frontage. The design of the project, with the second-story set back six-feet from the face of the ground level, is consistent with the design of other two-story homes in the area.

In light of the analysis presented in this report, staff recommends the Planning Commission determine that the necessary findings for granting the appeal have not been met, and therefore the Commission should deny the appeal. Denial of the appeal will uphold the Director's approval of the project.

Consistency with City Land Use Regulations, Policies & Guidelines

The following sections outline the project's conformance to the applicable regulations of the City's Zoning Code (Title 14), the Community Design Policies of the City's General Plan/Coastal Land Use Plan, and the Downtown/Old Town Neighborhood (Community Design Subarea 2) Design Guidelines. This analysis is provided to demonstrate that the project was properly found by the Community Development Director to be consistent with all applicable development criteria.

Carpinteria Municipal Code (CMC), Title 14- Zoning

The project site is located in the Single Family Residential (6-R-1) zone district (CMC §14.12). Single family residences are a permitted use in this district. The following table identifies the project's conformance with the applicable 6-R-1 zoning district requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front* (Vallecito Road)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	58 feet from centerline of street; 38 feet from property line (no change)
Front* (Church Lane)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	Existing: 61 feet from centerline of street; 41 feet from property line Proposed: 50 feet from centerline of street; 30 feet from property line
Side (North)	10% min. of lot width (7 feet)	8 feet minimum (no change)
Side (South)	10% min. of lot width (7 feet)	6 feet 7 inches** (no change)
Height	30 feet max.	21 feet 6 inches
Building Coverage	35% max. (4,836 square feet)	26% (3,536 square feet)
Floor Area Ratio	40% max. (5,527 square feet)	31% (4,246 square feet)
Density	1 SFD per legal parcel	1 SFD
Parking	2 spaces in a garage	2 spaces in a garage

*Per CMC 14.50.080.1, in the case of a through lot, the side yards shall extend the full depth of the lot between the street lines, and there shall be two front yards for the purpose of setbacks.

**Per CMC 14.12.070.1.b., in the case of an addition to an existing building, an established setback can be maintained to preserve architectural integrity, provided that the established setback is not less than 5 feet.

As proposed, the project would conform to all applicable 6-R-1 zoning standards.

Pursuant to CMC § 14.12.100, Issuance of Permit, a permit for specified development within the R-1 zone districts, including but not limited to additions to existing single-family residences, shall be issued only if all of the following findings are made:

1. *The proposed project is in proportion to, and in scale with, the site and with other existing and proposed structures in the area;*
2. *The proposed project achieves a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety or monotonous repetition, but providing for similarity of style when appropriate; and*
3. *The proposed project is sited and designed to avoid privacy and solar shade impacts to adjacent properties.*

An analysis of the project's consistency with the above findings is provided in the Director's June 1, 2021 approval letter (Exhibit 5) and in the Resolution (Exhibit 1), as modified by the analysis in this staff report as may be amended by specific comments made by the Planning Commissioners at this hearing.

Carpinteria General Plan/Coastal Land Use Plan Community Design Element

General Plan/Coastal Plan Neighborhood Policies

The Community Design Element of the City's General Plan/Coastal Plan contains both general overarching citywide design policies and specific subarea policies. The project site is in Design Subarea 2 (Downtown/Old Town District).

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.*

The subject property is one of the larger lots in this neighborhood, and the long, rectangular lot uniquely extends from Vallecito Road through to Church Lane. The area contains both small and large residences on varying lot sizes, with varying degrees of massing. The existing residence has been designed to stretch through the lot, with the two-story element located toward the center of the lot and minimal bulk visible from either street frontage. The proposed addition largely preserves this pattern as viewed from Vallecito Road; however, the proposed two-story addition would remain visible from Church Lane. The second story façade has been stepped back six feet from the face of the garage at this location to break up the two-story façade as viewed from Church Lane.

Other two-story residences are scattered throughout the neighborhood, and most of them have the second-story mass set back from the street. Three of the four existing two-story residences fronting along Church Lane have second story elements that are set back from the lower level from 4-feet to 10-feet, with relief on the sides for the "wedding cake" style. The remaining home has the two-story mass stacked on one side facing the street, with the second story set back six-feet on the other side that faces the street. The proposed project, with the second-story mass set back six-feet from the face of the garage and "wedding caked" on the sides, is consistent with these other homes in the neighborhood. Photographs of other two-story homes in the neighborhood are included in Exhibit 6.

Additionally, the layout of the addition on the property helps to minimize the perception of the structure from Church Lane. The existing swimming pool covers a large portion of the north-west corner of the property, which limits the expansion areas for the residence. Unlike other properties in the neighborhood that are developed from “side-yard setback to side-yard setback” to maximize frontage, this proposal would result in development of less than half of the Church Lane frontage.

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 existing residence is a Spanish/Mediterranean design, which is a classic style of architecture for the region. The proposed remodel/addition project would update the appearance and character of the home, while maintaining the architectural style. The proposed addition would move the rear of the residence closer to the street, with the revised second story stepped-back in a manner consistent with the architectural style. The proposed door and window changes would alter the appearance of the existing residence from a classic to more contemporary style, but would not be overtly out of character with other Spanish/Mediterranean homes in the area.

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-5b: *Garages should not dominate views from any public street.*

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

The revised project maintains the existing residence’s street-facing entry on Vallecito Road. The residence’s garage would remain facing Church Lane, with the proposed addition moving the face of the garage 11-feet closer to the street, yet still adhering to the required 30-foot setback from the lane. The elimination of the stucco wall along Church Lane will help to soften the views of the residence. The second-floor addition would relocate the residence’s two-story mass from 79 feet to 36 feet away from Church Lane. Staff acknowledges that Church Lane functions as the rear yard for the subject property, however it is the front yard for the other homes on the street and the City’s Zoning Code indicates that through lots such as the subject property are to be treated as if they have two front yards. Although the relocated garage will face Church Lane, it will be set back 30-feet from the street with a significant amount of landscaping, fencing, and hardscape in between the street and garage to soften views of the structure

Subarea 2 Design Objectives & Policies

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

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

The subject project site is located in a neighborhood with an eclectic mix of architectural styles, sizes, and ages of residences. The neighborhood does not have sidewalks, and several properties have hedges or fencing/walls to provide separation from the street. The development pattern of this neighborhood is typical for an older neighborhood in the Downtown area. A church, community center, and several restaurants and shops are located within walking distance of the property.

As discussed in the above policy analysis, the revised project would preserve the architectural character of the existing residence. The relocated second story addition would be more visible than the existing residence from Church Lane, but not in a manner that would be out of character with other two-story homes in the neighborhood. The removal of the existing six-foot tall stucco wall along Church Lane will soften the street appearance significantly, which may help the reduce the visual prominence of the second-story addition. As such, the proposed project would maintain the “small beach town” character of the area.

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-21-006 to deny the appeal, and uphold the Community Development Director’s approval of Project 20-2070-ARB/CDP to allow an 856 square-foot addition to the existing single-family dwelling as proposed in Exhibit 2, pursuant to the Findings provided in Attachment A, or as modified by the Planning Commission. (Staff’s recommendation)
2. Conditionally approve the appeal, and direct the applicant to prepare project revisions and return to a future Commission meeting.
3. Approve the appeal, and overturn the Director’s decision thereby conceptually denying the project as proposed. Direct staff to return with findings for project denial to the Planning Commission’s next meeting.

VIII. ATTACHMENTS

Exhibit 1 Resolution No. PC-21-006
Attachment A: Findings

Exhibit 2 Proposed Architectural Plans

Exhibit 3 Appeal Application and Supporting Documentation

Exhibit 4 ARB Meeting Minutes

Exhibit 5 Director Approval Letter and Adopted Conditions of Approval

Exhibit 6 Photographs of Other Two-Story Homes in the Neighborhood

Exhibit 7 CEQA Notice of Exemption

Exhibit 8 Draft Planning Commission Meeting Minutes from August 2, 2021

Exhibit 1

Resolution No. PC-21-006

**Martinez Residence Remodel & Addition Appeal Hearing
September 7, 2021 Planning Commission Review
Project 20-2070-ARB/CDP**

EXHIBIT 1
RESOLUTION NO. PC-21-006

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CARPINTERIA DENYING AN APPEAL AND UPHOLDING THE COMMUNITY
DEVELOPMENT DIRECTOR'S DECISION TO APPROVE A COASTAL
DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF AN 856 SQUARE-
FOOT ADDITION TO THE EXISTING SINGLE FAMILY DWELLING LOCATED AT
1147 VALLECITO ROAD (APN 003-192-005).**

PERMIT REQUESTED BY MANUEL MARTINEZ

WHEREAS, the City of Carpinteria received an application for a Coastal Development Permit to allow the construction of an 856 square-foot addition to the existing single-family dwelling located at 1147 Vallecito Road, filed by Dylan Chappell Architects, agent for Manuel Martinez, on October 15, 2020; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on December 11, 2020; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project on three occasions, culminating in a recommendation for preliminary approval with comments on April 15, 2021; and

WHEREAS, the City of Carpinteria Community Development Director issued an approval of a Coastal Development Permit for the project on June 1, 2021, subject to a 10-calendar day appeal period; and

WHEREAS, prior to the close of the 10-day appeal period, an appeal of the Community Development Director's approval was filed by Sharon and Ruben Organista; Robert and Jeanne Banner; and John and Jaclyn Kucharski on June 11, 2021; and

WHEREAS, the City of Carpinteria Planning Commission conducted a properly noticed public hearing and received evidence regarding the Director's approval of the Coastal Development Permit and the appeal application on August 2, 2021 and voted to continue the item until September 7, 2021; and

WHEREAS, consistent with the provisions of Carpinteria Municipal Code §14.78.030, the City of Carpinteria Planning Commission has conducted a properly noticed public hearing and received evidence regarding the Director's approval of the Coastal Development Permit and the appeal application; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act pursuant to §15301 and §15332 of the California Environmental Quality Act Guidelines; and

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

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

1. The appeal of the Director's decision to approve a Coastal Development Permit for the Martinez Residence Remodel & Addition project located at 1147 Vallecito Road is denied.
2. The Community Development Director's June 1, 2021 approval of the Coastal Development Permit for the Martinez Residence Remodel & Addition project located at 1147 Vallecito Road is affirmed, consistent with the Findings outlined in Attachment A.

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

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER(S):

ABSTAIN: COMMISSIONER(S):

Jane L. 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 September 2021.

Exhibit 1

Attachment A: Findings

Martinez Residence Remodel & Addition Appeal Hearing
September 7, 2021 Planning Commission Review
Project 20-2070-ARB/CDP

**ATTACHMENT A:
FINDINGS**

**PLANNING COMMISSION HEARING
PROJECT 20-2070-ARB/CDP
SEPTEMBER 7, 2021**

**MARTINEZ RESIDENCE REMODEL & ADDITION APPEAL
PERMIT REQUESTED BY MANUEL MARTINEZ
APPEAL FILED BY SHARON & RUBEN ORGANISTA; ROBERT & JEANNE
BANNER; AND JOHN & JACLYN KUCHARSKI**

**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 Coastal Development Permit was submitted on October 15, 2020, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on December 11, 2020. Said application and all related material have been available for public review at City offices since the date of submittal.
- b. The project was reviewed and recommended for approval by the City's Architectural Review Board at a duly noticed public meeting 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.
- c. The application was evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan.

- d. The project was reviewed and approved by the City's Community Development Director on June 1, 2021, pursuant to the provisions of Carpinteria Municipal Code §14.12.100.
- e. An application for appeal of the Community Development Director's decision to approve the project was submitted on June 11, 2021, consistent with the applicable submittal requirements of Carpinteria Municipal Code §14.78.030. Said application and all related materials have been available for public review at City offices since the date of submittal.
- f. The appeal of the Community Development Director's decision 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

California Environmental Quality Act (CEQA) findings pursuant to CEQA (California Public Resources Code §21081, §21081.6) and State CEQA Guidelines (California Code of Regulations §15061, §15062, §15064.5, §15300):

- a. The Community Development Director previously found that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections §15301 (Class 1 - Existing Facilities) and §15332 (Class 32 - In-Fill Development Projects) of the Guidelines for the Implementation of the California Environmental Quality Act.
- b. Class 1 Categorical Exemptions include minor alterations to existing structures including additions that do not result in an increase of more than 50% of the existing floor area or 2,500 square feet, whichever is less. As the proposed project consists of the construction of an 856 square-foot addition to an existing 3,390 square-foot single-family dwelling, which is less than 50% of the existing floor area and less than 2,500 square feet, this Categorical Exemption is appropriate.
- c. Class 32 Categorical Exemptions allow for projects that are consistent with the applicable General Plan and Zoning regulations; located within City limits on a site of less than five acres; on property that has no value for endangered, rare, or threatened species; will not result in any significant effects to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. The project meets the requirements for the listed Categorical Exemptions as the project involves an 856 square-foot addition to an existing 3,390 square-foot residence, wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

- d. The documents and other materials which constitute the record of proceeding upon which this decision is based are in the custody of the Planning Commission Secretary located at 5775 Carpinteria Avenue, Carpinteria, CA.

1.3 Appeal Findings

- a. *The appellant shall state officially in the appeal wherein the decision of the authorized individual or agency is not in accord with the purposes of this title, or wherein it is claimed that there was an error or an abuse of discretion. The appellant shall state in writing the scope of the appeal.*

The appeal of the Community Development Director's June 1, 2021 approval of a Coastal Development Permit to allow the construction of an 856 square-foot addition to the existing single-family dwelling located at 1147 Vallecito Road was filed on June 11, 2021. The grounds for the Director's approval are documented in the June 1, 2021 approval letter, copies of which were distributed to the project applicant and neighboring owners within 300 feet of the project site and occupants within 100 feet of the project site; the adopted Minutes of the City of Carpinteria Architectural Review Board for the June 25, 2020 (Project #20-2054-CON), February 11, 2021, and April 15, 2021 meetings; and the September 7, 2021 Planning Commission hearing staff report, herein incorporated by reference. As proposed, the project has been found to be consistent with all applicable requirements of the Carpinteria Municipal Code and the City's General Plan/Coastal Land Use Plan, and the Downtown/Old Town Neighborhood (Community Design Subarea 2) Design Guidelines.

As discussed in the September 7, 2021 Planning Commission staff report, the appeal fails to demonstrate wherein the Director's decision to approve the project was not in accord with the requirements of Title 14, Zoning, of the Carpinteria Municipal Code, the City's General Plan/Coastal Land Use Plan, or the Downtown/Old Town Neighborhood (Community Design Subarea 2) Design Guidelines, or to substantiate a claim of committing of an error or an abuse of discretion on the part of the Community Development Director in taking action to approve the subject project. Therefore, the required finding for granting the appeal cannot be made.

1.4 Single Family Residential (R-1) District Zoning Clearance Findings

The grounds for the Director's approval are documented in the June 1, 2021 approval letter, copies of which were distributed to the project applicant and neighboring owners within 300 feet

of the project site and occupants within 100 feet of the project site; the adopted Minutes of the City of Carpinteria Architectural Review Board for the June 25, 2020 (Project #20-2054-CON), February 11, 2021, and April 15, 2021 meetings; and the September 7, 2021 Planning Commission hearing staff report, herein incorporated by reference.

Pursuant to the requirements of Title 14, Zoning, of the Carpinteria Municipal Code, as required by CMC Section 14.12.100, it has been found that the permit requested may be issued based on the following findings.

- a. *The proposed project is in proportion to, and in scale with, the site and with other existing and proposed structures in the area;*

The proposed additions and remodel have been designed in compliance with all applicable development standards for the Single Family Residential (R-1) zone district, including, but not limited to, setbacks, maximum allowed lot coverage, floor area ratio, and building height requirements. The face of the second-story addition has been stepped-back six-feet from the face of the garage, which is consistent with the preferred “wedding cake” design for second-story additions. This property is an anomaly in the neighborhood, as it is a through lot. As such, it is one of the larger lots in the neighborhood. The neighborhood is comprised of an eclectic mix of smaller and larger one-story and two-story residences on varying lot sizes. Thus, in the context of the surrounding neighborhood, the proposed additions to the residence strike a reasonable balance between the predominant neighborhood development pattern and the allowances for larger homes under the current zoning standards, and is therefore found to be in proportion to, and in scale with the site, and with other existing and proposed structures in the area.

- b. *The proposed project achieves a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety or monotonous repetition, but providing for similarity of style when appropriate; and*

The proposed project has been designed in a Spanish/Mediterranean style that is found to be compatible with surrounding development in terms of appearance, materials, height, massing and layout. The area exhibits residences from several eras and of a variety of architectural styles. The existing residence is two-stories and Spanish/Mediterranean in style with fine detailing. The proposed project would match the style of the existing residence. The proposal would relocate the second-story of the residence, but the relocation has been stepped-back from the first-floor footprint. Overall, the proposed residence is in keeping with the variety of architectural styles exhibited throughout the neighborhood, and avoids strong contrasts in style or character with surrounding homes. As such, the proposed project can be found to be harmonious with the surrounding development in the neighborhood.

- c. *The proposed project is sited and designed to avoid privacy and solar shade impacts to adjacent properties.*

The proposed addition has been designed to avoid potential privacy impacts for neighbors through the design of the residence. The project has been designed in compliance with all property line setback requirements and the City's Solar Access guidelines. The second-floor balconies face the backyard pool area to avoid looking down into surrounding yards. The recommendations of the ARB to increase the sill heights on the south-facing windows of the second-floor would further increase privacy. Given the above analysis, the project is not expected to result in privacy or solar shade impacts to adjacent properties.

1.5 Coastal Development Permit Findings

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

The subject property is designated for Low Density Residential uses according to the Land Use Map in the City's General Plan/Coastal Land Use Plan, and specifically for Single Family Residential (6-R-1) development based on the City's adopted Zoning Map. The property is located within a developed single family residential neighborhood, and the proposed improvement of the property with additions to the existing single-family dwelling would be consistent with the types of development anticipated and permissible on this site.

The proposed additions and remodel have been designed in compliance with all applicable development standards for the Single Family Residential (R-1) zone district, including, but not limited to, setbacks, maximum allowed lot coverage, floor area ratio, and building height requirements. The project will result in a building coverage of 26%, and the Zoning Code allows up to 35% of building coverage on an R-1 lot. Additionally, the project will result in a floor area ratio (FAR) of 31%, and the Zoning Code allows a maximum FAR of 40%. The maximum height of 22 feet is well below the height limit of 30 feet. The proposed residence was reviewed, and recommended for preliminary approval with comments, by the City's Architectural Review Board on April 15, 2021 and found to be consistent with all applicable Community Design Element policies. In light of the foregoing, the project is found to be in conformance with the City's certified Local Coastal Program.

Exhibit 2

Proposed Architectural Plans

Martinez Residence Remodel & Addition Appeal Hearing
September 7, 2021 Planning Commission Review
Project 20-2070-ARB/CDP

[Click here to start your trial](#)

Vicinity map



GOVERNING AGENCY

PRODUCT INFORMATION

code compliance

2019 CALIF GREEN BUILDING CODE
2019 CALIF GREEN PLUMBING CODE
2019 CALIF GREEN ELECTRICAL CODE
2019 CALIF ORNATE FIRE PROTECTION CODE
2019 CALIF ORNATE ENERGY CODE
2019 CALIF GREEN BUILDING CODE
2019 CALIF ORNATE HISTORICAL BUILDING CODE

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF)		PROPOSED (SF)	
	NET	GROSS	NET	GROSS
GROUND FLOOR	2,210	2,295	2,881	2,947
SECOND FLOOR	344	470	654	710
MAIN RESIDENCE TOTAL	2,554	2,715	3,515	3,857
DAMAGE	637	675	564	589
TOTAL	3,191	3,390	4,110	4,283

SPECIAL ADVERTISING SECTION

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED TECHNICIAN, AS A CONDITION FOR MEETING THE CONTROLLED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS.

- | | |
|---|--------------------------------------|
| 1 | HIGH QUALITY INSULATION INSTALLATION |
| 2 | BAQ MECHANICAL VENTILATION |
| 3 | IMPROVED AIR FLOW |
| 4 | VENTILATED ROOF |
| 5 | VENTILATED RAFTER SPACE |
| 6 | FAN EFFICIENCY WATT/CFM |

LOT COVERAGE DATA	EXISTING (SF)	PROPOSED (SF)
SITE	13,918	13,818
LOT COVERAGE	2,970 (21%)	3,538 (25%)
MAX LOT COVERAGE	4,936 (35%)	4,936 (35%)
HARDSCAPE	0.222 (45%)	0.848 (49%)
LANDSCAPE	4.626 (34%)	3.361 (25%)
(N) PAVERS		678
(N) IMPERVIOUS ROOF AREA		569

SPECIAL INSPECTIONS: SEE SHEET 81 (STRUCTURAL OBSERVATION)

EXISTING VIEW



PROPOSED VIEW 7



PROJECT TEAM

MAUREL MORTIMER
2000
CAMPBELL, CA 94319

DELAN CAMPBELL
ARCHITECTS
1735 VENTUREWAY UNIT 5A
SAN JOSE, CA 95128
950.764.4190

CONOR PETER, PE
144 WESTFIELD CT
SAN JOSE, CA 95128
408.901.7038

KEVIN BUCKLEWORTH
HIGGINS & LANCE, LP
10000 N. 1ST AVE
SAN ANTONIO, TX 78202
713.727.6257

FIRE DEPARTMENT NOTES

4. Description: Numerous, age-related, well-circumscribed, benign, tumours or enlarged lymphoid follicles that can be observed in patients with a variety of benign and malignant lymphoid disorders, but are usually regarded as evidence of the capacity. There are no specific histologic features that are characteristic of this entity. The histologic picture is nonspecific, although there may be a mixture of T and B cells (20%–50% mature B cells in immunoblastic stage with 35%–60% T cells).

5. Clinical: Asymptomatic. Simple adenoid hyperplasia that is seen in the nasopharyngeal cavity. The predominant histologic features are the presence of a large number of small lymphoid follicles with well-defined germinal centers.

6. Comments: Carotid body paraganglioma, first described by McCarty and his colleagues in 1963, is a rare, benign, slow-growing, extra-axial, intracranial tumour of the carotid body. It is situated in the carotid bifurcation, between the internal carotid artery and the internal jugular vein. Carotid body paraganglioma, which is encapsulated and has the histology of paraganglioma, is usually associated with MEN2A or MEN2B.

GROUND LOGS

SECOND FLOOR	250
NET TOTAL	856

SCOPE OF WORK

[illegible]

SHEET INDEX

GENERAL	
Q1 0	TITLE SHEET
Q2 0	GENERAL NOTES
Q3 0	DRAWING CODE
Q4 0	1-24
Q5 1	1-24
Q6 2	1-24
Q6 6	SPECIFICATIONS

ABSTRACTS 1841

PROJ	BLT PLAN	EXISTING DOWNS PUMP	EXISTING DOWNS PUMP
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A-2			
A-3			
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06

61	FOUNDATION PLAN
62	SECOND FLOOR FRAMING
63	ROOF FRAMING PLAN
64	DETAILS
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100	DETAILS

PROPOSED VIEW 7



DETAILS

HF82	DETAILS
	ELECTRICAL / MECHANICAL
8 x 8	100% FIBERGLASS CARBON
8 x 8	AND FIBERGLASS ELECTRICAL

TITLE SHEET

G1.0

MARTINEZ RESIDENCE

1147 VALLEJO RD
CARPINTERIA, CA 93013

[illegible]

FINAL ARB SUBMITTAL 06-01-2021

[illegible]

**CHAPPELL
ARCHITECTURE**
CONCEPTUAL • DESIGN • INTERIOR
1715 E. WYNWOOD AVE., SUITE 1000
MIAMI, FL 33132
305.832.1677



[illegible]



REVISION	NO	DESCRIPTION	DATE

REFRIG

HEAT8 GOLD
Please consult the manufacturer's literature for proper installation and operation. Refer to the manufacturer's literature for proper installation and operation.

SL-9/9X
Direct Vent Gas Fireplace

Model	Input BTU/hr	Output BTU/hr	Efficiency (%)	Clearance (inches)	Weight (lbs)	Height (inches)	Width (inches)	Depth (inches)
SL-9/9X	90,000	80,000	88.9	18"	150	48"	36"	18"

EXTENSION WALL SOURCE

EXTENSION WALL SOURCE

DUCTED MINI SPLIT HEAT PUMP, MITSUBISHI ZADAWAY

DUCTED MINI SPLIT HEAT PUMP, MITSUBISHI ZADAWAY

MINI SPLIT HEAT PUMP CONDENSER

MINI SPLIT HEAT PUMP CONDENSER

A-SERIES
Model: ZADAWAY
Capacity: 12,000 BTU/hr

MINI SPLIT HEAT PUMP CEILING CASSETTES

MINI SPLIT HEAT PUMP CEILING CASSETTES

MITSUBISHI ELECTRIC
Cooling & Heating

ES
Evaluation Report
Project: 1234567890
Date: 12/31/2020
Prepared by: [Name]
Reviewed by: [Name]

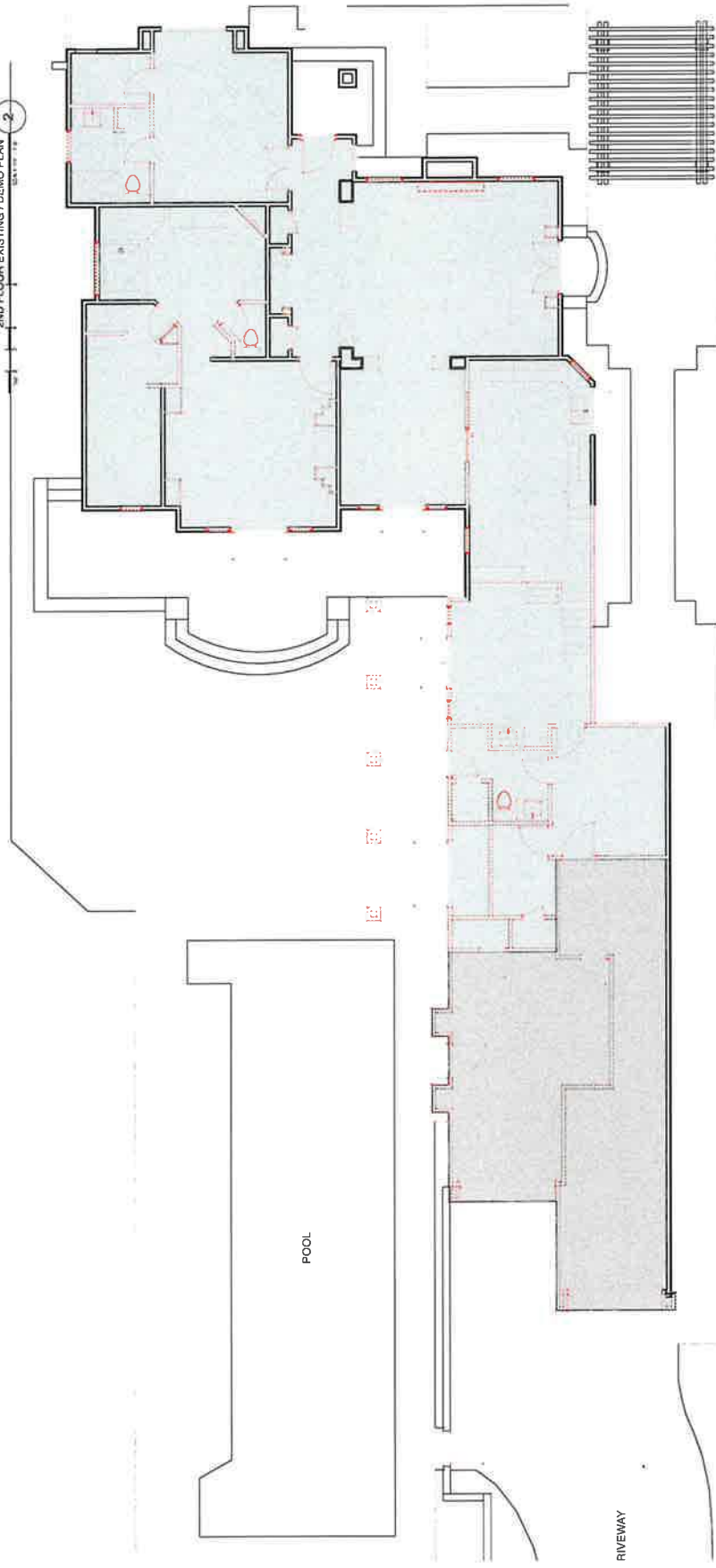
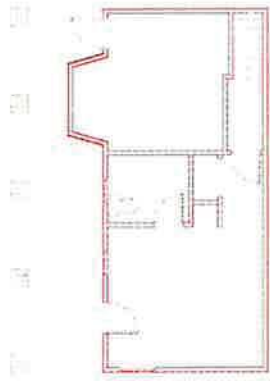
CONTRACTOR'S CERTIFICATION
I, the undersigned, being a duly licensed contractor in the State of California, do hereby certify that the above is a true and correct copy of the original contract documents as submitted to me by the applicant for this evaluation report.

APPROVED BY: [Signature]
DATE: 12/31/2020

MECHANICAL UNIT
Please refer to the manufacturer's literature for proper installation and operation. Refer to the manufacturer's literature for proper installation and operation.

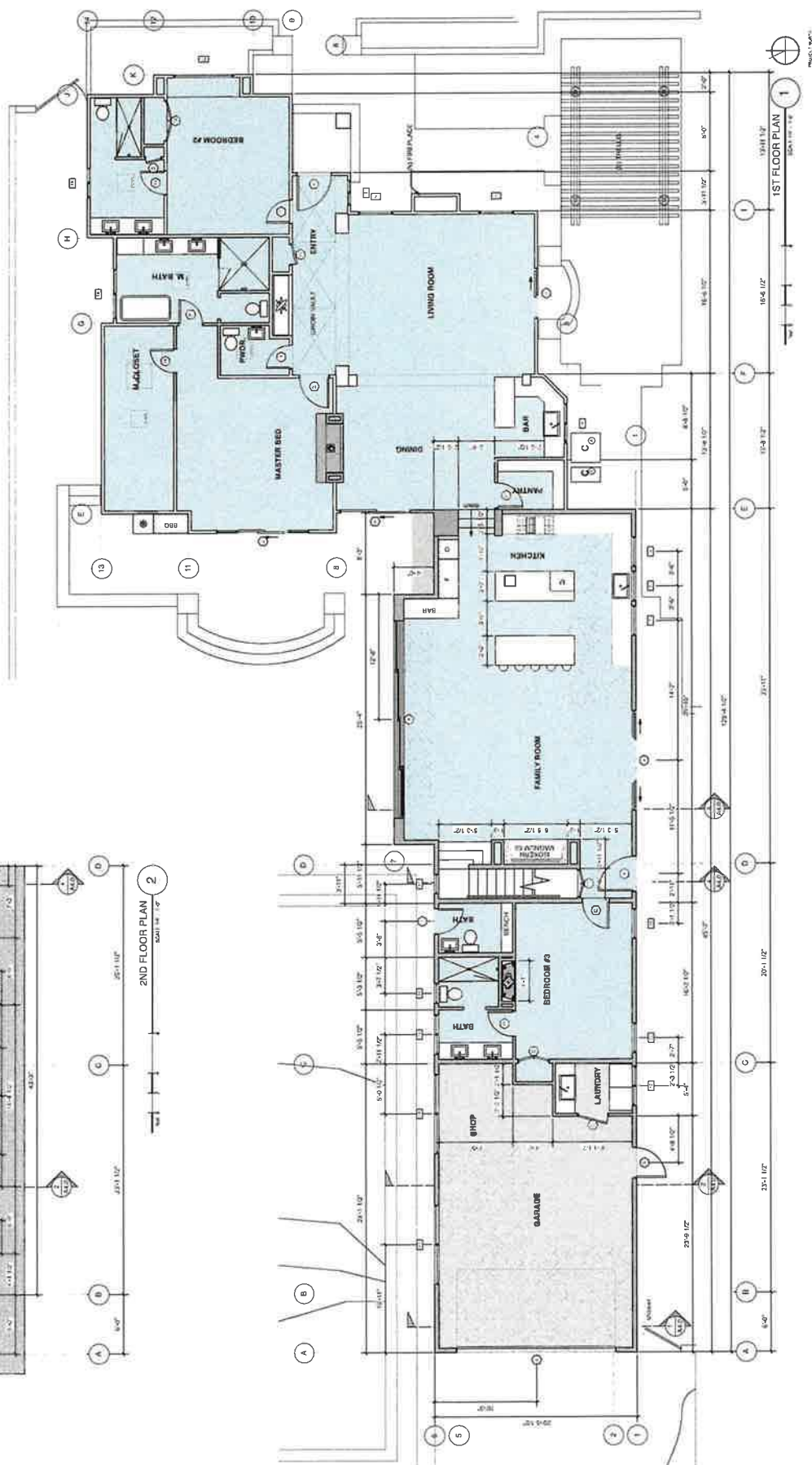
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MECHANICAL UNIT
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POOL

RIVEWAY



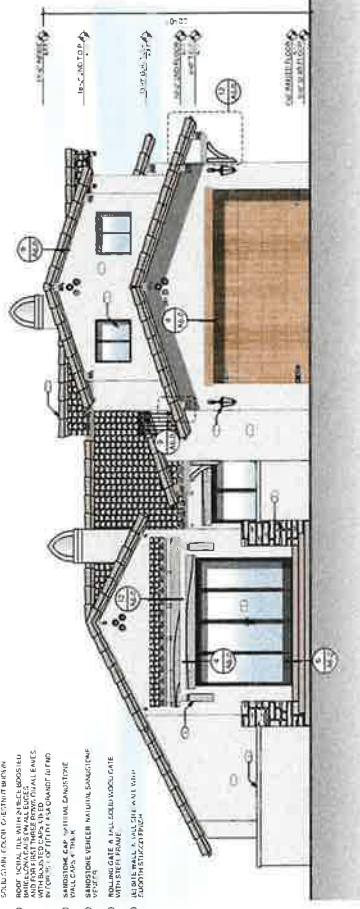


FINAL ARB SUBMITTAL 06-01-2021

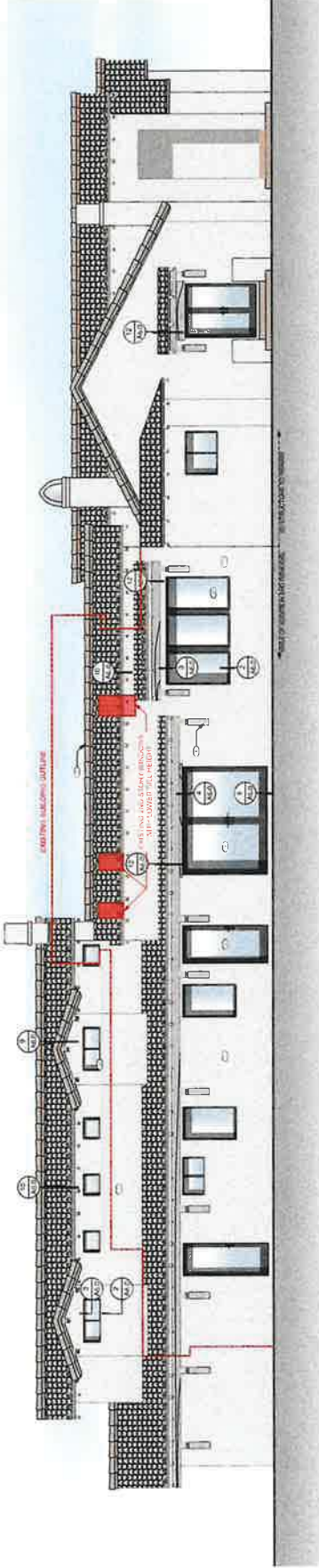
CARPINTERIA, CA 93013

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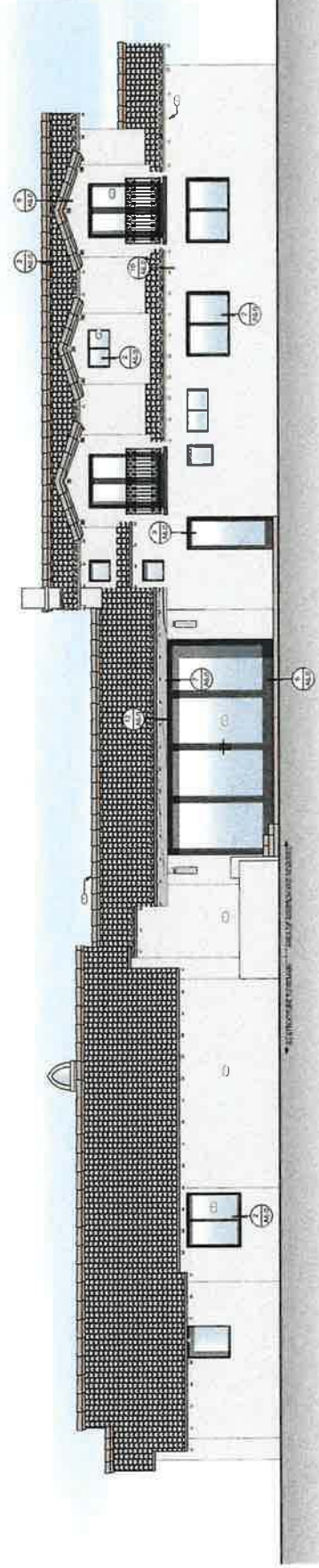
A3.0



WEST ELEVATION



2
SOUTH ELEVATION



1
NORTH ELEVATION
SCALE 1/4" = 1'-0"

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
175 S. VENTURA AVE., SUITE 104A
VANU, CA 94301
805.852.1677

175 S VENTURA AVE SUITE 100A
VAN L SA CA 93001
805.852.1677



KEY NOTES

- [illegible]

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NO.	REVISION	DATE

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1 TYP. PLASTER EXTERIOR WALL @ GRADE

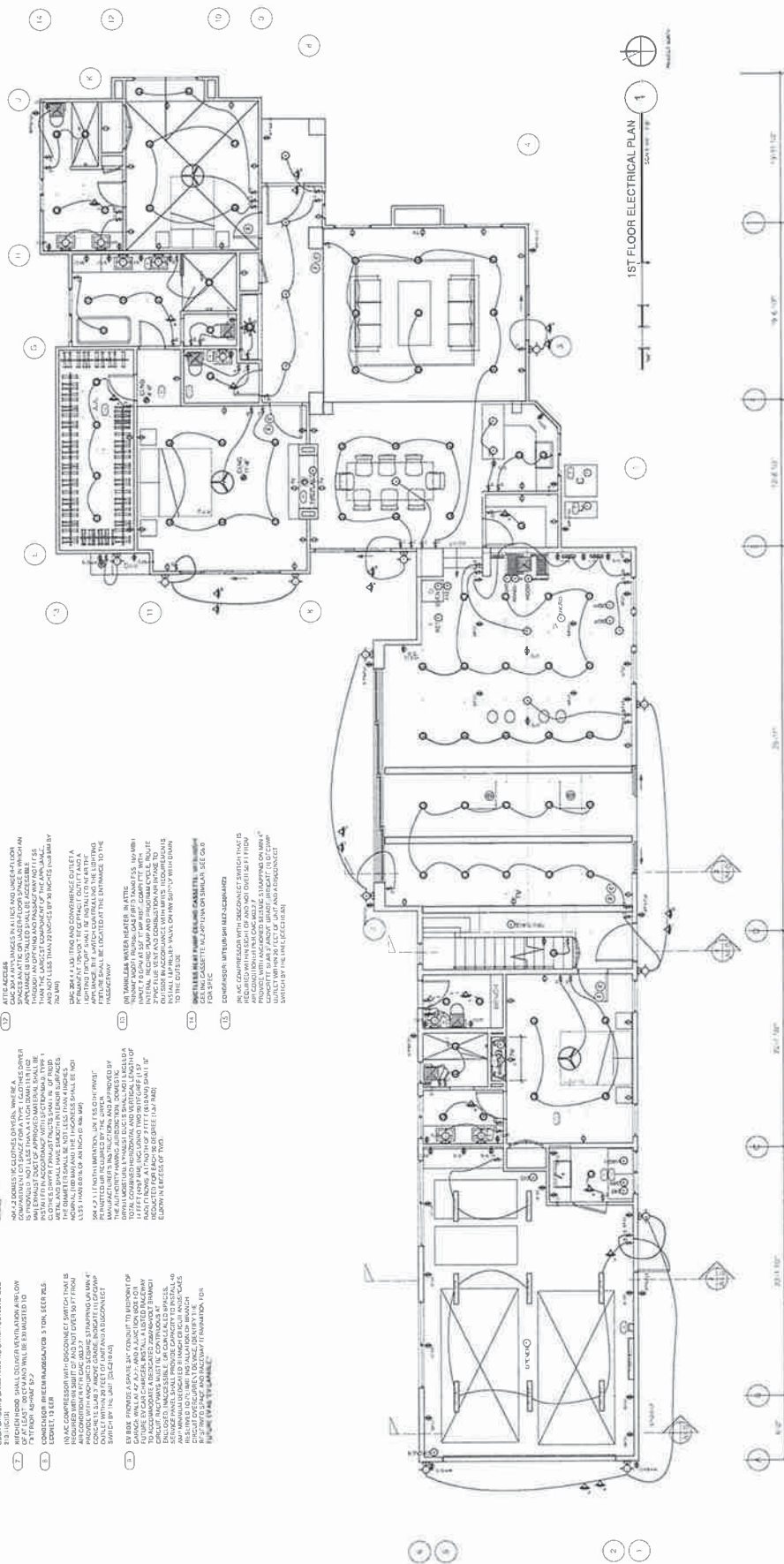
5 COLUMN @ DRIVEWAY

9 TYP. Plaster @ Rake

13 TYP. Exterior Lighting Fixture

KEY NOTES

- [illegible]



ST E I O N E I E T R I C A I P I A N

E1.0

MARTINEZ RESIDENCE
1147 VALLECITO RD
CARPINTERIA, CA 93013

FINAL ARB SUBMITTAL 06-01-2021

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FINAL ARB SUBMITTAL 06-01-2021

[illegible]

2ND FLOOR
ELECTRICAL
PLAN

E2.0

1. The first step is to identify the problem. In this case, the problem is that the system is not working properly.

2. The second step is to gather information. This includes checking the logs, the configuration files, and the hardware.

3. The third step is to analyze the information. This involves looking for patterns, anomalies, and clues that might point to the cause of the problem.

4. The fourth step is to develop a solution. This could involve changing the configuration, updating the software, or replacing the hardware.

5. The fifth step is to implement the solution. This involves making the changes and testing the system to see if the problem is resolved.

6. The sixth step is to monitor the system. This is to ensure that the problem does not recur and that the system is running smoothly.

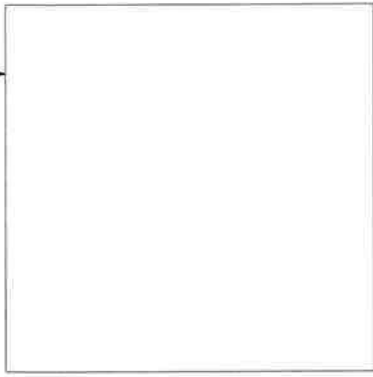
7. The seventh step is to document the process. This is to provide a record of what was done and to help others who might encounter the same problem in the future.

[illegible]

Figure 1 shows a smart thermostat interface. The screen displays a temperature of 72°F and a 'THERMOSTAT' label. Below the temperature, there are several icons and labels: a plus sign for 'SWING', a minus sign for 'FAN', a fan icon for 'FLOOR', a sun icon for 'HEAT', a snowflake icon for 'COOL', a gear icon for 'SYSTEM', a lightbulb icon for 'LIGHTS', a plug icon for 'PLUGS', a car icon for 'CARS', a house icon for 'HOME', a person icon for 'PERSONS', a calendar icon for 'CALENDAR', a clock icon for 'CLOCK', a battery icon for 'BATTERY', a signal icon for 'SIGNAL', a lock icon for 'LOCK', a key icon for 'KEY', a door icon for 'DOOR', a window icon for 'WINDOW', a doorbell icon for 'DOORBELL', a mail icon for 'MAIL', a trash can icon for 'TRASH', a recycling icon for 'RECYCLING', a paper plane icon for 'SEND', a speech bubble icon for 'CHAT', a magnifying glass icon for 'SEARCH', a power icon for 'POWER', a refresh icon for 'REFRESH', a sync icon for 'SYNC', a share icon for 'SHARE', a print icon for 'PRINT', a download icon for 'DOWNLOAD', an upload icon for 'UPLOAD', a delete icon for 'DELETE', a copy icon for 'COPY', a paste icon for 'PASTE', a redo icon for 'REDO', a undo icon for 'UNDO', a zoom in icon for 'ZOOM IN', a zoom out icon for 'ZOOM OUT', a reset icon for 'RESET', a default icon for 'DEFAULT', a help icon for 'HELP', a settings icon for 'SETTINGS', a status icon for 'STATUS', a log icon for 'LOG', a history icon for 'HISTORY', a preferences icon for 'PREFERENCES', a security icon for 'SECURITY', a privacy icon for 'PRIVACY', a location icon for 'LOCATION', a contact icon for 'CONTACT'.

[illegible][illegible]

EXT. STUCCO



MANUFACTURER:
DUNN-EDWARDS

COLOR:
CLASSIC WHITE
DEHW08

TILE ROOF



MANUFACTURER:
BORAL

COLOR:
2-PIECE BOOSTED
BARCELONA CAPS
ON ALL EDGES
AND FOR FIRST
THREE ROWS ON
ALL EAVES, WITH
BOOSTED CAPS
MIXED
IN FOR 15% OF
FIELD, CASA
GRANDE BLEND

DARKSKY
LIGHT FIXTURE



MANUFACTURER:
MAXIM

MODEL:
WHISPER DARK SKY

LED:
1-8 WATT INTEGRATED

EXT. WOOD
STAIN



MANUFACTURER:
CABOT

COLOR:
CHESTNUT
BROWN

PATH LIGHT



MANUFACTURER:
HAMPTON BAY

COLOR:
DARK BRONZE

2.3 WATT LED
PATH LIGHT

MULTI-SLIDE
DOORS &
CASEMENT
WINDOWS



MANUFACTURER:
FLEETWOOD

COLOR:
DARK BRONZE

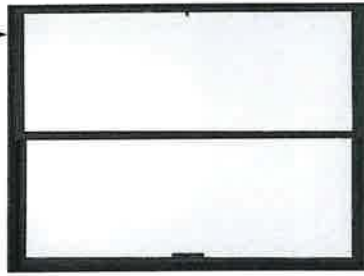
SANTA BARBARA
SANDSTONE



MANUFACTURER:
NATURAL STONE

5 POINT DESIGN

WINDOWS &
DOORS



MANUFACTURER:
METAL WINDOW
CORPORATION

COLOR:
DARK BRONZE

WROUGHT IRON
RAILING



MANUFACTURER:
CUSTOM

COLOR:
BLACK



PROJECT: **1147 VALLECITO**

LOCATION: 1147 VALLECITO, CARPINTERIA, CA 93013

OWNER: MANNUEL MARTINEZ

MATERIAL BOARD

06/01/2021

Exhibit 3

Appeal Application and Supporting Documentation

Martinez Residence Remodel & Addition Appeal Hearing
September 7, 2021 Planning Commission Review
Project 20-2070-ARB/CDP

6/10/21

To:
City of Carpinteria Community Development Department
Planning Commission
Steve Goggia, Director

Subject:
Martinez Residence Remodel & Addition
#20-2070-ARB/CDP
1147 Vallecito Rd
APN 003-192-005



From:
John & Jaclyn Kucharski
1133 Vallecito Rd
Carpinteria, CA 93013

Dear City of Carpinteria Planning Commission,
We are writing this letter to serve as a formal appeal to the Martinez Residence Remodel & Addition as requested by the Organista, Banner, and Kucharski families. We hope you understand where we are coming from and we request you uphold the appeal. A lot of the residents have lived here most of their lives and have grown to take great pride and ownership in the neighborhood and that is something that makes this such a special neighborhood, and value to Carpinteria, and what I believe what makes Carpinteria, Carpinteria. To my best understanding 1147 Vallecito was purchased early 2020. That being said the owners are new to the neighborhood. I find it extremely insensitive to propose a project that will change, alter, and negatively impact the way residents have been living here for a very long time. We are requesting the Planning Commission take a close look at this project and uphold the appeal for the following reasons as described below.

The following is a response to the "Notification of Director Approval" letter we received in the mail.

Item #1. "The proposed project is in proportion to and in scale with the site and with other existing and proposed structures"

- This statement is not true for the proposed project. The proposed project is 4,246 square feet. The neighborhood average is 1,619sq.ft.. The proposed project is 2,627sq.ft larger than the average house in the neighborhood. Please refer to the attached "Neighborhood Single Family Dwelling Area Comparison and Study". Not to mention 1147 Vallecito is already the largest house in the neighborhood as it exists now. This is a neighborhood of mostly small to modest houses. A house that big does not belong here, its too big for the existing context.

"The proposed additions and remodel have been designed in compliance with all applicable development standards for the Single Family Residential (R-1) zone district, including but not limited to, setbacks, maximum allowed lot coverage, floor area ratio, and building height requirements."

- Even though the proposed project is in compliance with the allowed Floor Area Ratio, Lot coverage, and Height limitations as viewed from a mathematical "spreadsheet" type of mentality, as proposed this house will be way larger than anything in the neighborhood. We ask and request that the Planning commission review this project as a person with a heart, from the perspective of a resident neighbor. Just because the proposed project "checks the boxes" in the zoning ordinance does not mean it should be "approved". We need to do better than that, and review these projects as if we are human and have a sense for place and look out for the residents, community and Carpinteria as a whole. Yes, the project should "check the boxes" of the zoning ordinance, but they should also be reviewed from a realistic standpoint and how the proposed project will affect the built environment and peoples lives. The Architectural Review Board

6/10/21

(ARB) clearly failed in this aspect during the hearings when the project was reviewed. Isn't that the "ARB's" role???

"This property is an anomaly in the neighborhood, as it is a through lot"

- This brings up the fact that the proposed second story is "sited", placed and massed in an area on the lot where on a standard lot would not allow be allowed due to property line setbacks. The proposed project has a second story addition which is "sited" in a location with windows that look down onto adjacent neighboring properties (refer to item #3 below, privacy concern). Huge privacy concern. Please see the attached picture taken from my backyard looking north towards the proposed project story poles, as you can see in the photo there are no windows that currently look down onto my property. Just because they have a through lot, does not mean they should be able to place windows in such a way that my families privacy is lost (visual intrusion). I am not oppose to a second story, but I am oppose to insensitive design.

Item #3. "The proposed project is sited and designed to avoid privacy and solar shade impacts to adjacent properties."

- This statement is not true for the proposed project. As designed the second story windows on the south facing elevation will look directly into the bedroom windows of my home and my backyard. Please keep in mind my house is two houses south from the proposed project, so I am sure the condition is worse for the immediately adjacent neighbors. It appears there are 6 (six) windows proposed on the south elevation second story addition. While I understand its nice to have windows, six windows is excessive. Important to note is there is no view to speak of (ocean or mountain) from these windows. The only view from these windows is into the homes and backyards of the neighbors. The only function these windows will have are for light and ventilation which I understand, so again I request the window quantity be reduced and the sill heights be raised to 6' or higher above finish floor. As designed a 5'-6" sill height does not eliminate the privacy issue. A 6'-0" sill height would eliminate most of the privacy issue. Sill heights need to be clearly demonstrated and documented in building sections of the drawings, without this documentation on the drawings it is uncertain what is being approved. Please make the applicant document 6'-0" high minimum sill heights on the south facing windows of the second story in the drawing set (easily done in building sections). These windows also create another issue of night time illumination, again visual/ privacy concerns.

Misc Item #3. Drawings Attached to Staff Report-9 For ARB Meeting of April 15, 2021

- The drawings appear to be poorly prepared which is of great concern.
- Please refer to the proposed floor plan on sheet A2.1. Section 3 appears to be cutting through the stairs leading to the second story addition. When I go to Section 3 on sheet A4.0 there are no stairs shown.
- Sheet A2.1 Section 2 does not appear to be cutting through any windows, however when you go to Sheet A4.01 Section 2, windows are shown in the section.
- These are just a couple examples of poorly coordinated drawing documentation which is a great concern to me. Has anyone else caught on to these discrepancies? What else is slipping through the cracks? Again, we need people to thoroughly review these projects and the drawing documentation.

Misc Item #4. Story Poles

- It was brought to my attention that it is proposed to extend the garage 11'-0" west from the face of the existing garage. It appears the story poles are only 5'-0" from the face of the existing garage. That being the case the story poles appear to be installed incorrectly.

Thank you for your time and consideration.

Respectfully,
John & Jaclyn Kucharski
1133 Vallecito Rd
Carpinteria, CA 93013
406.579.2926
jakucharski28@gmail.com

6/9/21

Martinez Residence Remodel & Addition
#20-2070-ARB/CDP
1147 Vallecito Rd
APN 003-192-005

NEIGHBORHOOD SINGLE FAMILY DWELLING AREA COMPARISON AND STUDY:

- 1) 1050 Vallecito Rd - 2,400sq.ft.
- 2) 1070 Vallecito Rd - 1,746sq.ft.
- 3) 1090 Vallecito Rd - 1,031sq.ft.
- 4) 1104 Vallecito Rd - Unavailable
- 5) 1110 Vallecito Rd - 1,450sq.ft.
- 6) 1114 Vallecito Rd - 1,276sq.ft.
- 7) 1120 Vallecito Rd - 1,800sq.ft.
- 8) 1126 Vallecito Rd - 2,050sq.ft.
- 9) 1127 Vallecito Rd - 1,052sq.ft.
- 10) 1132 Vallecito Rd - 1,143sq.ft.
- 11) 1133 Vallecito Rd - 1,084sq.ft.
- 12) 1138 Vallecito Rd - 1,864sq.ft.
- 13) 1141 Vallecito Rd - 1,790sq.ft.
- 14) 1144 Vallecito Rd - 1,175sq.ft.
- 15) 1147 Vallecito Rd - 2,554sq.ft. - ALREADY THE LARGEST IN THE NEIGHBORHOOD**
- 16) 1150 Vallecito Rd - 2,226sq.ft.
- 17) 1155 Vallecito Rd - 1,160sq.ft.
- 18) 1165 Vallecito Rd - 1,242sq.ft.
- 19) 1166 Vallecito Rd - 1,170sq.ft.
- 20) 1116 Church Lane - 2,279sq.ft.
- 21) 1125 Church Lane - 1,044sq.ft.
- 22) 1127 Church Lane - 1,044sq.ft.
- 23) 1129 Church Lane - 1,700sq.ft.
- 24) 1134 Church Lane - 1,942sq.ft.
- 25) 1137 Church Lane - 2,095sq.ft.
- 26) 1141 Church Lane - 1,820sq.ft.
- 27) 1142 Church Lane - 1,440sq.ft.
- 28) 1151 Church Lane - 2,520sq.ft.
- 29) 1153 Church Lane - 2,238sq.ft.
- 30) 1154 Church Lane - 1,084sq.ft.
- 31) 1155 Church Lane - 1,793sq.ft.
- 32) 1157 Church Lane - 1,992sq.ft.
- 33) 1158 Church Lane - 2,423sq.ft.
- 34) 1159 Church Lane - 1,419sq.ft.

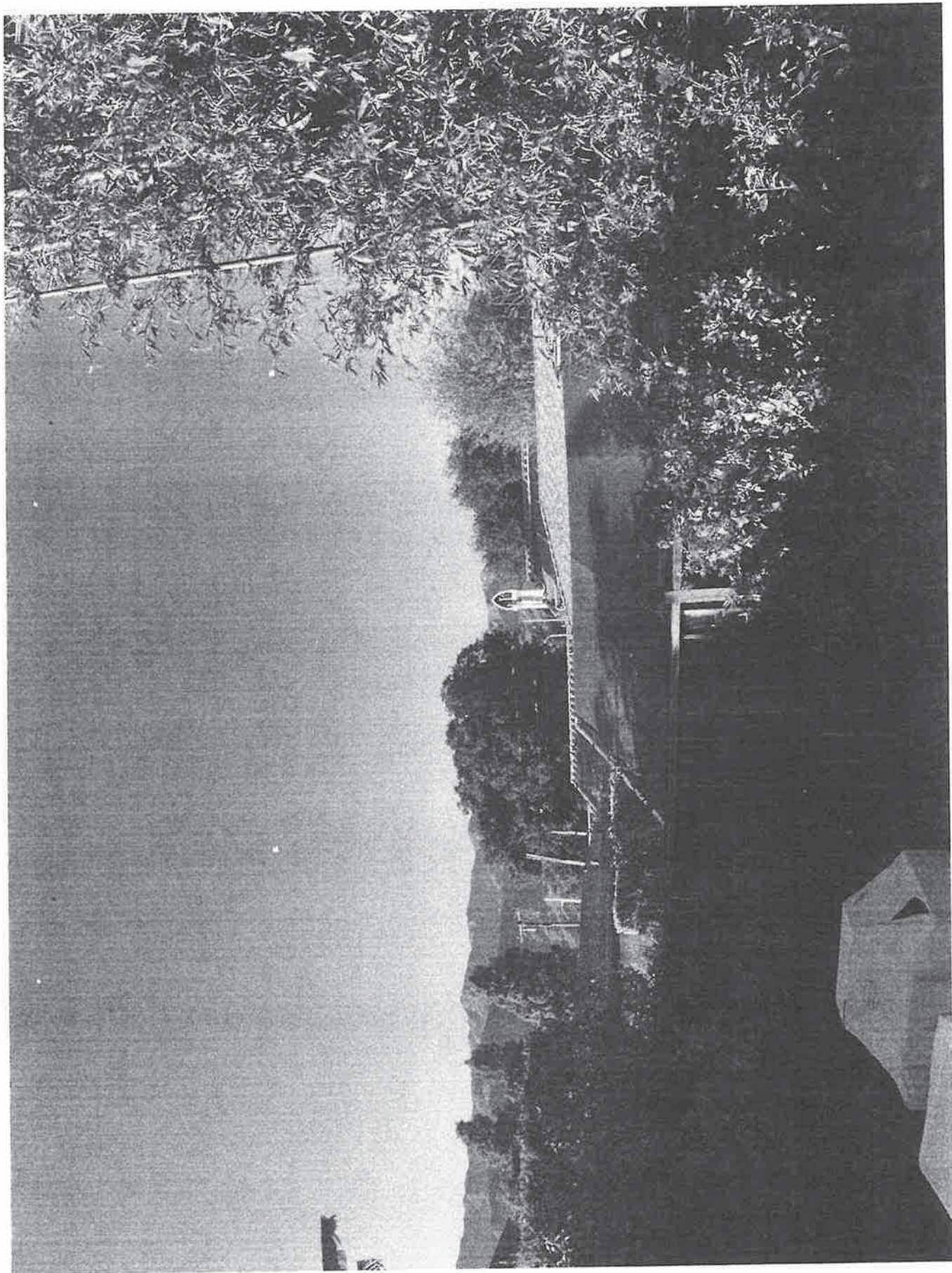
Total = 55,046sq.ft.

34 Homes

Neighborhood average = 1,619sq.ft.

The proposed project is 4,246sq.ft.

The proposed project is 2,627 sq.ft. LARGER THAN THE AVERAGE HOUSE SIZE IN THE NEIGHBORHOOD.



TAKEN FROM KUCHMESKI PROPERTY



1147 Vallecito: Project: 20-2070-ARB/CDP

John K <jakucharski28@gmail.com>
To: PublicComment@ci.carpinteria.ca.us

Thu, Apr 15, 2021 at 9:04 AM

From:
John & Jaclyn Kucharski
1133 Vallecito Rd.
Carpinteria, CA 93013

Subject:
1147 Vallecito
Carpinteria, CA 93013
Project: 20-2070-ARB/CDP

Please read this letter at the April 15, 2021 ARB Meeting.

Second Story Windows:

At the last ARB hearing (2/11/21) for the proposed project at 1147 Vallecito, I raised my concerns about the number and size of windows on the south facing elevation at the second level. I specifically requested the number of windows be reduced, the size be reduced, and the sill heights be raised to a minimum of 6'-0" above the finish floor at the second level in an effort to maintain privacy for the surrounding neighbors. Again, the windows as redesigned and proposed will look down into bedroom windows and the backyard of my house which greatly concerns me, and this condition is even worse for the neighbors directly adjacent to the proposed project. Additionally I'd like to point out there is no view to speak of from these windows (ocean or mountain), the only view will be into the neighbors homes and backyards, this is a major privacy issue, extremely insensitive design, and a prime example of how a second story addition can negatively impact the surrounding neighbors. Also, It appears the current proposal did not reduce the number of windows on the south facing elevation at the second level.

- On Feb.11, 2021: Board Member Discussion Regianato "shared that the southern windows could have 6-foot sill heights to allow light and privacy for neighbors"
- On Feb.11, 2021: Board Member Discussion Rodriguez "he understood the neighbors concerns about privacy and agreed about the higher window sill heights"
- The 4/15/21 Staff report indicates "the south facing windows on the second story have been raised and have a minimum sill height of five feet to increase privacy". Just an FYI at a 5'-0" window sill height this still allows a person to look through and down into the neighbors homes and backyards. Please raise window sill heights to 6'-0" minimum above finish floor.

There is nothing on the drawings indicating sill heights of these windows. The applicant should have provided a building section or detailed wall section going through these windows demonstrating a 6'-0" sill height. This type of information was specifically requested by me and board members and should really be documented and demonstrated and called out in the drawing documents. The drawings should document what is approved by ARB and I feel strongly that the 6'-0" sill heights of these windows need to be shown and demonstrated graphically in the drawing set. Without this type of drawing documentation there is nothing definitive about the exact sizes and heights of these windows.

New Chimneys:

Refer to the South Elevation sheet A3.0. Three chimneys at the second level addition seems excessive. I strongly disagree with the board member who suggested adding chimneys to create architectural interest to the roof line. There is already enough going on with the building massing, and these chimneys clutter up the roof line and will further block the mountain view from my house. Please consider omitting the two new fireplaces and chimneys. Thanks.

Building Height:

Feb.11 : Previously the project went from a maximum ridge height of 20.5 feet to 21.5 feet

April 15: Now the proposed ridge height is 22 feet

Why? Please keep the existing height ridge height. The proposed project should be "Proposed building height to not exceed existing building height"

Respectfully Submitted,
John & Jaclyn Kucharski

John K <jakucharski28@gmail.com>

Fri, Apr 16, 2021 at 8:13 AM

To: syndis@ci.carpinteria.ca.us

Hi Syndi,

Can you please give me a call when you have a chance RE: my letter and proposed project below.

Thank you,

John Kucharski

Ph. (406)579-2926

1133 Vallecito Rd.

[Quoted text hidden]

To: Community Development Department
Steve Goggla, Director
and
Planning Commission

June 11, 2021

Attn: Planner: Syndi Souter

From: Robert and Jeanne Banner
1142 Church Lane
Carpinteria, Ca 93013
805 684 4776 robert.banner@gte.net

Subject: Appeal to:
Project 20-2070-ARB/CDP
1147 Vallecito Road
Applicant: Dylan Chappell Architects for Manuel Martinez

This letter is in addition to John & Jaclyn Kucharski's letter of appealing the subject project. We concur with it's concerns and comments.

We additionally want to emphasis our main concern to the approval of this project.
**Under the General Plan /Coastal Plan Neighborhood Policies,
Objective CD-1**

The ARB did not address these Policies to any extent, even though that was the main concern of the public input. See letter by Robert and Jeanne Banner(read into the minutes of the April 15, 2021 meeting), where the size of the subject project was compared to adjacent and neighborhood existing homes. The subject project is already the largest in the neighborhood. Proposed additions puts it way out proportion in size and mass to the adjacent and surrounding neighborhood. This sort of approval will set precedents for other Carpinteria Neighborhoods.
Please re-read your said General Plan, Objective CD-1, and see if you are still in agreement with the ARB's finding.

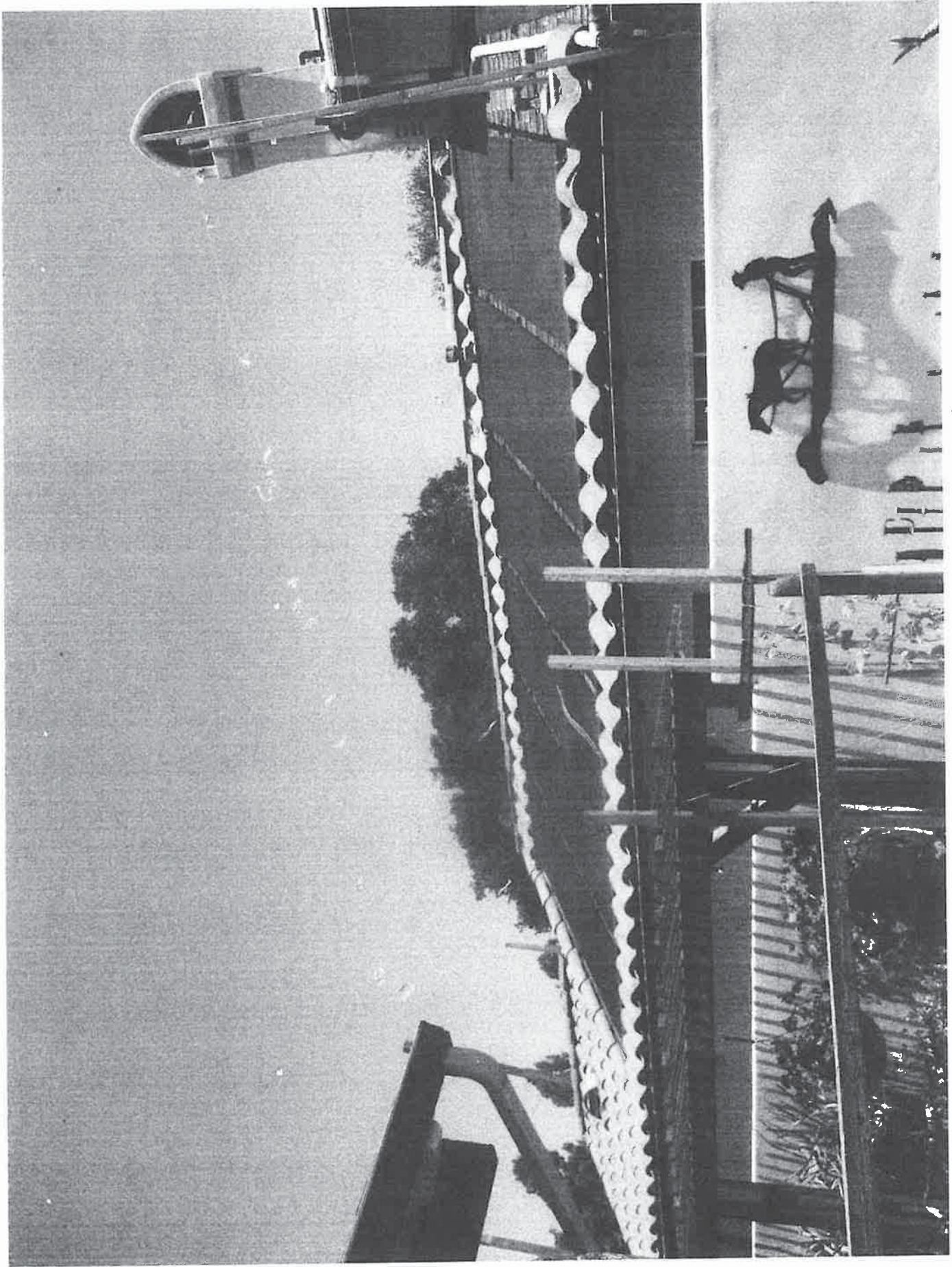


Respectfully submitted,
Bob and Jeanne Banner

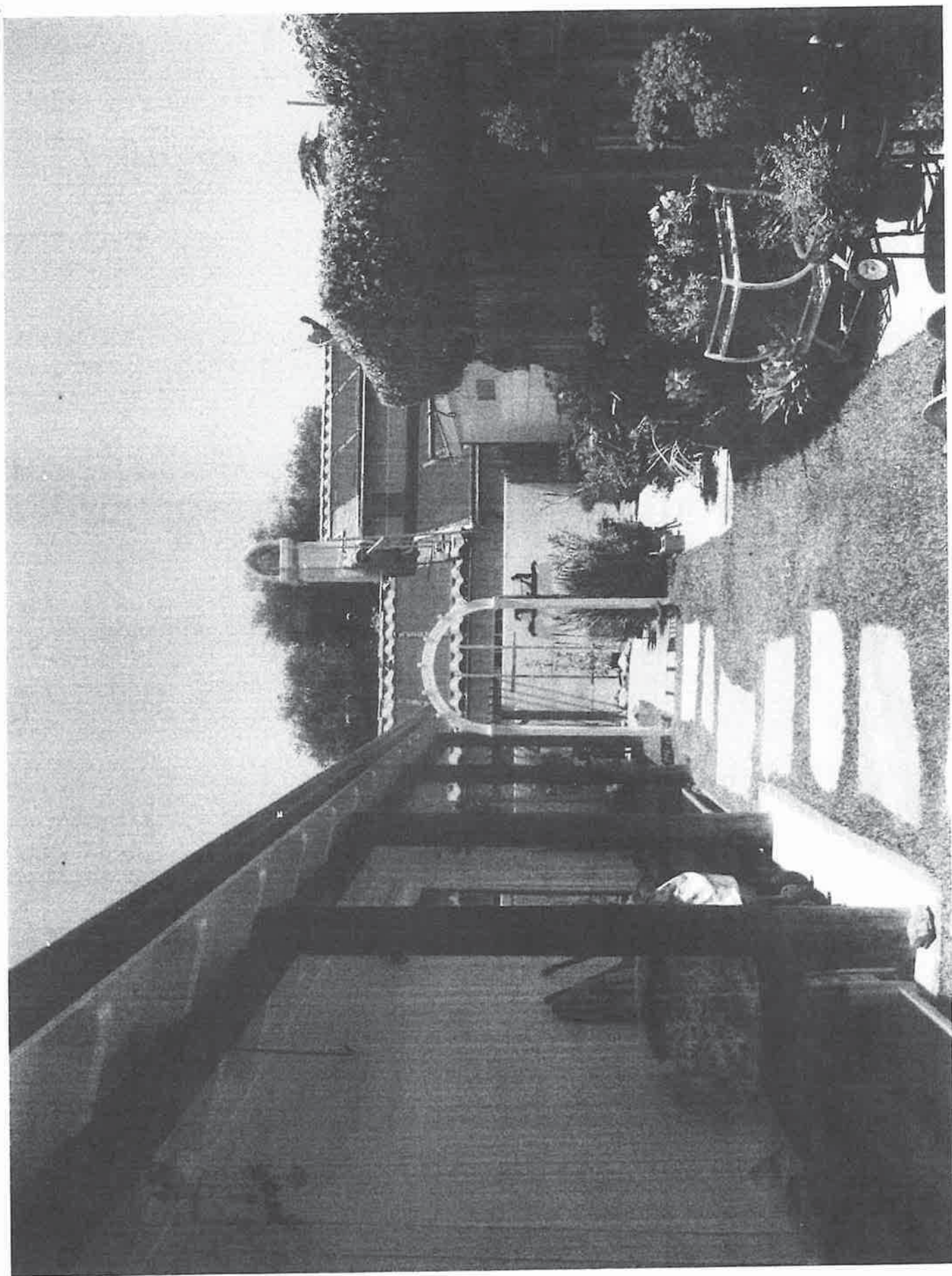
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JUN 11 2021
COMMUNITY DEVELOPMENT
DEPARTMENT

RECEIVED
JUN 11 2021

CITY OF CARPINTERIA



TAKEN FROM THE BANNER PROPERTY



TAKEN FROM THE BANNA PROPERTY

POLES ARE AT 5'

SUPPOSED TO BE 11'

beams above the doors have been made consistent throughout the design. The proposed second-story addition will have a continuous roof ridge with a height of 21.5 feet. Proposed exterior finishes include white stucco, dark brown windows and trim, wrought iron balconies, sandstone accents, and a red tile roof.

The Board's comments on the proposed massing, architectural style, fenestration, and detailing of the proposed project would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

The Community Design Element of the City's General Plan/Coastal Plan contains both general over-arching citywide design policies and specific subarea policies. The project site is in Design Subarea 2 (Downtown/Old Town District).

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.*

The subject property is one of the larger lots in this neighborhood, and the long, rectangular lot uniquely extends from Vallecito Road through to Church Lane. The area contains both small and large residences on varying lot sizes, with varying degrees of massing. The existing residence has been designed to stretch through the lot, with the two-story element located toward the center of the lot and minimal bulk visible from either street frontage. The proposed addition preserves this pattern as viewed from Vallecito Road; however the proposed two-story addition would become much more visible from Church Lane. The second story is stepped back a nominal three feet from the face of the garage to break up the two-story facade, however it would still be very prominent from Church Lane. Other two-story residences are scattered in the neighborhood, but most of those are scaled back and have the two-story mass set back from the street. The Board should comment on the second-floor bulk and massing as viewed from Church Lane.

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 existing residence is a Spanish/Mediterranean design, which is a classic style of architecture for the region. The proposed remodel/addition project would update the appearance and character of the home, while maintaining the architectural style. The proposed addition would move the rear of the residence closer to the street, with the second story slightly stepped-back in a manner consistent with the architectural style. The proposed door and window changes would alter the appearance of the existing residence from a classic to more contemporary style, but would not be overtly out of character with other Spanish/Mediterranean homes in the area. The ARB's comments on the proposed architectural style, fenestration, and detailing would be appreciated.

To: Architectural Review Board
Meeting date: Thursday, April 15, 2021
Attn: Planner: Syndi Souter
Attn: ARB Board Members

April 12, 2021

From: Robert and Jeanne Banner
1142 Church Lane, Carpinteria, Ca., 93013
805 684 4776
robert.banner@gte.net



Subject: Project 20-2070-ARB/CDP
1147 Vallecito Road
Applicant: Dylan Chappell Architects for Manuel Martinez

Syndi,

Please read this letter at the April 15, 2021 ARB meeting.

Again, we are the next door neighbors on the south side/Church Ln side of the applicant's property.

Reviewing the changes made since the last ARB meeting, we still have some concerns about the project.

Still feel that the project is not compatible with adjacent and nearby properties and with the dominant neighborhood. The four properties adjacent to the applicants are an average of 1500 square feet, the largest being 1790 and the smallest being 1048. The Vallecito/Church Ln neighborhood has approx 40 homes, average approx 1700 sq ft., with this project proposing over a 4000 sq ft home. Feel that would be like an estate home sitting in the middle of two city blocks of average homes. Our home is 1420 sq ft and is on the property line where most of the 2 story mass will be. Additionally, we stated that privacy and views will be decreased - some window changes have been proposed but some issues still exist. Not noted before, there are 7 proposed outside lights that would line our common wall. Those lights will produce a lot light when on - note that our master bedroom window is adjacent to the 5 1/2 wall - the lights will be above the wall.

The story poles were moved, as noted and pictured in the revised staff report, pages 22, etc. They were moved to a bit less than 5 feet from the existing garage. I did not see a change in moving the garage out - remains proposed 11 feet. The poles being 6 feet closer to the garage gives a false prospective of the size.

Syndi: You did a good job on the updated staff report. You are welcome to come to our property and look at the proposed project from our view. Thank you!

Respectfully submitted,
Bob and Jeanne Banner

To: Architectural Review Board
Meeting date: Thursday, February 11, 2021

February 8, 2021

Attn: Planner: Syndi Souter
Attn: ARB Board Members

From: Robert and Jeanne Banner
1142 Church Lane
Carpinteria, Ca 93013
805 684 4776 robert.banner@gte.net



Subject: Project 20-2070-ARB/CDP
1147 Vallecito Road
Applicant: Dylan Chappell Architects for Manuel Martinez

Please give copies of this letter to the ARB members and read it at the meeting.

The existing subject home is 2715 sq ft - the proposed home is 3704 sq ft, along with an increased garage size.

The 4 adjacent homes are 1048, 1420, 1790 and 1720 sq ft., average of 1500 sq ft.

The existing project property was remodeled in about 1998 and doubled in size to be 2715 square feet, to be the largest home in the Vallecito/ Church Ln neighborhood at that time. The architect for that project had concern for the view and privacy of the adjacent neighbors by giving 4 separate looks (levels and roof pitches, and also offset the garage for the appearance. The garage was brought out to the current 41 feet to match the front of the existing, adjacent, closest house (our home), which made for a nice appearance from the street and did not take away any of our mountain view. At present, 2 windows of the existing house look down to our back yard and they set back about 20 feet.

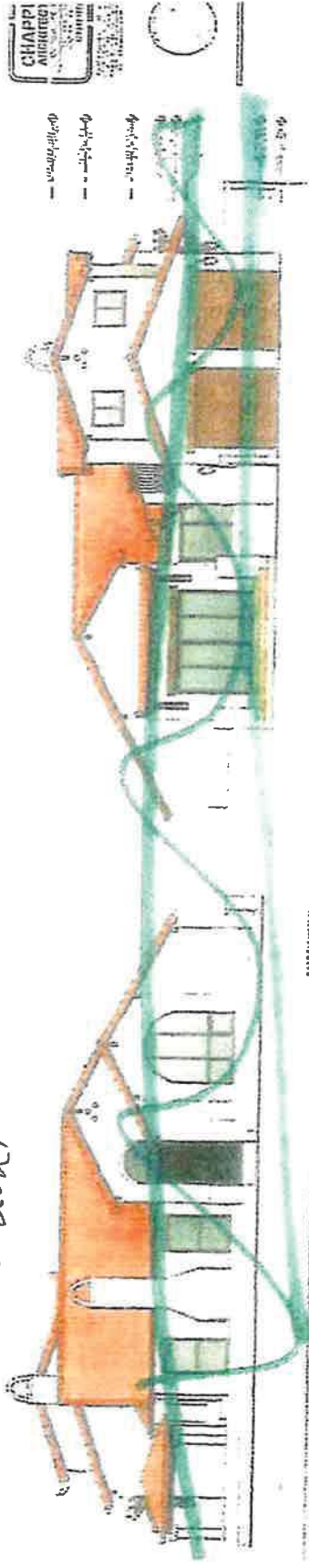
The proposed project, most adjacent structure, 13 feet away from our home, will be a solid wall of building having 6 windows on the top floor and 5 on the lower floor. My wife comments that ("it will look like an apartment building".) We have one window on the common lot line and that is our Master Bedroom window.

My concern is that we will loose privacy to our Master bedroom window and our back yard, that the project is not compatible with the adjacent and nearby properties, and that this new project takes away from appearance or character of the existing home. It has too much bulk and is too massive.

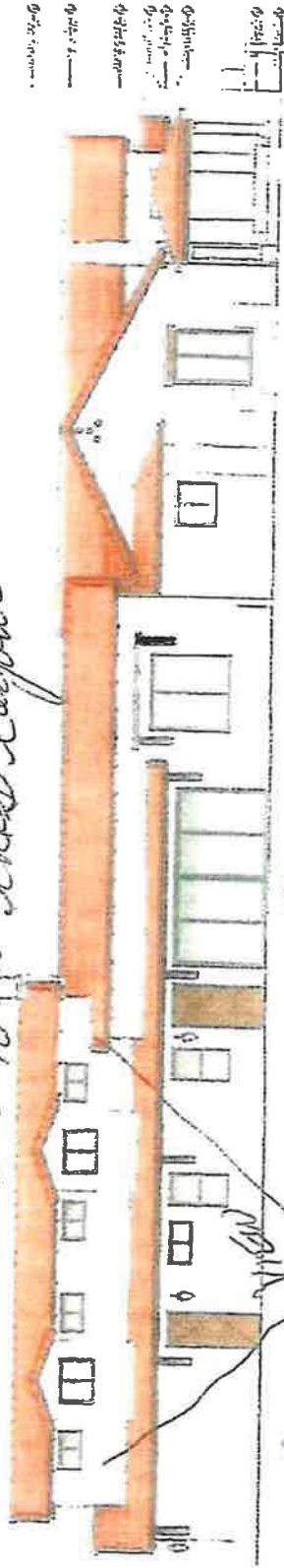
Thank you for your consideration. You are welcome to come to our property and look at the proposed project from our prospective.

Respectfully submitted,
Bob and Jeanne Banner

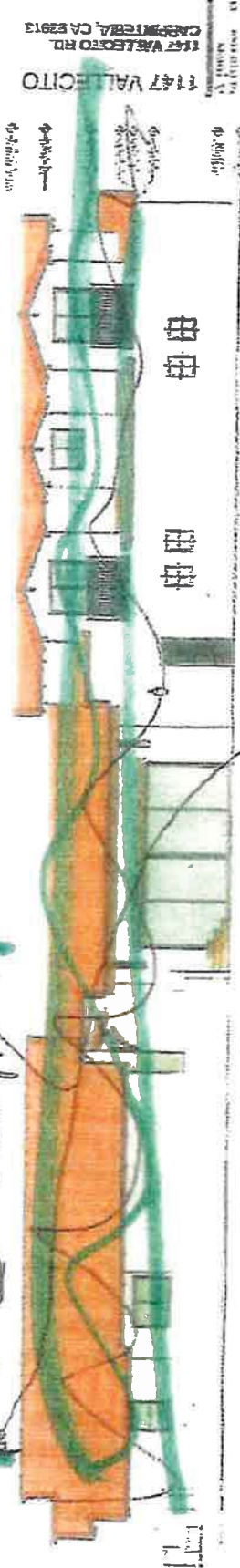
ATTACHMENT TO LEITEN
BANNER 2-8-2021



We will view this layout



over Master bedroom



*Our house lines up here
View of the bulk of the new
addition. Note the (6) windows look down*

CHURCH

VANARDO

1125
1134
1141
1044
1942
1820

1141 - 1790 *
1151 - 1720 *

RECEIVED

COMMUNITY DEVELOPMENT
DEPARTMENT

1151 1720

1142 1420 *

1154 1048 *

4 ADJACENT HOMES
AVERAGE 1500 sq ft

1158 2423

APPROX 40 HOMES IN 11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40
AVERAGE 1700 sq ft

1157 1992

1137 2095

1419 1151
1419
1992 1157

1155
1992 1157
1820 1141
2095 1137

1129 1127 1123
1100 1100 1100

1158	2423	
1154	1048	1720 1151
		1147
1142	1420	1790 1141
1134	1942	

From: [Sharon Organista](#)
To: [Syndi Souter](#)
Subject: Re: 1147 Vallecito Road- appeal & revised plans
Date: Thursday, June 17, 2021 5:20:01 PM

****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.**
Syndi ,

Ruben and I also concur with the Banner's and Kucharski's letters of appeal to 1147 Vallecito Road addition.

My concern is also the size of the addition and what will be the city's policy for these kinds of large additions in small home residential areas of the city such as ours? How can this be considered to be condusive to surrounding homes when the average home is between 1600 to 1800 sq ft? Will this set a precedent in the future for such additions?

We hope the city and planning commission will give serious consideration of this project and how it does not fit our small home neighborhood . There are many other concerns as well for consideration.

Sharon & Ruben Organista
1141 Vallecito Rd
Carpinteria, Ca 93013

From: Syndi Souter <SyndiS@ci.carpinteria.ca.us>
Sent: Tuesday, June 15, 2021 4:02 PM
To: John K <jakucharski28@gmail.com>; robert.banner@gte.net <robert.banner@gte.net>; robert.banner@verizon.net <robert.banner@verizon.net>; Sharon Organista <sharono@ytc.com>
Subject: 1147 Vallecito Road- appeal & revised plans

Hi all,

The applicant has submitted revised drawings which may address the concerns raised in your appeal letters.

The main revisions are 5'-6" sill heights on the second level south-facing windows (per the ARB direction), and removal of the stucco wall along Church Lane and replacement with a wrought iron fence with hedge and planter in front.

Please review the revised plans in the Dropbox link below:

https://www.dropbox.com/s/iuc6s0zrwdheq8i/1147_FULL_SET_01-06-2021.pdf?dl=0

I have asked Accounting to hold off on depositing your checks for the appeal fee in the event that these plan revisions alleviate your concerns.

Please let me know by the end of this week if you want to proceed with, or withdraw the appeal.

Thanks,
Syndi Souter, Associate Planner
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(805) 755-4405

Please note: Due to workspace changes for COVID-19, email is the best way to reach me. Stay safe! In the event these

From: [Bob and Jeanne](#)
To: [Syndi Souter](#)
Cc: [John K](#); [Jeanne Banner](#); [Bob and Jeanne](#); [sharon organista](#)
Subject: 1147 Vallecito Road- appeal & revised plans
Date: Thursday, June 17, 2021 6:03:36 PM

****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 Syndi,

Yes, we want to proceed with the appeal..

Syndi, your first sentence – the revised drawings **do not** address the concerns raised in our appeal letters. Please read the appeal letters again to comprehend what we would like the Planning Commission to address. We are not satisfied with the ARB's conclusions. The main changes in the drawings have to do with the Church Lane view of landscape. The wall had nothing to do with the original project, but an item that was brought up by Alan Koch – that should not be considered a compromise for approving the project. Please focus on the mass and placement of the project.

The second sentence – the revision of 5'6" was **not** the original direction of the ARB. It ended up being a compromise.

Looking at the most recent pictures provided in the revisions – why are the pictures of the Weatley Project at 1150 Vallecito included?

Give us a call or email to discuss any further questions or come out and visit us. You are welcome to come into the Banner's yard(front or back) and see or take pictures of the project from that perspective.

Thanks,
John K ; robert.banner@gte.net ; robert.banner@verizon.net ; sharono@ytc.com

From: Syndi Souter
Sent: Tuesday, June 15, 2021 4:02 PM
To: John K ; robert.banner@gte.net ; robert.banner@verizon.net ; sharono@ytc.com
Subject: 1147 Vallecito Road- appeal & revised plans

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The applicant has submitted revised drawings which may address the concerns raised in your appeal letters.

The main revisions are 5'-6" sill heights on the second level south-facing windows (per the ARB direction), and removal of the stucco wall along Church Lane and replacement with a wrought iron fence with hedge and planter in front.

Please review the revised plans in the Dropbox link below:

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Thanks,
Syndi Souter, Associate Planner
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(805) 755-4405

Please note: Due to workspace changes for COVID-19, email is the best way to reach me. Stay safe! In the event these

Exhibit 4
ARB Meeting Minutes

Martinez Residence Remodel & Addition Appeal Hearing
September 7, 2021 Planning Commission Review
Project 20-2070-ARB/CDP

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Rodriguez to recommend final approval as submitted.

VOTE: 5-0

- 2) Applicant: Dylan Chappell
Project: 20-2054-CON
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 20-2054-CON for conceptual 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 902 square feet. The resultant two-story single-family residence would increase to 3,680 square-feet in size with an attached 594 square foot garage, for a cumulative total of 4,274 square feet. The maximum height would remain unchanged at 21-feet and six-inches. 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.

Staff described the project, providing information about the features of the existing residence and the proposed additions and fenestration changes, including the proposed contemporary Spanish/Mediterranean styling. The applicant clarified that the proposed doors and windows would be wood clad.

Public Comment:

A public comment letter was submitted by John and Jaclyn Kucharski, but it was not received in time to be shared at the hearing. The letter is summarized below; the complete letter is on file with the Community Development Department.

The Kucharskis' commented on several aspects of the proposal. They requested a neighborhood FAR comparison due to the proposed size of the residence, commented on the fact that the property is a "thru-lot" with a two-story mass proposed to be located where an open rear yard would be on a standard lot, raised concerns about the number of windows on the second floor and potential privacy issues, requested that both existing and proposed floor plans, elevations, and roof plans be included in the plan set, and requested that story poles be erected for the project.

Boardmember Discussion:

Boardmember Johnson commented that he would prefer wood windows with multiple lights, and that the end gables needed more details.

Boardmember Rodriguez expressed concern about the wall between the driveway and the pool and suggested that a driveway fence and gate design may create a more open feeling on the property. He also commented that the interior staircase appeared to be dark, and suggested more windows and half-walls could lighten up the space. Additionally, he suggested that the heavy beams above the doors should be consistent in all of the elevations.

Boardmember Reginato shared that he likes the existing Santa Barbara Blue doors and windows because they add charm to the residence. He suggested that the new windows should be set-in to add charm, as the current proposal looks too flat.

Boardmember Cox commented that he likes the walls along the driveway and the west (Church Lane) side of the property for building code compliance and safety for the pool, but agreed with Rodriguez that it looked stark. Instead of removing the wall, he suggested adding pocket planters into the walls to soften the wall's mass with landscaping. He stated that he agreed with the other comments already expressed from the Board.

Boardmember Stein shared that the warmth of the existing residence is in the small details, and agreed with Boardmember Cox's idea about the wall and the rest of the Board's comments. He stated that he would prefer to see more lights in the proposed windows.

ACTION: Conceptual comments provided to applicant.

VOTE: N/A

- 3) Applicant: Alan Grofsky, architect for Jeremy Rogers, Mac Partners LLC
Project: 19-2012-DPR/CDP
Planner: Marysol Smith
Project Location: 6384 Via Real / 6390 Cindy Lane
Zoning: Industrial/Research Park District (M-RP)

Hearing on the request of Alan Grofsky, architect for Jeremy Rogers, Mac Partners LLC to consider Project 19-2012-DPR/CDP for preliminary 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 shuttle stop and parking area, exterior patio areas, re-landscaping, exterior lighting and a new trash enclosure. The project would also include interior improvements to the building. The maximum height of the building would be increased by five feet. The property is a 2.25 acre parcel zoned Industrial/Research Park District (M-RP) and shown as APN 001-190-023, addressed as 6384 Via Real/ 6390 Cindy Lane.

Boardmember Rodriguez recused himself due to a current business relationship with the building tenant.

Staff presented the project, explaining the various interior and exterior elements of the proposal, the breakdown of uses proposed, and how it would function for the current tenant, Procore and their larger campus. Additionally, staff highlighted key project areas that need to be examined further by the ARB, such as landscape buffers, lighting, new parking/shuttle lot layout and the proposed trash enclosure location.

The applicant (represented, in part, by Brian Poliquin, architect, and Steve Elson, property owner), added that the tenant's proposed shuttle location would not experience high frequency trips. Their tenant's goal is to keep the shuttle out of the street to minimize impact to the street for safety. The project would help to serve as a functional space for the tenant's campus and would not intensify their existing uses. The building would be only for meeting rooms, an employee gym and storage. The

noted their expectation that the wattage be sufficiently low intensity and stated it may be required to be replaced with a lower intensity element if it is found to be too bright. The applicants indicated they were agreeable to this arrangement.

Boardmember Reginato recommended the construction details call for stainless fasteners given the project's proximity to the ocean.

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Johnson to recommend final approval with their comments attached concerning lighting and stainless fasteners.

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 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 903 square feet. The resultant two-story single-family residence would increase to 3,704 square-feet in size with an attached 589 square foot garage, for a cumulative total of 4,293 square feet. The maximum height would remain unchanged at 21-feet and six-inches. 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 Parte Communications:

Vice Chair Rodriguez disclosed that he had spoken with the neighbor Karen Organista about her concerns about the project's size, bulk, scale, mass, and neighborhood compatibility.

Staff presented the project and described the proposed addition and remodel in detail, including sharing photos of the story poles. Boardmember Rodriguez inquired about the two front yard setbacks since the property is a through-lot, and why the existing wall along Church Lane is taller than 3-feet. Staff responded that the wall was permitted and constructed to enclose the swimming pool per code. The Secretary added that the Board should note that although the Church Lane frontage serves as the rear for this property, it is the front yard for other properties along Church Lane. Boardmember Blakemore inquired about the new gate proposed at Church Lane, and sought clarification on the project's lot coverage and FAR as compared to the allowed maximums. Boardmember Rodriguez inquired about the pool enclosure code requirements and Boardmember Johnson clarified that the minimum distance for a pool enclosure is 3-feet from the edge of water.

Dylan Chappell, architect, thanked Staff for their presentation. He explained that the existing view from Church Lane is of a 1-car garage set back approximately 10 feet from the setback line, and that the addition complies with the required 20-foot setback. He added that the existing interior wall along the driveway is proposed to be removed and a new gate added at Church Lane to meet the pool

enclosure requirements. He also added that the story poles were constructed at the face of the garage, and do not depict the second floor stepped back as it is shown on the plans. Boardmember Blakemore asked about the existing and proposed walls and hedge along the southern property line and creating privacy for the neighbors. Mr. Chapell responded that they could study that area to increase privacy. Boardmember Johnson asked if anyone recalled the Board having concerns about the second floor not being stepped back during the previous concept review. Staff responded that the Board did not have any comments on the location of the second floor at that time, and that the story poles were erected for this preliminary review.

Public Comment:

Alan Koch stated that he is supportive of his new neighbors doing a project, but that there needs to be some discussion about the design. He agreed with the staff report that the addition will be more prominent from Church Lane, and elaborated that Objective CD-1 applied to the placement of the addition on the parcel in respect to privacy, size, and mass. He questioned the continuation of the existing 6'-7" side yard setback instead of the now-required 7' side setback. He also mentioned Policy CD-5b, stating that garages should not dominate views from the street. He shared that the proposed garage, second floor addition, and gate, along with the existing wall, would all be near or on the property line at Church Lane. He suggested that the existing wall should be lowered along Church Lane.

John Kucharski was primarily concerned about the 6 new windows proposed on the south side of the addition looking into his yard and home. He was concerned about his family's privacy and thought the number of windows was excessive. He was also concerned about exterior lighting, and potential spill-over onto his property. He suggested the windows should be omitted or reduced in size, or have higher sill heights, and recommended skylights for sunlight to address the privacy impacts from the addition. He also questioned the height of the chimney, which was confirmed to meet code by Boardmember Johnson.

Public Comment letters were submitted by the following individuals. The contents of the letters are briefly summarized below; copies of the letters are on file with the Community Development Department.

Alan Koch and John Kucharski submitted letters which largely reflected their respective verbal comments to the Board.

Robert and Jeannie Banner submitted a letter expressing their concerns about impacts to their privacy and mountain views since the addition is proposed right next to their master bedroom. The letter stated that the addition, with 6 windows on the upper floor and 5 windows on the lower floor, would, "look like an apartment building," from their window. They also submitted a drawing to illustrate how the project would impact their home.

Kristy Lash submitted a letter sharing her concern about the size and bulk of the addition so close to Church Lane. She stated that the project looks like a, "McMansion." She was also concerned about impacts to neighbors' privacy and the reduction of driveway space for visitor parking.

Boardmember Discussion:

Boardmember Blakemore began the discussion by stating that this property has the unique advantage of being a double lot. She was not involved in the prior concept review, but feels the second story

could be pushed back to the east, away from Church Lane. She agreed with the neighbors about the number of windows proposed for the south elevation. She suggested it would have been better if the story poles would have shown the areas of relief on the second story.

Boardmember Reginato agreed that the second story should be pushed back toward the middle of the house, and suggested removing one of the bedrooms to make it smaller. He shared that the southern windows could have 6-foot sill heights to allow light and provide privacy for the neighbors. He stated that the new gate would make it look like a fortress from Church Lane, and suggested that the existing wall be cut down, new pool fencing installed, and leave the driveway open to the street. He shared that he was okay with the garage doors facing the street.

Boardmember Johnson also concurred that the second story should be moved back, and suggested putting a bedroom on each side of the existing staircase to make the addition look like a wedding cake. He agreed with Boardmember Reginato's suggestion for the 6-foot sill heights, and went on to suggest a variation in window sizes. He had a question about a discrepancy in the scale on the drawings, and cautioned the architect to check into it before construction drawings.

Boardmember Rodriguez shared that he likes the design of the building, and agrees with the other Boardmembers' comments about the wall along Church Lane. He felt the property needs to be opened up along Church Lane. He understood the neighbors' concerns about privacy and agreed about the higher window sill heights. He was okay with the massing of the second floor, but said it could shift to the east if chosen.

Boardmember Johnson added that he agrees with the other Boardmembers' comments about the wall. He also reminded the Board that second floors should be stepped back as requested on other projects. Lastly, he suggested that chimneys should be added to the bedroom fireplaces to visually break up the roof ridgeline.

Boardmember Rodriguez summarized the Board's comments:

- Lessen the impact of the wall(s) along Church Lane,
- Break up the mass of the second story, and
- Raise the sill heights of the windows on the south elevation.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato to recommend the project be continued to a future meeting with direction to respond to the Board's comments.

VOTE: 4-0

- 3) Applicant: Dylan Chappell Architects for John Cervini
Project: 20-2037-ARB/CDP
Planner: Syndi Souter
Project Location: 5586 Retorno Drive
Zoning: Single Family Residential (6-R-1)

Request of Dylan Chappell Architects, agent for John Cervini, to consider Project 20-2037-ARB/CDP for preliminary review of a proposal to remodel an existing single-family residence and construct lower level, first floor and second floor additions to the residence totaling 1,403

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 Parte 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

Exhibit 5

Director Approval Letter & Adopted Conditions of Approval

Martinez Residence Remodel & Addition Appeal Hearing
September 7, 2021 Planning Commission Review
Project 20-2070-ARB/CDP

CITY of CARPINTERIA, CALIFORNIA



June 1, 2021

Dylan Chappell
Chappell Architecture
175 S. Ventura Avenue, Suite 104A
Ventura, CA 93001

Re: Notification of Administrative Coastal Development Permit Approval
Martinez Residence Remodel & Addition #20-2070-ARB/CDP
1147 Vallecito Road (APN 003-192-005)

Dear Mr. Chappell:

The Community Development Department has completed its review of your application for a Coastal Development Permit for the following project:

Request for a Coastal Development Permit for a remodel and addition of 856 square feet to the existing two-story single-family residence on a parcel of approximately 13,818 square feet. The 652 square-foot first-floor addition will contain portions of a new kitchen/family room and a reconfigured two-car garage. The project will reduce the size of the existing two-car garage by 86 square feet. The 290 square-foot second-floor addition will relocate two existing bedrooms. Exterior alterations and an interior remodel are also proposed as part of the project. The project will result in a single-family residence of 3,657 square feet with an attached 2-car garage of 589 square feet, for a total size of 4,246 square feet with a lot coverage of 26% and a floor area ratio of 31%.

The Architectural Review Board (ARB) made a recommendation for preliminary approval of the proposal on April 15, 2021, 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.

I have considered the ARB's comments and reviewed the project plans in relation to the City's applicable development standards and General Plan/Coastal Land Use Plan policies. I hereby approve the project, with the intention of issuing a Coastal Development Permit subject to the following findings.

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

Single Family Residential (R-1) District Zoning Clearance (CMC Section 14.12.100)

1. *The proposed project is in proportion to and in scale with the site and with other existing and proposed structures in the area;*

The proposed additions and remodel have been designed in compliance with all applicable development standards for the Single Family Residential (R-1) zone district, including, but not limited to, setbacks, maximum allowed lot coverage, floor area ratio, and building height requirements. The face of the second-story addition has been stepped-back six-feet from the face of the garage, which is consistent with the preferred “wedding cake” design for second-story additions. This property is an anomaly in the neighborhood, as it is a through lot. As such, it is one of the larger lots in the neighborhood. The neighborhood is comprised of an eclectic mix of smaller and larger one-story and two-story residences on varying lot sizes. Thus, in the context of the surrounding neighborhood, the proposed additions to the residence strike a reasonable balance between the predominant neighborhood development pattern and the allowances for larger homes under the current zoning standards, and is therefore found to be in proportion to, and in scale with the site, and with other existing and proposed structures in the area.

2. *The proposed project achieves a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety or monotonous repetition but providing for similarity of style when appropriate;*

The proposed project has been designed in a Spanish/Mediterranean style that is found to be compatible with surrounding development in terms of appearance, materials, height, massing and layout. The area exhibits residences from several eras and of a variety of architectural styles. The existing residence is two-stories and Spanish/Mediterranean in style with fine detailing. The proposed project would match the style of the existing residence. The proposal would relocate the second-story of the residence, but the relocation has been stepped-back from the first-floor footprint. Overall, the proposed residence is in keeping with the variety of architectural styles exhibited throughout the neighborhood, and avoids strong contrasts in style or character with surrounding homes. As such, the proposed project can be found to be harmonious with the surrounding development in the neighborhood.

3. *The proposed project is sited and designed to avoid privacy and solar shade impacts to adjacent properties.*

The proposed addition has been designed to avoid potential privacy impacts for neighbors through the design of the residence. The project has been designed in

compliance with all property line setback requirements and the City's Solar Access guidelines. The second-floor balconies face the backyard pool area to avoid looking down into surrounding yards. The recommendations of the ARB to increase the sill heights on the south-facing windows of the second-floor would further increase privacy. Given the above analysis, the project is not expected to result in privacy or solar shade impacts to adjacent properties.

Coastal Development Permit

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

The subject property is designated for Low Density Residential uses according to the Land Use Map in the City's General Plan/Coastal Land Use Plan, and specifically for Single Family Residential (6-R-1) development based on the City's adopted Zoning Map. The property is located within a developed single family residential neighborhood, and the proposed improvement of the property with additions to the existing single-family dwelling would be consistent with the types of development anticipated and permissible on this site.

The proposed additions and remodel have been designed in compliance with all applicable development standards for the Single Family Residential (R-1) zone district, including, but not limited to, setbacks, maximum allowed lot coverage, floor area ratio, and building height requirements. The project will result in a building coverage of 26%, and the Zoning Code allows up to 35% of building coverage on an R-1 lot. Additionally, the project will result in a floor area ratio (FAR) of 31%, and the Zoning Code allows a maximum FAR of 40%. The maximum height of 22 feet is well below the height limit of 30 feet. The proposed residence was reviewed, and recommended for preliminary approval with comments, by the City's Architectural Review Board on April 15, 2021 and found to be consistent with all applicable Community Design Element policies. In light of the foregoing, the project is found to be in conformance with the City's certified Local Coastal Program.

According to §14.78.030 of the Carpinteria Municipal Code, this approval decision is subject to a 10 calendar-day appeal period from the date of this notice. Therefore, any aggrieved person may file an appeal of the Community Development Director's decision to the Planning Commission. Accordingly, a copy of this letter is being sent to neighboring property owners within a 300-foot radius of the subject property and occupants within 100 feet.

If an appeal is filed, it will be considered by the Planning Commission at the next available hearing date. Should no appeal be filed within the local appeal period, this approval decision will be final. **Conditions of Approval for the project are attached to this letter for your**

Martinez Residence Remodel & Addition #20-2070-ARB/CDP
1147 Vallecito Road (APN 003-192-005)
June 1, 2021
Page 4

records. A separate copy of the last page of the Conditions of Approval is also attached. Please sign and return this page to the Community Development Department. Should you have any questions or need further information regarding the decision to approve the project, please contact Syndi Souter at (805) 755-4405 or syndis@ci.carpinteria.ca.us.

Sincerely,



Steve Goggia, Director
Community Development Department

Enc. Project Conditions of Approval

Cc: Manuel Martinez, 1147 Vallecito Road, Carpinteria, CA 93013
Project File, 20-2070-ARB/CDP
Address File, 1147 Vallecito Road
IDAG members



**COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR APPROVAL
PROJECT #20-2070-ARB/CDP
MARTINEZ RESIDENCE REMODEL & ADDITION
1147 VALLECITO ROAD (APN 003-192-005)
JUNE 1, 2021**

CONDITIONS OF APPROVAL

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

PROJECT DESCRIPTION

1. This Coastal Development Permit approval is based upon and limited to compliance with the project description below and subject to the conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Coastal Development Permit for a remodel and addition of 856 square feet to the existing two-story single-family residence on a parcel of approximately 13,818 square feet. The 652 square-foot first-floor addition will contain portions of a new kitchen/family room and a reconfigured two-car garage. The project will reduce the size of the existing two-car garage by 86 square feet. The 290 square-foot second-floor addition will relocate two existing bedrooms. Exterior alterations and an interior remodel are also proposed as part of the project. The project will result in a single-family residence of 3,657 square feet with an attached 2-car garage of 589 square feet, for a total size of 4,246 square feet with a lot coverage of 26% and a floor area ratio of 31%.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.
3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board (ARB) prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this mitigation measure and site inspect during the construction phase.
4. All materials and colors used in construction and all landscape materials shall be as represented to the City, and any deviation will require the express review of the CDD and/or the ARB.
5. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities, such as interior painting, are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** CDD staff shall spot check and respond to complaints.
6. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.

- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

Plan Requirements: All requirements shall be shown on the grading and building plans.
Timing: Condition shall be adhered to throughout all grading and construction activities.
Monitoring: CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

- 7. In the event archaeological remains are encountered during excavation, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are able 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 2 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements and Timing:** This condition shall be printed on all final building and grading plans. **Monitoring:** CDD shall check in the field.
- 8. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.
- 9. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall

site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

10. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall report any self-hauled materials to the City or contract with an approved waste hauler for disposal of construction and demolition debris. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. All materials shall be recycled prior to occupancy clearance. **Monitoring:** Public Works shall review and approve self-hauled disposal receipts from transfer stations prior to occupancy clearance.
11. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
12. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** City staff shall perform site inspections throughout construction.
13. A recorded Notice to Property Owner document is necessary to ensure that the addition will not be used as a second dwelling unit. The property owner shall sign and record the document prior to issuance of a Building Permit.

14. 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.
15. The approval of this permit shall expire one year from the date of approval or, if appealed, the date of action by the Planning Commission on the appeal, if the permit for use, building or structure has not been issued and substantial physical construction completed.
16. If substantial physical construction will not have commenced by the time the Director's approval will expire, the applicant may request a time extension prior to the expiration date of the Director's action. The request for a time extension must be made in writing and shall describe the reasoning for the time extension request. The Director may, upon good cause shown, grant one requested time extension. If a time extension is granted, the permit may be revised to include updated language to standard conditions and/or mitigation measures, or additional conditions or mitigation measures which reflect changed circumstances or additional identified project impacts.
17. 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.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

18. Before commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by Community Development Department. Before any Permit will be issued by Community Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
19. If, at any time, the City determines that there has been, or may be, a violation of the findings or conditions of this Coastal Development Permit, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
20. Any changes to the approved project must be reviewed and approved by the City Manager and/or Community Development Director.

21. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
22. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.
23. 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.
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. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.
26. All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. These shall be graphically illustrated where feasible. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
27. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
28. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
29. The owner/applicant/developer ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the addition project (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permit fees, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the

City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

30. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Developer/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
31. Compliance with the attached Departmental and District letters is required as follows:
- a. Carpinteria Sanitary District, dated October 23, 2020 (email),
 - b. Santa Barbara County Air Pollution Control District, dated August 18, 2020 (received October 26, 2020),
 - c. Carpinteria Valley Water District, dated October 29, 2020, and
 - d. Carpinteria-Summerland Fire Protection District, dated December 9, 2020.

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

Applicant / Property Owner

Date

From: [Lance Lawhon](#)
To: [Syndi Souter](#)
Subject: RE: 1147 Vallecito Road/Martinez #20-2070-ARB/CDP
Date: Friday, October 23, 2020 8:19:09 AM
Attachments: [image001.png](#)
[image003.png](#)

****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 Syndi, Thank you for the opportunity to review the subject project. The District has no comments at this time. If the project requires modifications to the sewer lateral serving the parcel, 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

From: Syndi Souter [<mailto:SyndiS@ci.carpinteria.ca.us>]
Sent: Thursday, October 22, 2020 6:54 PM
To: John Ilasin; Joshua Patricio; Erin Maker; Dan Chepley; Danielle Rose; Brian King (Brian@cvwd.net); Lance Lawhon; LoMonaco, Mike; Todd Jenkins (T.Jenkins@csfd.net); FirePrevention; Desmond S. Ho (HoD@sbcapcd.org)
Subject: 1147 Vallecito Road/Martinez #20-2070-ARB/CDP

Hi all,

Attached please find the routing slip, application materials, and plans for the proposed above project.

The plans are available here: https://www.dropbox.com/s/rmb4mf9lubivkkhp/2020-08-30_1147_ARB_SUBMITTAL.pdf?dl=0

Please have your responses to me by 11/6/2020.

Have a great weekend!

Syndi Souter, Associate Planner
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue



air pollution control district
SANTA BARBARA COUNTY

August 18, 2020

Syndi Souter
City of Carpinteria
Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013

Re: Santa Barbara County Air Pollution Control District Suggested Conditions on 1147 Vallecito Road, 20-2070-ARB/CDP

Dear Syndi Souter:

The Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction of a 903 square foot two-story addition and the remodeling of the existing 2,715 square foot two-story single-family residence. The subject property, a 0.32-acre parcel zoned 6-R-1 and identified in the Assessor Parcel Map Book as APN 003-192-005, is located at 1147 Vallecito Road in the City of Carpinteria.

Air Pollution Control District staff offer the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.
2. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.
3. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from District permit, provided they will be on-site for less than 12 months.
4. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.
5. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)

Aeron Arlin Genet, Air Pollution Control Officer



- Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
 - Architectural features (green building practices, cool roofs)
6. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8873 or via email at HoD@sbcapcd.org.

Sincerely,

Desmond Ho

Desmond Ho
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Planning Chron File



air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT A

FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

PLAN REQUIREMENTS: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT B

DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO_x), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO_x and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NO_x idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



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

October 29, 2020

GENERAL MANAGER

Robert McDonald, P.E. MPA

City of Carpinteria
Attn: Syndi Souter - Community Development Department
5775 Carpinteria Ave
Carpinteria, CA 93013

SUBJECT: 1147 VALLECITO RD, APN NO. 003-192-005, ACCOUNT NO. 02-020322-06, REMODEL AND ADDITION, INTENT TO SERVE LETTER WITH CONDITIONS

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.

The subject parcel is currently served by a 1" meter; the plans incorrectly state there is a ¾" meter. From the existing plans, dated August 30, 2020, the District has the following conditions:

- Per District Rule 30, fire hydrant #109 needs to be cleared of obstructions. A 3-foot clear space shall be maintained around the circumference of fire hydrants.

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



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

1147, Vallecito, , , , , , yes

Location 34.398661, -119.514253
Status  Planning Completed
Submittal Date: 2020-10-23
Address/Location: 1147 Vallecito
APN: 003-192-005
Number of stories: 2
Submittal Type: Planning
Applicant: Dylan Chappell
Fire Protection Systems Existing or Required No

Planning/Conceptual Design

Date Plan Review Completed: 2020-12-08
Submittal Type: Addition & Remodel
Description: Addition and Remodel
Plans Checked By: Todd Jenkins
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.

Fees PURSUANT to Ordinance 599 Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fee of the Carpinteria Municipal Code: The applicant will be required to pay a fee PRIOR TO THE ISSUANCE OF A "CERTIFICATE OF OCCUPANCY" for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A. Money orders and cashiers' checks will be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.org Note: Cash payment will not be accepted.

Inspector's Signature:

Signed 2020-12-09 00:16:11 UTC

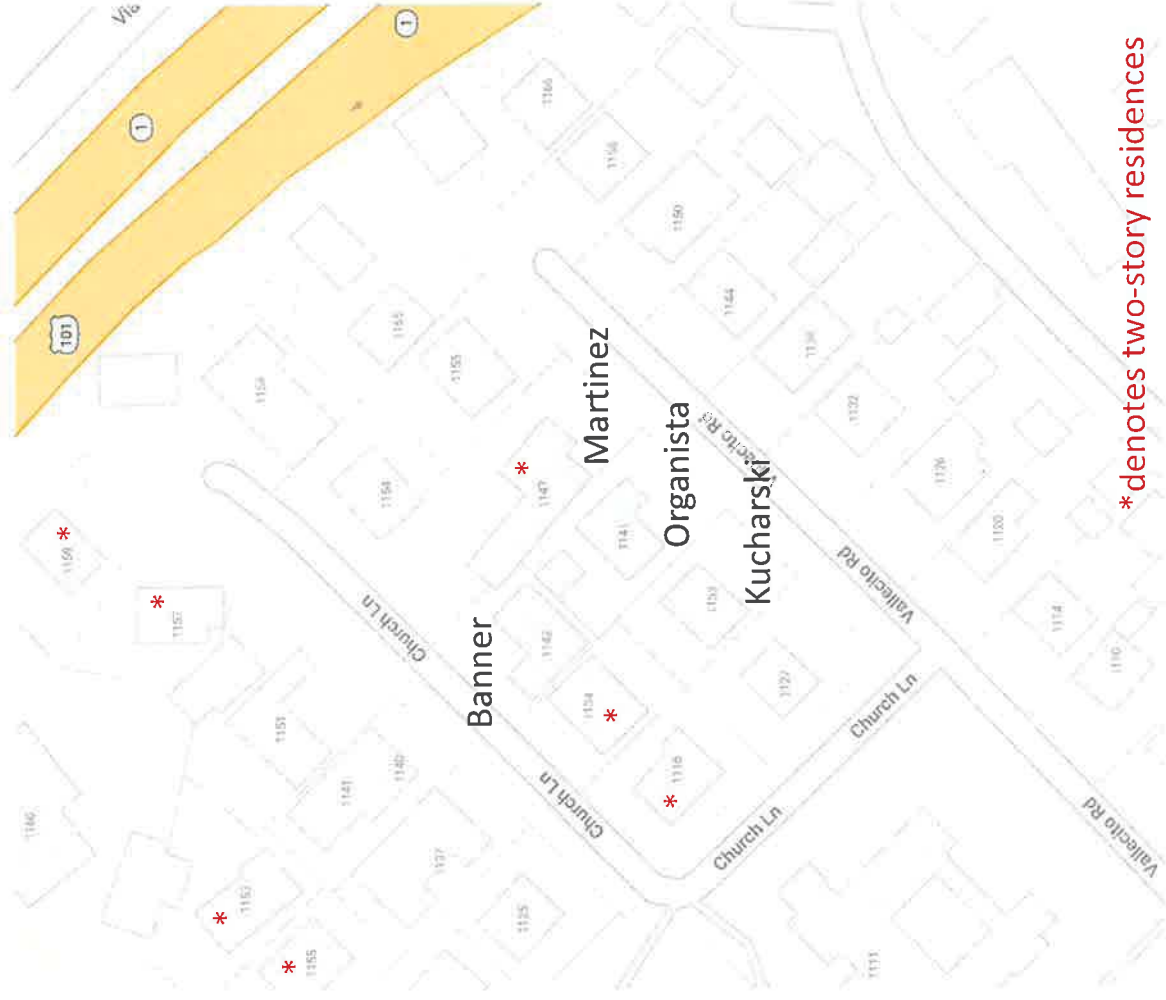
"Pride in Service"

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

Exhibit 6

Photographs of Other Two-Story Homes in the Neighborhood

Martinez Residence Remodel & Addition Appeal Hearing
September 7, 2021 Planning Commission Review
Project 20-2070-ARB/CDP



1116 Church Lane- looking northwest



1116 Church Lane- looking northeast/east



1134 Church Lane



1147 Church Lane (existing)



1157 Church Lane



1159 Church Lane



Exhibit 7

CEQA Notice of Exemption

Martinez Residence Remodel & Addition Appeal Hearing
September 7, 2021 Planning Commission Review
Project 20-2070-ARB/CDP

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: Martinez Residence Remodel & Addition

Project Applicant: Manuel Martinez

Project Location - Specific:

1147 Vallecito Road, Carpinteria, CA 93013 (APN 003-192-005)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The project involves the construction of an 856 square-foot addition to an existing single-family residence, for a resultant two-story single-family residence of 3,657 square-feet in size with an attached 589 square foot two-car garage, for a cumulative total of 4,246 square feet.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Manuel Martinez

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

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

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

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

☒ Categorical Exemption. State type and section number: §15301(e)(1), and §15332

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project involves an 856 square-foot addition to an existing 3,390 square-foot residence, wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effect

Lead Agency

Contact Person: Syndi Souter, Associate Planner Area Code/Telephone/Extension: (805) 755-4405

If filed by applicant:

1. Attach certified document of exemption finding.

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

Signature: _____ Date: _____ Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

Exhibit 8

Draft Planning Commission Meeting Minutes from August 2, 2021

Martinez Residence Remodel & Addition Appeal Hearing
September 7, 2021 Planning Commission Review
Project 20-2070-ARB/CDP

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Benefield. Commissioners Present: Jane L. Benefield, Chair Glenn La Fevers, Vice-Chair John Moyer David Allen Commissioners Absent: John Callender Others Present: Steve Goggia, Community Development Director Syndi Souter, Associate Planner	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 July 6, 2021 MOTION Upon a motion by Commissioner La Fevers, seconded by Commissioner Moyer, the Planning Commission voted 4-0 to approve the minutes of the regular Planning Commission meeting held July 6, 2021 as presented. (Moyer, La Fevers, Allen and Benefield voted yes)	CONSENT CALENDAR
NEW PUBLIC HEARING 2) Project: Coastal Family School, 21-2099-CUPR/CDP Address: 5026 Foothill Road Applicant: Pastor Pennington, agent for the First Baptist Church of Carpinteria Planner: Marysol Smith STAFF REQUESTS A CONTINUANCE TO SEPTEMBER 7, 2021 Hearing on the request of Pastor Pennington, agent for the First Baptist Church of Carpinteria, to consider Project 21-2099-CUPR/CDP for a Conditional Use Permit amendment and a Coastal	NEW PUBLIC HEARING

Development Permit (application filed March 15, 2021) to allow for the installation of two portable classrooms for a new elementary school that would include pre-school and K-6 grades and would grow over the course of a five-year phased enrollment plan for a total of 94 students under the provisions of the Community Facility (CF) Zone District, and to approve the Addendum to the Mitigated Negative Declaration (MND) previously prepared for a K-8 grade school pursuant to the California Environmental Quality Act (CEQA) Guidelines. The Addendum to the MND and all documents referenced therein may be reviewed at the Community Development Department, 5775 Carpinteria Avenue, Carpinteria. The Addendum to the MND is also available for review on the City of Carpinteria website. The application involves APN 004-004-0215, addressed as 5026 Foothill Road.

MOTION

Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission voted 4-0 to continue the Coastal Family School hearing to September 7, 2021 (Moyer, La Fevers, Allen and Benefield voted yes).

3) Project: Martinez Residence Remodel & Addition Appeal, 20-2070-ARB/CDP

Address: 1147 Vallecito Road

Appellants: Sharon and Ruben Organista

Robert and Jeanne Banner

John and Jaclyn Kucharski

Planner: Syndi Souter

Hearing on the request of Sharon and Ruben Organista, Robert and Jeanne Banner, and John and Jaclyn Kucharski to consider the appeal filed on June 11, 2021 of the Community Development Director's decision to approve Project 20-2070-ARB/CDP for issuance of a Coastal Development Permit to allow the construction of an 856 square-foot two-story addition to the existing single family residence under the provisions of the Single Family Residential (6-R-1) Zone District, and to accept the Exemption pursuant to §15301(e)(1) and §15332 of the State Guidelines for implementation of the California Environmental Quality Act (CEQA). The application involves APN 003-192-005, located at 1147 Vallecito Road.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Commissioner Moyer said he spoke with Mr. Martinez and Mr. Organista

and drove by the project. Commissioner Allen said he viewed the property and story poles twice. He spoke with Mr. Organista but the merits of the project were not discussed. Commissioner La Fevers had a brief conversation with the property owner upon visiting the site. Chair Benefield said she walked near the property but didn't speak to anyone.

Associate Planner Syndi Souter presented the staff report. She said staff was recommending adoption of the resolution thereby denying the appeal and affirming the Community Development Director's decision to approve the project. She proceeded to answer questions about the project.

PUBLIC HEARING OPENED

Chair Benefield opened the public hearing at 5:59 p.m.

Appellant Bob Banner, 1142 Church Lane, said they live adjacent to the project on the south side of the property. He noted how the first paragraph of the General Plan cites that size, scale and form should be compatible with adjacent and nearby properties. He provided information on how the adjacent homes are smaller, along with their square footages. He spoke about how a small child drowned in the swimming pool and it's very narrow between the pool and structure, and now that narrow area is being extended by 21 feet. He said compaction tests will be needed and are an extra expense, noting a neighbor didn't pass the tests due to sandy loamy soil. He spoke about how the pool dominates the lot and suggested leaving the two-story that is there, removing the large lap pool, and building a guest house in that area. He objects to the ARB findings because they don't discuss the mass of the two-story or offer alternatives for the applicant.

Appellant Ruben Organista, 1141 Vallecito Rd., expressed concerns about setbacks and questioned whether there is an ordinance that requires 10%. He also recalled there is an ordinance about not allowing circular driveways. He expressed concern that the size of the house will get bigger, which will lead to overbuilding in other areas of Carpinteria. He questioned whether you may add to non-conforming buildings without a setback. He said a stump remover had been hired to remove the property marker. He said other than that, he has no concerns and Mr. Martinez can remodel or rebuild his house.

Appellant John Kucharski, 1133 Vallecito Rd., said he is not opposed to the project but thinks it needs to be revised to be more sensitive to the existing neighborhood. He said his main concern is privacy and explained the project has windows on the 2nd level looking down into neighbors' backyards and windows. He said the windows are 5-6" above finished floor, there are a lot and as proposed now, there is opportunity for someone to look in his backyard and home. He said the windows are not needed

because the north side has escape access, and they have no mountain/ocean view and just look down into neighbors' backyards. He said they need to be omitted or sill heights need to be raised to 6'-6", noting it will still allow ventilation and natural light but maintain privacy for neighbors. He said the homeowner is blessed with a larger lot size but cursed because he has a through lot. Standard lots are half that size and have a rear yard setback that never gets built on creating privacy issues. He pointed out there are 34 homes in the neighborhood and the staff report only analyzed 7 two-story homes. He asked about the other 80% of homes in the neighborhood and said out of 34, the average size is 1619 square feet, while this proposed project will be 4,446 square feet. He described it as a small neighborhood where lots of houses are small. He is not opposed to renovations but hopes they'd be sensitive to the existing neighborhood and context. He expressed concern that the drawings need more detail, because who is to say the builder doesn't move windows up and down a little.

Applicant Manuel Martinez said you cannot compare his double lot to a single and his project is within all parameters. He noted his home has no historic value and they kept the original cottage which they are going to improve. He said they are going to rebuild the addition because there's no continuity in those sections. He wants to do things right, make improvements, and enhance its beauty and the landscaping. He made a lot of compromises to get approval, such as putting in a hedge and eliminating an ocean view. The process has lasted over a year, and he will leave it to the Planning Commission whether it can go, he said.

PUBLIC HEARING CLOSED

Chair Benefield closed the public hearing at 6:39 p.m.

Commissioner Allen said he visited the site twice. He was particularly concerned with the primary finding regarding proportion and scale with the site and other existing and proposed structures in the area. He spent a lot of time looking at the story poles from different vantage points and looked at all the other 2-story homes while driving around. He said the most imposing structure is on Church Lane facing the church and proceeded to describe the other two-stories in the neighborhood. He referred to a comment made about a through lot being a blessing and curse and agreed it eliminates setbacks and allows more structure in setbacks. He said he cannot make the finding the project is in proportion with other two-stories in the area. He added that it's a lovely home in isolation and has lovely architecture, but his job is to look at the whole community.

Commissioner La Fevers noted our rigorous review process and how the project didn't just slip through the cracks. He spoke about how it comes to them with the primary concern being neighborhood compatibility, which is

subjective although measures and standards apply. He said there is no dispute it meets the fixed standards, with questions being compatibility and scale with the surrounding neighborhood. He said the home there now is very attractive, but he doesn't get the sense that it is out of scale with the neighborhood. The proposed addition adds massing and shifts it toward Church Lane frontage. He doesn't find it out of scale with the neighborhood and has no trouble making the finding its compatible, and the garage alignment is consistent with other structures on Church Lane. He thinks once it's built it will continue to give the same overall feel the existing one does now.

Commissioner Moyer said the style gives it a more substantial look than other houses in the neighborhood. He said he cannot support the appeal. He described the house as well done and says they've stepped through all the circles needed. He noted the expense involved for the applicant to get here and said he's respectful of their tenacity and ability to stick to their guns to finish the project.

Chair Benefield said she is with Commissioner Allen and the project is way too big for the neighborhood. She said their job to look at the whole community, and the neighborhood will be overbuilt with this house. She noted there is a house like this in her neighborhood on two lots. She said the Martinez project is too massive and the windows should be clerestory. She said both sides make sense, with someone having to decide, which is them. She recommended it does not meet the findings but said with a little work it could. It's not a closed door and will require a little more reduction, she said.

Commissioner La Fevers moved that the Planning Commission adopt Resolution No. PC-21-006 denying the appeal and upholding the Community Development Director's decision to approve the development permit at 1147 Vallecito Road. Moyers seconded. Motion failed by a 2-2 vote (La Fevers and Moyer in favor; Benefield and Allen opposed).

RECESS

Chair Benefield called for a short recess.

Community Development Director Steve Goggia consulted with his legal team during the recess and explained despite a quorum of four commissioners, the motion fails as it doesn't pass on a 2-2 vote. He said we should ask for another vote which would result in an impasse and suggested continuing the hearing to the next meeting to get to a majority vote.

Commissioner Allen moved and Chair Benefield seconded to approve the appeal overturning the director's decision, conceptually denying the project

as proposed. Motion failed by a 2-2 vote (Allen and Benefield in favor; La Fevers and Moyer opposed). With motions for and against the appeal failing, the Planning Commission was at an impasse and discussion took place about continuing the hearing. Commissioner Allen said he would not be present at the next meeting, but it was decided it was fairest to the applicant to proceed with the hearing at the next meeting. MOTION Upon a motion by Commissioner Allen, seconded by Commissioner Moyer, the Planning Commission voted unanimously to continue the Martinez Residence Remodel & Addition Appeal to the September 7th meeting.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS Chair Benefield asked about the Bailard apartment complex process that caught some of them flatfooted, as well as the status of DIF fees that seem to be an issue. She also brought to attention that the courts have decided the Department of Housing & Community Development (HCD) and Coastal Commission will now have equal say on the development of mobile homes. She described the shift as stunningly anti-affordable housing and wanted to know where it stands. Community Development Director Steve Goggia said there hasn't been a formal application for the Bailard apartments project filed with the County, only a concept plan; and the application will be filed through the County process and require a trip through the Coastal Commission. It's at least 18 months out and the applicants have been asked to come before the Carpinteria ARB, Planning Commission and City Council to receive feedback, because the project could get annexed someday. He spoke about zoning and soils and how they will be a deciding factor before the Coastal Commission, with agricultural lands currently taking priority over residential. He said there is no project application yet, there may be changes, and there are a lot of questions regarding DIFs and RHNA numbers. We are in a holding pattern until we see more movement through the County, he said. Mr. Goggia then spoke about how there will be a downtown parking program as a result of the downtown parking study that will impact the DIF fees, and issues about the fees will arise through it. He noted the \$25,000 per parking space fee has been stopping movement of downtown mom and pop businesses.	MATTERS PRESENTED

Due to concerns from the public about the accuracy of the Walker Report, Commissioner Allen suggested people visit Parking Lot #3 to see for themselves what goes on. Chair Benefield added how it was stated a parking space is more than 2 lines and what matters is how it's managed. About HCD and Coastal Commission having equal say in approval of mobile home parks, Mr. Goggia said when he began his job that permitting was done by the State (mobile homes are registered as vehicles), and our building inspector would only get involved in stick buildings. He said they are investigating with their legal department who will have ultimate say in approving permits and he may have information by the next meeting.	
DIRECTOR'S REPORT 4) Action Minutes of the Architectural Review Board meeting of June 17, 2021 and July 1, 2021 5) City calendar for the month of August 6) Community Development Planning Activity Report as of July 29, 2021 7) Building Permit Report as of July 29, 2021 Community Development Director Steve Goggia reviewed the distributed information.	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF September 7, 2021 – Commissioner Allen said he was not sure he could attend.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT - Chair Benefield adjourned the meeting at 7:30 p.m. Secretary, Planning Commission ATTEST: Chair, Planning Commission	ADJOURNMENT

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: None

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

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Perimeter Fence & Façade Improvements, 21-2085-ARB/CDP
Address: 5251/5201 Sixth Street
Applicant: Lizette Elenes, ERA Architects, for Forrest Carter
Planner: Nick Bobroff

Request of Lizette Elenes, ERA Architects, agent/architect for Forrest Carter, to consider Project 21-2085-ARB/CDP for continued preliminary review of a request to construct a new six-foot high security fence with three sliding vehicle gates and two pedestrian gates around the perimeter of the subject property. The proposal also includes minor façade improvements to the existing warehouse building. The property is a 3-acre site zoned Industrial District (M) and shown as APNs 004-105-010 and -006, addressed as 5251/5201 Sixth Street.

Staff presented the revised project and described the changes made in response to the previous ARB comments. Staff explained that while the changes are headed in the right direction, further revisions are needed to address City policy consistency.

Lizette Elenes described some of the changes to the plans. She explained that she thought there was sufficient room between the fence and sidewalk for the proposed agaves. She also described how the fence setback on Sixth Street had been varied and set back farther as requested, but that the Walnut Ave fence was left as-is because of existing landscaping. She noted the Sixth St pedestrian gate had been relocated to align with the ADA compliant walkway to the building. She clarified that the pedestrian gates are key operated when locked, but would remain unlocked during business hours. She also noted that site lighting locations are shown on the plans now.

Drew Carter explained that criminal activity continues to occur on the property and pose threats to the tenants and problems for the owner, neighbors, and maintenance people. He clarified the neighbors are opposed to any new or additional lighting.

Public Comment: None

Boardmember Discussion:

Boardmember Johnson felt the fence could be set back farther away from the sidewalk on Walnut Avenue, and from the Walnut Ave/Sixth St corner, in particular, where the fence should be set way back into the landscaping. He supported the idea of additional bougainvillea plantings along the fence line. He suggested crimped ends for the fence pickets.

Boardmember Rodriguez commented that he preferred a straight fence line rather than one with varied setbacks. He commented that he was generally okay with the fence location as shown, but agreed it could be set back a little farther at the landscaped corner. He thought the decorative finials did not relate to the building architecture and should be replaced with something simpler. He was in favor of consistent picket spacing on the fence panels and gates. He also favored a consistent elevation grade and fence height, if possible.

Boardmember Reginato agreed that the fence needed to be pushed way back into the landscaping at the Sixth St/Walnut Ave corner, noting that the area is poorly landscaped and unused. He also agreed that the pickets should have simple spikes or be squared off. He thought a five-foot maximum height for the fence and gates was plenty. He recommended the applicant verify the minimum required clearances around the utility equipment. He also commented on the exposed dumpsters and roll-off containers, noting they are unsightly and should be removed or screened.

Boardmember Blakemore was also okay with the general placement, except at the landscaped corner where she agreed the fence should be pulled way back from the street. She suggested the Sixth Street pedestrian gate either be relocated to better relate to how pedestrians access the building, or a second pedestrian gate should be added to the Sixth Street frontage. She was also in support of simple pickets. She felt that more landscaping was needed. She supported the idea of planting more bougainvillea along the fence line and in-fill plantings between the new agaves.

Boardmember Stein was in favor of a five-foot maximum fence height. He was also okay with the fence placement, except at the corner where the fence needs to be pulled back. He was also in support of simple pickets and more landscaping.

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

VOTE: 5-0

OTHER BUSINESS:

- 2) Virtual Meetings: The Board agreed to continue with virtual meetings for the upcoming July 29th ARB meeting due to concerns over the “Delta” variant.

CONSENT CALENDAR:

- 3) Action Minutes of the Architectural Review Board Meeting of July 1, 2021

ACTION: Motion by Boardmember Rodriguez, seconded by Boardmember Reginato to approve the Minutes as submitted.

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 4) Garcia Residence Remodel, 4921 Sandyland Road: Staff brought this project back to the ARB to seek clarification on the following items:
- Front yard fence plank spacing: the ARB agreed to ½" spacing
 - Roof deck shingle color: the ARB agreed to leaving the roof deck shingle siding as white
- 5) Juice N' Things, 4991 Carpinteria Avenue: The new tenant sought permission for an illuminated wall sign to replace the former tenant's illuminated wall sign. Per the Sign Program for the building, illuminated signs require ARB review. The ARB consented to the new illuminated wall sign.
- 6) O'Connor Fence, 5395 Eighth Street: Boardmember Reginato inquired about a new rear yard wall being built. Staff explained that it was exempt from planning review and only required a building permit.
- 7) City Trellis, 4994 Carpinteria Avenue: Boardmember Rodriguez commented that the City-owned trellis over the utility vaults in front of the former Bank of America appears to be leaning. Staff will pass the comment along to the Public Works Department for follow-up.

ADJOURNMENT

Chair Stein adjourned the meeting at 6:55 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, July 29, 2021.

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 Brad Stein, Chair.

ROLL CALL

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

Boardmembers absent: None

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

PUBLIC COMMENT: None

PROJECT REVIEW

- 1) Project: Cervini Residence Remodel & Addition, 20-2037-ARB/CDP
Address: 5586 Retorno Drive
Applicant: Dylan Chappell Architects for John Cervini
Planner: Syndi Souter

Request of Dylan Chappell Architects, agent for John Cervini, to consider Project 20-2037-ARB/CDP for final review of a proposal to remodel an existing single-family residence and construct lower level, first floor and second floor additions to the residence totaling 1,403 square feet. Total square footage of the residence and existing garage would increase to 3,980 square feet; maximum building height would increase to 20.5 feet, as measured from the lowest finished grade. The property is a 10,454 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-340-013, addressed as 5586 Retorno Drive.

Boardmember Rodriguez recused himself from participation due to a potential conflict of interest.

Staff presented the project and described how the ARB's previous recommendations for 5.5-foot window sill heights on the rear second story windows and a new hedge in the rear yard were addressed.

Dylan Chappell, architect, explained how he followed the direction of the ARB for the final plans.

Public Comment: None

Boardmember Discussion:

Boardmember Stein congratulated the architect for doing a great job. Boardmember Blakemore suggested that the hedge should be a species other than Ficus, due to the root sensitivity to oak fungus. She suggested Ligustrum Texanum, which also grows fast, instead. Boardmember Johnson suggested Podocarpus.

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

VOTE: 4-0 (Rodriguez recused)

- 2) Project: Isaac Residence Remodel & Addition, 21-2086-ARB
Address: 5410 Cameo Road
Applicant: Shawn Godkin, Godkin Design/Build, Inc., for Frank and Christine Isaac
Planner: Syndi Souter

Request of Shawn Godkin, Godkin Design/Build, Inc., agent for Frank and Christine Isaac, to consider Project 21-2086-ARB for preliminary/final review of a proposal to construct a new 70 square-foot entry addition, deck, and trellis. Total square footage of the residence and existing garage would increase to 2,670 square feet. The property is an 8,275 square foot parcel zoned Single Family Residential (7-R-1) and shown as APN 001-300-002, addressed as 5410 Cameo Road.

Staff provided an overview of the project and described the small entry addition and exterior alterations to the ground floor. Boardmember Rodriguez asked questions about the stucco shown on the second story, the outlookers, and the elevations. Staff responded that the existing front of the second story matches the garage face, minus the outlookers, and is not stucco as shown on the plans. Boardmember Johnson had a question about the fence material. Staff responded that the fence is proposed to be wooden.

Shawn Godkin, architect and agent, clarified that the second story should match the front of the garage, and that adding outlookers to the front of the second story was a possibility. He shared that the outlookers on the front of the garage will stay. The Board had additional questions about the fate of the roof eave “wrap-around” at the corner of the dining room, and Mr. Godkin responded that the owners are still deciding if it should stay or go. The Board unanimously agreed the “wrap-around” should go. Mr. Godkin also clarified that the proposed fence material would be “like-for-like” from the existing fence.

Public Comment: None

Boardmember Discussion:

Boardmember Stein shared that he thinks this is a minor project that should be moved along.

Boardmember Blakemore commented that the horizontal fence design is too busy with too many lines, and should be a simpler design.

Boardmember Reginato said it was a nice project that makes the house more usable. He shared that the proposed exterior lights are night-sky friendly, and that he is okay with the project moving forward.

Boardmember Rodriguez recommended using a glass door at the entry instead of a solid door to allow light into the foyer. He agreed with Boardmember Blakemore about the fence material. He also commented that the trellis ends do not match the outlookers.

Boardmember Johnson shared that the existing Christmas lights on the house make a happy environment. He agreed with Boardmember Rodriguez about the trellis ends and the outlookers and suggested that they should match. He further commented that the ends of the posts and cross beams should extend further out. He said the pediment should remain above the garage door with the outlookers. He countered that he likes the fence as-is and that it adds a whimsical touch to the project. He commented that the fence should be people-friendly.

Boardmember Stein agreed with Boardmember Johnson about the fence. He said the outlooker and trellis ends should match, and that it was a nice project.

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

VOTE: 5-0

OTHER BUSINESS:

Virtual Meetings: The Boardmembers expressed a preference for continuing with virtual meetings for the time being due to the increased COVID activity related to the “Delta” variant.

CONSENT CALENDAR:

- 3) Action Minutes of the Architectural Review Board Meeting of July 15, 2021

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

VOTE: 5-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:

Martinez Residence Appeal: Staff informed the ARB that the Director approval of the Martinez residence remodel and addition project would be considered by the Carpinteria Planning Commission at their August 2nd hearing.

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

T-Mobile Wireless Communications Facility Modification: Staff shared the preliminary plans for the modification of the T-Mobile wireless facility at the Alamo Self-Storage building. Staff also shared some sketches for a possible alternative treatment developed by Boardmember Johnson. The Board expressed their support for Boardmember Johnson’s designs and urged staff to share the sketches with the applicant team.

Linden Ave Streetlights: Boardmember Rodriguez had previously brought to staff’s attention a concern about the hue of some of the street lights on the Linden Avenue overpass. Staff passed along the report to Public Works, who, upon investigation found that some of the installed lights had the incorrect types of bulbs installed which were accounting for the different-colored hue. The Public Works Department was filing a warranty claim with Caltrans to get the correct bulbs installed.

City-owned Trellis Structure at Carpinteria Ave/Linden Ave intersection: Boardmember Rodriguez pointed out previously that the trellis structure located in front of the former “Bank of America” building was leaning. The Public Works Department confirmed that the trellis had been hit in a traffic accident but was otherwise still structurally sound. The Public Works Department intends to repair the trellis when they are doing other upcoming street or right-of-way repairs in the area.

ADJOURNMENT

Chair Stein adjourned the meeting at 6:25 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, July 29, 2021.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

SEPTEMBER

SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRI.	SAT.
		LR: Lobby Meeting Room SR: Side Conference Room CC: Council Chamber CC-TV: Council Chamber Televised CM: Council Meeting Room	1 9am City Mngr. Conf. Call CC 2pm PW Staff Meeting CC 5:00pm Fire District CC-TV	2 2pm All CDD Staff Mtg. CC	3	4
5	6 City Hall closed in observance of Labor DAY 	7 10am Supervisors Meeting CC 2:30pm Planning Staff Mtg. CM 5:30pm Planning Commission CC-TV	8 2pm PW Staff Meeting CC	9 9am Parks & Rec. Staff Mtg. CM 2:30pm Code Compliance Mtg. CM 3:30pm Inter-Dep. Coordination Mtg. CC	10	11 9am-1pm ABOP PW Yard
12	13 10am PW Engineering Mtg. SR 5:30pm City Council Mtg. CC-TV	14 10am Supervisors Meeting CC 2:30pm Planning Staff Mtg. CM 5:30pm School District CC-TV	15 9am City Mngr. Conf. Call CC 2pm PW Staff Meeting CC	16 9am Parks & Rec. Staff Mtg. CM 10:30am IDAG CC 2:30pm Code Compliance Mtg. CM 5:30pm Architectural Review CC	17	18
19	20 10am PW Engineering Mtg. SR	21 10am Supervisors Meeting CC 2:30pm Planning Staff Mtg. CM	22 9am City Mngr. Conf. Call CC 2pm PW Staff Meeting CC	23 9am Parks & Rec. Staff Mtg. CM 2:30pm Code Compliance Mtg. CM	24	25 9am-1pm ABOP – PW Yard
26	27 9am PW Monthly Safety SR 10am PW Engineering Mtg. SR 5:30pm City Council Mtg. CC-TV	28 10am Supervisors Meeting CC 2:30pm Planning Staff Mtg. CM 5:30pm School District CC-TV	29 9am City Mngr. Conf. Call CC 2pm PW Staff Meeting CC 5:30pm Traffic safety Committee CC	30 9am Parks & Rec. Staff Mtg. CM 2:30pm Code Compliance Mtg. CM 5:30pm Architectural Review CC	31	

City of Carpinteria
Planning Activity Summary

August 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 09/1/2021

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
21-2125-SIGN	David and Carolyn Scheeff	516	Palm Avenue	New sign program	Submitted 8/19/2021. Under Review	Marysol	1	
21-2123-CUPR	McCann Mini-storage	1222	Cravens Lane	Interior mezzanine to add 13,000 sf of storage units to existing 13,000 sf building.	Submitted 8/11/2021. Under review.	Syndi	1	
21-2122-CUP/CDP	Caltrans		US 101/Carpinteria Avenue	Santa Claus Ln Bike Path	Submitted 8/12/31. Under review.	Nick	1	
21-2121-FENCE/ARB/CDP	St. Joseph Catholic Church	1532	Linden Avenue	New perimeter fence and landscaping around playing field and school.	Submitted 8/9/2021. Under review.	Syndi	1	
21-2112	City of Carpinteria		City wide	Downtown Design Overlay Program	In progress.	Rita	1	
21-2111	City of Carpinteria		City wide	Density Bonus Program	In progress.	Rita	1	
21-2106-DP/CDP/ARB	Siegel Residence Addition	4755	Fourth Street	Second story addition to SFD	Submitted 4/28/2021. Incomplete 5/28/2021. Resubmittal 8/31/2021, under review.	Syndi	1	
21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 12/12/2021.	Marysol	2	Yes
21-2108-ARB	William and Theresa Wood	4916-4950	Carpinteria Avenue	Exterior improvements, staircase replacement, new driveway gate,	Submitted 5/5/2021. Incomplete 6/4/2021. Resubmittal under review 8/27/2021.	Marysol	2	
21-2107-CUP/CDP/ARB	City of Carpinteria/S&S Seeds	6155	Carpinteria Avenue	Coastal Vista Trail Segment	Submitted 4/28/2021. Incomplete 5/27/2021.	Syndi	2	
21-2099-CUP	Family Baptist Church	5026	Foothill Road	New portable classrooms for elementary school	Submitted 3/15/2021. Incomplete 4/13/2021. Resubmitted 5/26/2021. Incomplete 6/24/2021. Prelim ARB 6/17/2021, continued to 7/1/2021 with comments. Project on hold per applicants.	Marysol	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. Awaiting TPM.	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. Awaiting resubmittal.	Syndi	2	

20-2047-DP/CDP	Chevron	5663	Carpinteria Ave	Seal rookery overlook improvements	Submitted 3/26/2020. Under review. Incomplete 4/23/2020. Awaiting resubmittal.	Syndi	2	
20-2045-LM	Rafael Hernandez	4950 & 4954	Fifth Street	Voluntary lot merger	Submitted 3/11/2020. Sent to City Surveyor for review 3/23/2020. 1st corrections received & sent to applicant 4/9/2020.	Syndi	2	
20-2033-SIGN	Yummy Yogurt	1005	Casitas Pass Road	New sign	Submitted 2/7/2020. Incomplete 3/6/2020. Resubmitted 4/10/2020. Under review. Pending resubmittal.	Marysol	2	Yes
20-2030-CUP	Procore	6395 B&C	Cindy Lane	Convert 2 warehouse buildings to a business training center. Total square footage is 60,522 sf, and includes a new kitchen and mezzanine	Submitted 1/8/2020. Incomplete 2/7/2020. Awaiting resubmittal.	Syndi	2	
19-2018-FENCE	Ernesto Verburgt	4516	El Carro Lane	7 foot side yard fence (resulting from grade difference)	Submitted 10/25/2019. Incomplete. Partial resubmittal 12/10/2019. Building Permit in plan check. Awaiting solution for last incompleteness item.	Marysol	2	Yes
18-1954-DPR/CDP	Winfred Van Wingerden	4180	Via Real	New gazebo, paint colors, and landscaping	Submitted 12/27/18. Incomplete 1/25/19. Resubmitted 2/11/19; under review. Revised scope; complete 3/7/19. Revised scope, resubmitted materials 4/19/19. Roy H. advised applicant new gazebo triggers ADA issues.	Syndi	2	Yes
18-1916-CUP/CDP	Crown Castle	1222	Cravens Lane	Wireless Telecommunications Facility	Submitted 4/19/18. Incomplete 5/17/18. Resubmitted 6/25/18. Incomplete 7/23/18.	Nick	2	
18-1915-CUP/CDP	Crown Castle	5315	Foothill Road	Wireless Telecommunications Facility	Submitted 4/19/18. Incomplete 5/17/18. Resubmitted 6/25/18. Incomplete 7/23/18.	Nick	2	
15-1783-SIGN/FENCE	Arbor Trailer Park	4677	Carpinteria Avenue (Ninth Street)	New frontage fences and signage	Submitted 08/05/15. Need survey from PW. Incomplete 08/17/15. See Matt M for PW status.	Marysol	2	
15-1781-DP/CDP	Bernardo Cruz	4675	Carpinteria Ave	Construct (N) 2-story mixed use building	Submitted 07/09/2015. Incomplete 8/06/15. Concept ARB review 03/29/20. Resubmittal 07/22/20. Incomplete 8/21/20. Resubmitted 2/8/21. Incomplete 3/8/21. Resubmitted 5/17/21.	Nick	2	
21-2120-DPR/ARB	Faydra Gage, Dawn Sherry Architects	4835	Carpinteria Ave	Exterior Alterations to existing parking lot/outdoor patio addition and minor interior remodel to existing commercial lease space.	Submitted 7/28/2021. Complete 8/27/2021. Scheduled for ARB 9/30/2021.	Marysol	3	
21-2117-CON	Greg Lee	501	Concha Loma Drive	Concept review for new 543 sf 2-car garage, 97 sf addition, interior remodel, and carport demo.	Submitted 7/19/2021. Tentatively scheduled for ARB on 9/30/2021.	Syndi	3	
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. Prelim ARB 6/17/2021. Under review with Public Works.	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 6/10/2021.	Steve	3	
18-1942-DP/CDP	Carp Unified School Dist.	5201	Eighth Street	Replace portables with Modulares	Submitted 10/15/2018. Incomplete 11/14/18. Resubmitted 3/6/19, Complete 4/4/19. Waiting for requested materials for ARB.	Steve	3	
21-2118-CDP	Santa Barbara County Flood Control District		Carpinteria Creek	Annual Routine Maintenance Activities	Submitted 7/16/21. Director approved 8/18/21. FLAN sent to CCC 8/31/21.	Nick	4	
21-2104-SIGN	Juice N Things LLC	4991	Carpinteria Ave	New signs (2) non-illuminated	Submitted 4/20/2021. Incomplete 5/5/2021. Resubmitted, under review. Incomplete 7/6/2021. Matters by Staff 7/15/2021. Resubmittal 7/30/2021. Final pending information submitted 8/25/2021. To Director.	Marysol	4	
21-2097-DP/CDP	Kimberly and Gregory Garcia	4921	Sandyland Road	Exterior remodel, new siding, windows, relandscaping, new fence	Submitted 3/9/2021. Incomplete 3/30/2021. Resubmitted 5/17/2021. Complete 6/15/2021. ARB 7/1/2021. Director Approval 8/24/2021.	Marysol	4	yes
21-2094-DPR/CDP	Carpinteria Valley Historical Society	956	Maple Avenue	Construct new storage shed	Submitted 3/2/2021. Incomplete 4/1/21. Resubmitted 6/4/21. Complete 7/26/21. Director approved 7/29/21. FLAN sent 8/31/21.	Nick	4	
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. Resubmitted 6/29/2021. Complete 6/30/2021. To ARB for prelim/final review 7/29/2021.	Syndi	4	
21-2085-ARB/CDP	Forrest Carter	5251	Sixth Street	6' fence & gates	Submitted 2/4/21. Incomplete 2/25/21. Resubmitted 6/8/21. Complete 6/9/21. Prelim ARB approved 7/15/21. Director approved 8/26/21.	Nick	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	
20-2046-ARB	Sukone Sriprajittichai	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	
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. Director approval 6/1/2021. Appeal filed 6/11/2021. Appeal to PC 8/2/2021. Appeal continued to PC 9/7/2021.	Syndi	5	
19-2015-CUP/CDP	City of Carpinteria		Carpinteria Ave	Construct Carpinteria Rincon Trail	Submitted 10/17/19. AB52 Notification 10/29/19. Release of public draft MND 11/1/19. To ERC 11/14/19. PC acceptance & certification of MND 1/6/20. Appeal of PC filed 1/15/20. Appeal set aside. NOP Released for EIR 10/30/20. NOP Scoping Hearing 11/17/20. NOP Scoping Period closed 11/30/20. Draft EIR released for 45-day review period 3/12/21. To ERC 4/13/21. DEIR commented period ended 4/26/21. Staff preparing Proposed Final EIR and considering project revisions.	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. Now connected to the New 3-year Principal Planner position work effort through a CCC grant.	Steve/Rita	5	
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. Complete 6/11/21. PC approved 7/6/21.	Nick	6	
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. Planning Commission 6/7/2021. Approved. Pending Building Permit submittal.	Marysol	6	yes
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	
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. Awaiting 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	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
07-1407-ARB	6380 Via Real, LLC	6380	Via Real	Revised new office complex	Revised Final ARB 10/17/2019.	Syndi	10	

17-1896-LCPA/ORD	City of Carpinteria			citywide commercial cannabis regulations	12/11/17 briefing to CC. 1/22/18 briefing to CC. 4/23/18 CC initiates Ord development. PC 10/1/18 cont'd. 11/5/18 PC recommended approval to CC. CC approved 1st reading 11/26/18. CCC Approved LCPA 2/7/19. Ordinance 2nd reading approved by CC 3/25/19. Consultant contract for licensing program awarded by CC 4/08/19. CCC acceptance of LCPA 5/9/19. Drafting of Licensing program underway.	Nick	11	
21-2101-SIGN	Nhan Nguyen, Lavish Nails	991	Linden Ave	1 non-illuminated wall sign	Submitted 4/9/2021. Incomplete 5/5/2021. Resubmittals, pending corrections. Approved 8/17/2021. BP pending issuance.	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. BP #13369 in plan check.	Syndi	12	
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. Final ARB on 7/1/2021. BP #13339 in plan check.	Syndi	12	
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. Final ARB on 7/29/2021. BP#13393 in planning plan check.	Syndi	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. Applicant making corrections to add'l docs per Recorder's Office. BP #13089 on hold until LLA is recorded.	Syndi	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. BP #13286 ready to issue.	Syndi	12	
18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building facade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal.	Marysol	12	
17-1888-CDP	Finnigan	4775	Seventh St	construct (N) 728 sq ft 3-car garage	Submitted 9/6/17. Incomplete 9/20/17. Resubmitted 9/26/17. Complete 10/3/17. Approved by Director 10/9/17. In BP Plan Check.	Nick	12	
15-1788-CDP	Gobbell	5398	Star Pine Road	Convert (E) accessory building into a second dwelling unit	Submitted 8/19/15. Incomplete 9/4/15. Resubmittal 9/11/15. Complete 9/28/15. Prelim/Final ARB 10/15/15. CDD Director approved 10/29/15. 1-year time extension approved 10/11/16. Submitted for Building Permits 10/4/17. In Plan Check.	Nick	12	
15-1767-CDP	Wood	650	Concha Loma Drive	New Single Family Residence	Submitted 4/28/15. Incomplete 5/27/15. Resubmitted 7/13/15. Complete 8/10/15. CEQA Initial Study underway. ARB concept review 10/15/15. Draft MND public review period 7/15- 8/15/16. To ERC 8/4/16. Prelim ARB 8/11/16, continued with revisions. Revised plans submitted; Prelim ARB approved 9/14/17. PC Approved 8/5/19. FLAN sent to CCC 8/23/19. BP application submitted 12/24/19. Final ARB approved 5/28/20. In BP review.	Nick	12	
21-2124-SIGN	Franciscan Real Estate, LLC	1335	Vallecito Place	2 new signs for marketing the affordable unit and the market rate units	Submitted 8/17/2021. Director approved 8/17/2021. BP #13402 issued 8/30/2021.	Syndi	13	
21-2115-TUP	Sanctuary Beach/Klentner	4285	Carpinteria Ave	TUP for construction office trailer	Submitted 6/21/2021. Application complete 6/24/2021. Approved 6/30/2021. BP #13371 issued 7/19/2021.	Syndi	13	
21-2109-SIGN	ARCO AM/PM Gas Station	1116	Casitas Pass Road	re-face price sign	Submitted 5/6/2021. Approved 5/19/2021. Building Permit issued.	Marysol	13	

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. BP issued 6/23/21.	Nick	13	
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. Approved 6/30/2021. CCC appeal period ends 7/28/2021. PW issued permit for construction.	Syndi	13	
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. Final ARB on 7/1/2021. BP #13276 issued.	Syndi	13	
19-1985-ARB	Brian Pera, HLW for Procore	6303	Carpinteria Ave	Renovation of exterior facade of an existing 1,315 accessory structure	Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued.	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	
21-2119-SIGN	Jaime Leaf, Signature Signs	957	Maple #2	Monument sign reface	Submitted 7/19/2021. Approved 8/17/2021.	Marysol	14	
21-2114-FENCE	Hallie & Philip Greene	5217	Vallecito Court	New 8' tall fence	Submitted 6/15/2021. Approved 6/21/2021. BP #13362 issued 7/6/2021.	Syndi	14	
21-2105-SIGN	Jason Lesh, The Good Plow	5205	Carpinteria Ave	Sign reface	Submitted 4/26/2021. Approved 5/10/2021.	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, pending landscaping re-installation.	Marysol	14	

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 issued. Under construction.	Marysol	14	
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. BP #13204 issued 4/26/2021. Under construction.	Syndi	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	
20-2043-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. NTPO recorded 6/28/21. BP issued; under construction.	Nick	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. BP #13008 issued 10/16/2020. Under construction.	Syndi	14	
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	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. BP #12889 issued 8/3/2020. Under construction.	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. BP #13153 issued. Under construction.	Syndi	14	

19-2012-DPR	Mac Partners / Jeremy Rogers	6384	Via real	Building facade renovation, addition of new patio areas, new permeable area for future parking area.	Submitted 10/7/2109. Incomplete 11/6/19. Partial resubmittal 12/4/19; under review. Incomplete 12/16/2019. Resubmitted 01/14/2020. Incomplete 02/13/2020. Complete 06/03/2020. Prelim ARB 06/25/2020. In Progress ARB 10/29/2020. PC 12/7/2020. Final ARB 5/13/2021. Building Issued.	Marysol	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. Under construction. 8/2021 on hold pending redesign.	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. Condo Plan & CCRs recorded 7/23/21.	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. BP #13133 issued 12/10/2020. Under construction.	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. Minor awning revision 8/2021.	Marysol	14	
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. BP issued; under construction.	Steve; Nick	14	
18-1938-CDP	CA State Parks	205	Palm Avenue	Sewer replacement, Santa Rosa Campground	Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction.	Marysol	14	
18-1929-DPR/CDP	Sinclair	4921	Sandyland Road	Remodel (E) detached Condo	Submitted 8/6/18. Incomplete 8/30/18. Resubmitted 12/14/2018. Incomplete 01/11/2019. Resubmitted 2/26/2019. Incomplete 3/28/2019. Resubmitted 4/1/2019. Complete 5/1/2019. ARB 06/13/2019. PC 8/5/2019. Final ARB 8-29-2019. BP issued 1/21/2020. Under construction. Revision proposed 11/18/2020. Matters by Staff 1/14, 1/28, 2/11. Partial ARB approval 2/11/2021. Partial Building Permit revision issued 2/23/2021. 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	

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 issued 6/24/21; under construction.	Nick	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	

16-1849-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. BPs #13293-13299 issued 8/12/2021. Under construction.	Steve / Syndi	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	
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	

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. Final sign-off 8/10/21.	Nick	15	
21-2113-CON	Thom Vernon	502	Maple Ave	Concept for 6 new units plus 1 ADU	Submitted 5/27/2021. ARB concept review 8/12/2021.	Syndi	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. New application submitted 7/14/2021, refer to #21-2116-ARB.	Marysol	x	Yes
Last updated					9/1/2021 16:00			

BUILDING PERMIT REPORT

08/01/2021 - 08/31/2021



Permit #	Permit Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Issued Date	Code Compliance Violation	Fire Permit Required
13412	8/31/2021	003-142-032	5110 Cottage Drive	Franciscan Development, Inc	Pluming plan for a single family residence.	30,000	In Review Building			
13411	8/31/2021	003-142-032	5120 Cottage Drive	Franciscan Development, Inc	Pluming plan for a single family residence.	30,000	In Review Building			
13410	8/31/2021	003-142-032	1315 Vallecito Place	Franciscan Development, Inc	Pluming plan for a single family residence.	30,000	In Review Building			
13409	8/31/2021	003-142-032	5140 Ogan Road	Franciscan Development, Inc	Pluming plan for a single family residence.	30,000	In Review Building			
13408	8/31/2021	003-142-032	5130 Ogan Road	Franciscan Development, Inc	Pluming plan for a single family residence.	30,000	In Review Building			
13407	8/31/2021	001-070-008	5565 Carpinteria Avenue	CARPINTERIA PROFESSIONAL CENTER	Repair a load bearing wing wall that was impacted by a vehicle at the Carpinteria Professional Center	15,000	In Review Building			
13406	8/31/2021	004-006-063	1581 Meadow Circle	BETZHOLTZ HANS K G	Replace existing single pane windows with dual pane. No patch or paint required.	15,000	Pending Pickup	8/31/2021		

13405	8/31/2021	001-430-006	6460 Via Real	LINKEDIN CORPORATION	Interior tenant improvement of existing office building. Improvements include interior demo of non-load bearing walls, ceilings and lighting elements and associated finishes. Construction of new on-load bearing partitions, lighting, HVAC, electrical, plumbing and associated finishes..	500,000	In Review Building			
13404	8/24/2021	003-850-015	4921 Sandyland Road	GARCIA FAMILY TRUST 10/30/02	Building a platform (15'x20'4) to replace grass in the front yard. Replacing old landscaping with drought tolerant plants. Replacing vinyl fencing with 3' high Ipe horizontal slat fencing. Replace large window with french doors (as-built), and an existing door with a window (as-built). Upgrade siding (from rotted shingles to Board and Batten) in select areas (as-built) and paint exterior. Repairs to roof, remaining shingles, and repairs to sewer lateral plumbing line. New electrical box.	55,210	In Review Building		Yes	
13403	8/23/2021	004-113-005	991 Linden Avenue	Carpinteria Gateway, LLC	Installation front sign on the wall. Non-illuminated Letter. [Project 21-2101-SIGN]	1,200	Final Processing			
13402	8/19/2021	003-142-033	1335 Vallecito Place	FAITH LUTHERAN CHURCH OF CARPINTERIA	Two new marketing signs with footings. One @ 4.5' height, 6 sf in size with one post. One @ 5.5' in height, 35 sf in size with 2 posts.	300	Issued	8/25/2021		

13401	8/18/2021	004-011-005	1479 Anita Street	PALEY, JEREMY D & WENDY R LIVING TRUST	Replace a 40 gallon water heater same location in laundry room.	2,997	Issued	8/18/2021		
13400	8/17/2021	003-600-026	4675 Aragon Avenue	SUAREZ, GABRIEL	Remove existing roof and install new Landmark composition shingles in George Town Gray. 25 squares	5,765	Issued	8/17/2021		
13399	8/17/2021	001-420-008	6389 Rose Lane # A	Fred Herzog	Convert existing shower to new commercial single work stainless steel sink.	4,000	In Review Building			
13398	8/17/2021	004-007-006	1550 Seacoast Way	OTA DAVID K	Tear off exiting composition and install Lifetime composition. 23 squares	16,475	Issued	8/17/2021		
13397	8/12/2021	004-026-046	1402 Linhere Drive	DENSMORE, LINDSEY LEA	1.) New 315 sf addition to rear of residence, 2.) relocate existing electrical panel to rear of addition and upgrade to 200 Amp service, 3.) New concrete driveway and rear patio, 4.) Demo existing concrete slab in backyard, 5.) replace garage door, and 6.) interior remodel.	150,000	In Review Planning			Yes
13396	8/11/2021	001-070-063	5420 Carpinteria Avenue	ROIC CASITAS PLAZA, LLC	Lennox RTU to be replaced with Carrier 7.5 Ton with Adapter Curb. Like for like. not visible from public right of way, no change in weight.	0	Issued	8/13/2021		

13395	8/11/2021	003-241-001	4573 Carpinteria Avenue	TREVILLIAN II FAM LIMITED PARTNERSHIP	Remove dimensional composition shingles brown, 2 layers, weight 6. Apply class A fire-rated fiberglass composition shingles, color Heather Blend (brown), 65.5 squares, weight 3. No carports	28,195	Issued	8/11/2021		
13394	8/11/2021	004-041-026	1125 Church Lane	SMITH THOMAS JOSEPH	Remove asphalt shingles, brown, 3 layers, weight 4.25. Apply Class A fire rated fiberglass composition shingles, color Burnt Sienna (brown) 15.5 squares, weight 3.	5,097	Issued	8/11/2021		
13393	8/2/2021	003-340-013	5586 Retorno Drive	CERVINI FAMILY LAND TRUST	Interior remodel to an existing 1,984 gross sq. ft. two story home, with a 967 gross sq. ft. addition to the ground floor and a proposed 436 gross sq ft second floor addition	300,000	In Review Planning			
13392	8/2/2021	004-112-020	4886 El Carro Lane	GLINK, ALAN & MARY LIVING TRUST	Installation of a 3.33 kW DC system with 9 modules and 1 inverter	7,500	Pending Pickup			
13391	8/2/2021	003-142-015	1387 Vallecito Place	ALBERT COLLEEN MICHELLE	Add new swimming pool	38,000	In Review Planning			

Total Records: 22

9/1/2021