



Planning Commission
*** Amended Meeting Agenda**
Tuesday, September 6, 2022 at 5:30 pm
City of Carpinteria, Council Chamber
5775 Carpinteria Avenue
Carpinteria, CA 93013

Teleconference Location: 752 Kippen, Mayne Island, BC Canada, V0N 2J1

In-Person and Virtual Meeting

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (<https://carpinteriaca.gov/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.
- 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@carpinteriaca.gov, (PLEASE NOTE NEW PUBLIC COMMENT EMAIL ADDRESS) or (2) the **eComment** link on the City's agenda website (<https://carpinteriaca.gov/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.

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.carpinteriaca.gov 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 - None

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

1) CVWD Groundwater Monitoring Wells GC\$65402

Project # 22-2140-GC

Applicant: Carpinteria Valley Water District / Carpinteria Groundwater
Sustainability Agency

Planner: Nick Bobroff

Hearing on the request of the Carpinteria Valley Water District (CVWD) / Carpinteria Groundwater Sustainability Agency (CGSA) to consider Project 22-2140-GC for a determination that CVWD/CGSA's acquisition of a nonexclusive easement totaling approximately 1,200 square feet and a temporary construction easement totaling approximately 35,635 square feet for the construction of, and ongoing access to, three groundwater monitoring wells on property identified as APN 004-005-004, owned by the City of Carpinteria and zoned Recreation (REC) district, is consistent

with the General Plan/Coastal Land Use Plan of the City of Carpinteria, pursuant to Government Code §65402.

2) CVWD Groundwater Monitoring Wells

Project # 22-2140-CUP/CDP

Applicant: Carpinteria Valley Water District / Carpinteria Groundwater Sustainability Agency

Planner: Nick Bobroff

Hearing on the request of the Carpinteria Valley Water District / Carpinteria Groundwater Sustainability Agency to consider Project 22-2140-CUP/CDP (application filed January 18, 2022) for a Conditional Use Permit and Coastal Development Permit to allow the construction of, and ongoing operation of, three groundwater monitoring wells under the provisions of Chapter 14.38, Recreation (REC) zone district and Chapter 14.62, Conditional Use Permit, of the Carpinteria Municipal Code (CMC); and to accept the previously certified Mitigated Negative Declaration (MND) prepared for the project by the Carpinteria Valley Water District pursuant to the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 004-005-004, affecting the northwestern margin of the City-owned El Carro Park (5300 block of Foothill Road).

CONTINUE TO OCTOBER 3, 2022

3) Palms Hotel Conceptual Review

Project # 22-2165-CON

Applicant: Kevin Moore, architect, for Joseph Corazza / Miramar Group

Location: 701 Linden Avenue

Planner: Nick Bobroff

Hearing on the request of Kevin Moore, architect, for Joseph Corazza / Miramar Group, to consider Project 22-2165-CON for conceptual review of a proposal for a change of use from a restaurant, office and six residential apartments to a 17-room hotel and attached bar/café. The application involves APN 003-311-007, addressed as 701 Linden Avenue.

*** APPLICANT HAS WITHDRAWN THE APPLICATION**

OTHER BUSINESS

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR'S REPORT

- 4) City calendar for the month of September
- 5) Planning Activity Report as of August 31, 2022
- 6) Building Permit Report as of August 31, 2022

**ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING of
Monday, October 3, 2022**

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@carpinteriaca.gov) 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 1, 2022 in the Community Development Department, on the City Hall Public Notices Board, and on the Internet.

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: September 6, 2022

ITEM FOR CONSIDERATION

**Carpinteria Valley Water District / Carpinteria Groundwater
Sustainability Agency §65402 Government Code Determination**

Project 22-2140-GC

Hearing on the request of the Carpinteria Valley Water District (CVWD)/Carpinteria Groundwater Sustainability Agency (CGSA) to consider Project 22-2140-GC for a determination that CVWD/CGSA's acquisition of a temporary construction easement of approximately 35,635 square feet, and a nonexclusive monitoring well easement of approximately 1,200 square feet for the purposes of accommodating the initial construction of, and ongoing operation of three groundwater monitoring wells to be located along the northwest margin of the City-owned El Carro Park, identified as APN 004-005-004, and zoned Recreation (REC), is consistent with the General Plan/Coastal Land Use Plan of the City of Carpinteria, pursuant to Government Code §65402.

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

 SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department

 SIGNATURE

Applicant: CVWD / CGSA

Project Location: El Carro Park (5300 block of
Foothill Road)

APN: 004-005-004

Zoning Designation: Recreation (REC)

General Plan Designation: Open
Space/Recreation (OSR)



I. RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt the attached Resolution No. PC-22-008, thereby determining that CVWD/CGSA's acquisition of a temporary construction easement of approximately 35,635 square feet and a

nonexclusive monitoring well easement of approximately 1,200 square feet for the purposes of constructing and operating three groundwater monitoring wells on the property identified as APN 004-005-004, owned by the City of Carpinteria, and zoned Recreation (REC), is consistent with the General Plan/Coastal Land Use Plan of the City of Carpinteria pursuant to Government Code §65402; and

2. Adopt the findings for consistency shown in Attachment B, Exhibit 1;
3. Accept and direct staff to file the CEQA Notice of Exemption shown in Attachment C; and
4. Transmit the Consistency Report shown in Attachment D to the City Council as required by Government Code §65402. This staff report and the subsequent letter reflecting the Planning Commission's action shall constitute the required report.

II. PROPOSED PROJECT DESCRIPTION

Government Code §65402 General Plan Conformity Determination

The Carpinteria Valley Water District (CVWD) / Carpinteria Groundwater Sustainability Agency (CGSA) requests that the Planning Commission determine that the CVWD/CGSA acquisition of a temporary construction easement of approximately 35,635 square feet (475' long by 75' wide) and a nonexclusive monitoring well easement of approximately 1,200 square feet (120' long by 10' wide) for the purposes of constructing and operating three groundwater monitoring wells on the property identified as APN 004-005-004, owned by the City of Carpinteria, and zoned Recreation (REC), is consistent with the General Plan/Coastal Land Use Plan of the City of Carpinteria pursuant to Government Code §65402.

The formal written request from CVWD / CGSA is provided as Attachment A.

III. BACKGROUND

General Plan Conformity Determination

Section 65402 of the California Government Code requires Planning Commission review prior to any acquisition, disposition, vacation, or abandonment of any real property by the City. The Planning Commission is required to determine and report to the City Council as to whether the location, purpose, and extent of such proposed real property transaction is in conformance with the City's General Plan/Coastal Land Use Plan.

Groundwater Monitoring Well Project, 22-2140-CUP/CDP

The requested acquisition of a temporary construction easement and nonexclusive monitoring well easement by CVWD/CGSA is related to a pending Conditional Use Permit and Coastal Development Permit (CUP/CDP) application (Project 22-2140-CUP/CDP) proposed by CVWD/CGSA to construct and operate three groundwater monitoring wells that would be used to monitor groundwater elevations and water quality within the Carpinteria Groundwater Basin. It is estimated that the wells would be drilled to depths of approximately 1,050 feet, 800 feet, and 350 feet, respectively, to reach the three water-bearing zones of the western portion of the Carpinteria Groundwater Basin. Readings would be taken from the wells on a bi-monthly basis for measurements of groundwater levels and on a bi-annual basis to analyze an array of water

quality constituents. The monitoring work would be completed as part of the CGSA's Groundwater Sustainability Plan. The monitoring wells may also serve as a Drinking Water Permit compliance monitoring point for CVWD's contemplated future Carpinteria Advanced Purification Project (CAPP), discussed further, below.

Acquiring the necessary temporary construction and non-exclusive monitoring well easements from the City would be made a condition of approval of the pending CUP/CDP application prior to initiation of construction. The terms of the easements would be subject to negotiations between the City and CVWS/CGSA. However, prior to the City taking action on the pending CUP/CDP application or entering into any easement negotiations with CVWD/CGSA, the City must find that the granting of such easements, involving real property owned by the City, would be consistent with the City's General Plan/Coastal Land Use Plan.

IV. ENVIRONMENTAL

Pursuant to the California Environmental Quality Act (CEQA), the proposed General Plan conformity determination does not constitute a "project" for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines §15061(b)(3) and §15378(b)(5)). The proposed determination simply fulfills the City's obligation under Government Code §65402 to find land acquisitions in conformance with the General Plan. Any subsequent improvements to the property will be separately examined in accordance with CEQA. A CEQA Notice of Exemption is provided as Attachment C.

V. ANALYSIS

General Plan/Coastal Land Use Plan Policies

The acquisition of the described easements can be found to be consistent with the following General Plan/Coastal Land Use Plan policies:

Policy LU-1d: *Ensure that the type, location and intensity of land uses planned adjacent to any parcel designated open space/recreation or agriculture (as shown on Figure LU-1) are compatible with these public resources and will not be detrimental to the resource.*

The requested easements would encumber portions of land located along the northwest margin of El Carro Park, within and adjacent to the park's "North Field" (adjacent to the Girls Inc. campus), which is designated as Open Space/Recreation (OSR) in the City's General Plan/Coastal Land Use Plan. The requested temporary construction easement would occupy a portion of the "North Field" (approximately 475' long by 75' wide) for approximately six weeks during the construction of the proposed monitoring wells; the remainder of the "North Field" would remain available for public use throughout this temporary construction period. The requested non-exclusive monitoring well easement would affect a much smaller portion of the park, a narrow strip (120' long by 10' wide) along the outside edge of the "North Field" area (and outside of the soccer field area), and would grant CVWD/CGSA the right to locate and maintain the wells within the Park, and ongoing access rights to the wells. Readings would be taken from the monitoring wells on a bi-monthly basis. Outside of the brief timeframe during which readings are being taken from the wells (or occasional

maintenance needs), the non-exclusive monitoring well easement would not impair the public's ongoing use of El Carro Park generally or the "North Field" area specifically. As such, the requested easements can be found consistent with this Policy.

Objective OSC-10: *Conserve all water resources, and protect the quality of water.*

OSC-10-Implementation Policy 46: *Work with the Carpinteria Valley Water District to implement the Carpinteria Groundwater Management Plan.*

Policy PF-1a: *The City shall encourage reclamation and groundwater recharge programs (projects) where appropriate.*

Policy PF-1b: *The City in conjunction with the Carpinteria Valley Water District will establish a database of the most current water resource information and monitor/maintain this baseline data. Further, all development shall comply with the Districts water resource management policies.*

The requested easements would facilitate the initial construction, ongoing operation of, and access to, three groundwater monitoring wells. The wells are necessary to collect groundwater elevation and water quality data from three water-bearing zones of the western portion of the Carpinteria Groundwater Basin. The monitoring wells are to be part of the CGSA's Groundwater Sustainability Plan. The monitoring wells may also be used to collect water quality data related to the District's contemplated future Carpinteria Advanced Purification Project (CAPP), which would utilize advanced water purification techniques to treat and recycle up to 1 million gallons of treated wastewater per day and re-inject the purified water back into the Carpinteria Groundwater Basin for future potable water reuse. As such, granting of easements to facilitate the described monitoring wells would help to achieve the intent of the above-listed Objective and Policies, and can therefore be found consistent.

VI. ACTION OPTIONS

1. Adopt Resolution No. PC-22-008, thereby determining that the CVWD/CGSA acquisition of a temporary construction easement and nonexclusive monitoring well easement within City-owned El Carro Park for the construction and ongoing operation of three groundwater monitoring wells is consistent with the City's General Plan/Coastal Land Use Plan; adopting the Findings in Attachment B, Exhibit 1; and accepting the CEQA Exemption (Attachment C). (staff's recommendation)
2. Provide other direction to staff on the General Plan conformity determination.

VII. ATTACHMENTS

Attachment A – CVWD/CGSA Request for Government Code §65402 General Plan Conformity Determination (with attachment)

Attachment B – Resolution No. PC-22-008

Attachment C – CEQA Notice of Exemption

Attachment D – Transmittal Report to City Council

Attachment A

CVWD/CGSA Request for Government Code §65402 General Plan Conformity Determination

CVWD/CGSA Monitoring Wells Easements
Government Code §65402 General Plan Conformity Determination
Project 22-2140-GC

PC Hearing, September 6, 2022



Carpinteria Valley Water District

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

BOARD OF DIRECTORS

Matthew Roberts
President
Case Van Wingerden
Vice President
Polly Holcombe
Shirley L. Johnson
Kenneth Stendell

August 19, 2022

Steve Goggia
Community Development Director
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93001

GENERAL MANAGER

Robert McDonald, P.E. MPA

**RE: Request for Determination of Conformance with Ca. Gov. Code §65402(a)
Proposed Easement at El Carro Park in the City of Carpinteria**

Dear Mr. Goggia,

The Carpinteria Valley Water District is requesting a non-exclusive monitoring well easement at El Carro Park (APN 004-005-004) in the City of Carpinteria. The Carpinteria Valley Water District is requesting this easement as part of the Carpinteria Groundwater Sustainability Agency's Groundwater Sustainability Plan Monitoring Well Project. In accordance with the California Government Code Section 65402(a), the Carpinteria Valley Water District is hereby requesting a determination from the City's Planning Commission as to whether the proposed grant of this non-exclusive easement is, or is not, in conformance with the City of Carpinteria's adopted general plan.

LOCATION: The proposed easement is located on a portion of El Carro Park (APN 004-005-004) near the western boundary of the property in the City of Carpinteria.

EXTENT: The proposed well easement consists of a 120' long by 10' wide area of land for a total of 1,200 square feet. Additionally, a temporary construction easement consisting of a 475' long by 75' wide area of land for a total of 35,635 square feet is proposed for the duration of the construction process.

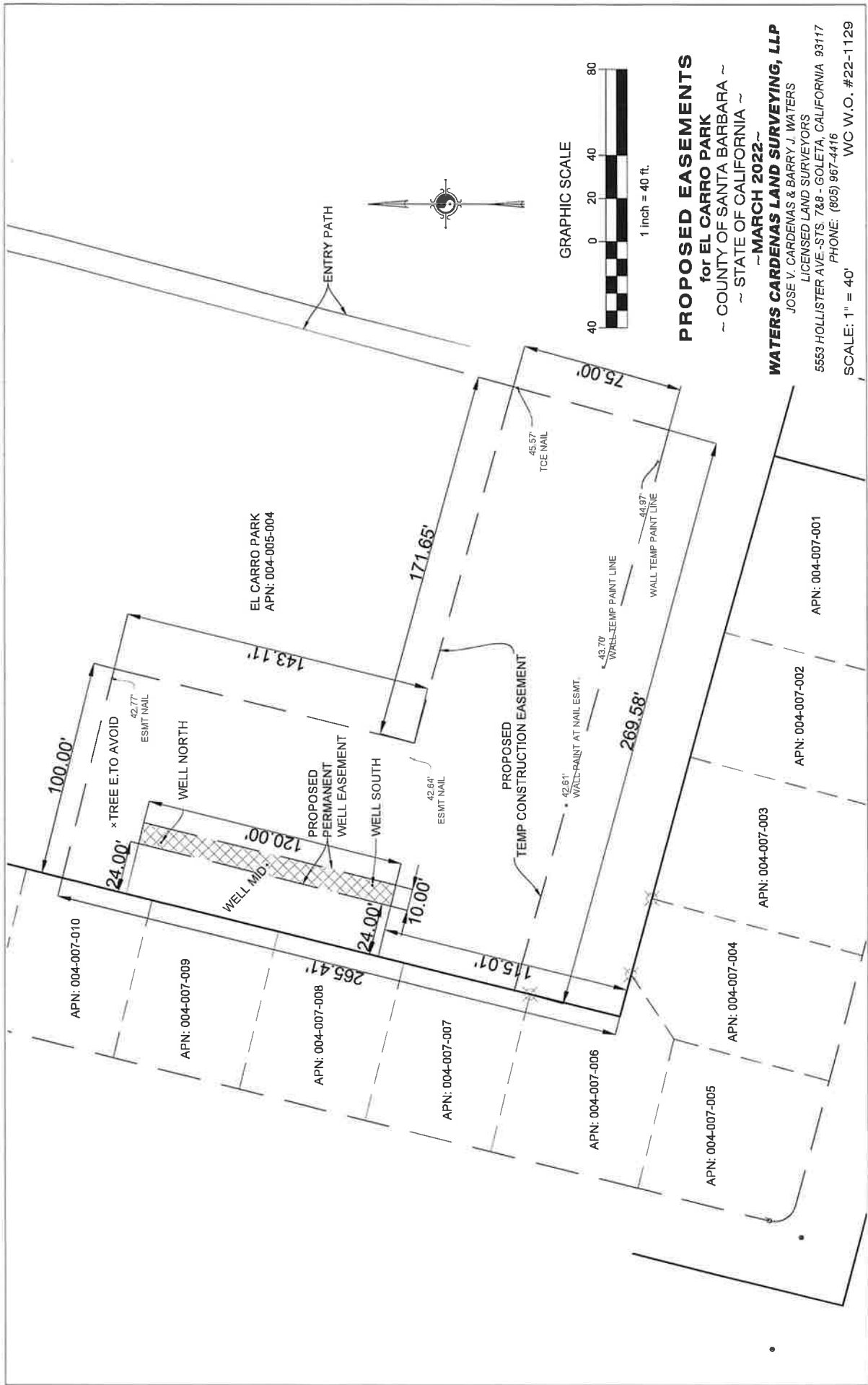
PURPOSE: The purpose of the proposed well easement is to allow for a permanent right to access the monitoring wells to collect groundwater elevation and water quality data from three water-bearing zones of the western portion of the Carpinteria Groundwater Basin. The monitoring wells are to be part of the Carpinteria Groundwater Sustainability Agency's Groundwater Sustainability Plan.

GENERAL PLAN & ZONING: The subject property is designated as "Open Space/Recreation" in the City of Carpinteria's General Plan.

I have included a map displaying the proposed easement with this request. Thank you for your consideration and feel free to contact at 805-331-0087 or by email at spencer@cvwd.net.

Sincerely,
Carpinteria Valley Water District

Spencer Seale
Field Engineering Technician I



PROPOSED EASEMENTS for EL CARRO PARK

~ COUNTY OF SANTA BARBARA ~
~ STATE OF CALIFORNIA ~

~ MARCH 2022 ~

WATERS CARDENAS LAND SURVEYING, LLP

JOSE V. CARDENAS & BARRY J. WATERS

LICENSED LAND SURVEYORS

5553 HOLLISTER AVE - STS. 7&8 - GOLETA, CALIFORNIA 93117

PHONE: (805) 967-4416

WC W.O. #22-1129

SCALE: 1" = 40'

Attachment B

Resolution No. PC-22-008

CVWD/CGSA Monitoring Wells Easements
Government Code §65402 General Plan Conformity Determination
Project 22-2140-GC

PC Hearing, September 6, 2022

RESOLUTION NO. PC-22-008

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
REPORTING THAT GRANTING OF A TEMPORARY CONSTRUCTION
EASEMENT OF 35,635 SQUARE FEET AND A NON-EXCLUSIVE
MONITORING WELL EASEMENT OF 1,200 SQUARE FEET TO CVWD/CGSA
FOR THE CONSTRUCTION AND ONGOING OPERATION OF
GROUNDWATER MONITORING WELLS WITHIN CITY-OWNED EL CARRO
PARK (APN 004-005-004) IS IN CONFORMANCE WITH THE CITY OF
CARPINTERIA GENERAL PLAN/COASTAL LAND USE PLAN PURSUANT TO
§65402 OF THE GOVERNMENT CODE**

**REQUESTED BY CARPINTERIA VALLEY WATER DISTRICT (CVWD) &
CARPINTERIA GROUNDWATER SUSTAINABILITY AGENCY (CGSA)**

WHEREAS, the City of Carpinteria General Plan/Coastal Land Use Plan is a comprehensive long-term plan that guides land use and physical development of the geographic area of the incorporated City of Carpinteria; and

WHEREAS, the General Plan/Coastal Land Use Plan provides policy direction regarding land uses that are intended to serve the community based on the buildout of the community as anticipated by the General Plan/Coastal Land Use Plan; and

WHEREAS, the City has the ability to acquire, dispose of, vacate or abandon real property in conformance with its General Plan/Coastal Land Use Plan; and

WHEREAS, Government Code §65402(a) requires that no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, until the location, purposes, and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the Planning Commission as to the conformity with the General Plan/Coastal Land Use Plan; and

WHEREAS, the City of Carpinteria Planning Commission has considered a written request for a Government Code §65402 General Plan Conformity Determination filed by the Carpinteria Valley Water District and Carpinteria Groundwater Sustainability Agency on August 19, 2022 for the granting of a temporary construction easement and non-exclusive monitoring well easement to allow the construction and ongoing operation of three groundwater monitoring wells within City-owned El Carro Park; and

WHEREAS, consistent with the requirements of Government Code §65402, the request has been scheduled to be considered by the City of Carpinteria Planning Commission within 40 days of receipt of the request; and

WHEREAS, the Planning Commission has conducted a public hearing on September 6, 2022 and has considered the entire administrative record, including the staff report and oral and written testimony from interested persons; and

WHEREAS, the City has determined that the Government Code §65402 General Plan Conformity Determination is statutorily exempt from the California Environmental Quality Act pursuant to Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, the Planning Commission has reviewed location, purpose, and extent of the requested easements for conformity with the policies of the General Plan/Coastal Land Use Plan that are relevant to the General Plan Conformity Determination.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. Pursuant to Government Code §65402, the Planning Commission has evaluated the location, purpose, and extent of the requested temporary construction and non-exclusive monitoring well easements within City-owned El Carro Park (APN 004-005-004), and finds that the location, purpose, and extent of the requested easements conforms to the General Plan/Coastal Land Use Plan. The Planning Commission hereby directs staff to report this finding to the City Council.

PASSED, APPROVED AND ADOPTED this 6th day of September 2022, by the following called vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER:

Jane Benefield, Chair

ATTEST:

Steve Goggia, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 6th day of September 2022.

Attachment B

Exhibit 1: Findings for Consistency

CVWD/CGSA Monitoring Wells Easements
Government Code §65402 General Plan Conformity Determination
Project 22-2140-GC

PC Hearing, September 6, 2022

ATTACHMENT B: FINDINGS FOR APPROVAL

PLANNING COMMISSION HEARING CARPINTERIA VALLEY WATER DISTRICT and CARPINTERIA GROUNDWATER SUSTAINABILITY AGENCY GROUNDWATER MONITORING WELLS EASEMENTS §65402 GOVERNMENT CODE CONSISTENCY DETERMINATION PROJECT 22-2140-GC SEPTEMBER 6, 2022

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 California Government Code §65402 and Title 14, Zoning, of the Carpinteria Municipal Code, it has been found that the process for public review of the subject §65402 Government Code Consistency Determination has been properly conducted as follows:

- a. A written request for a General Plan Conformity Determination was submitted on August 19, 2022, and scheduled for consideration by the Planning Commission within 40 days of receipt of the request. Said request and all related material have been available for public review at City offices since the date of submittal.
- b. The request has been evaluated and found to be consistent with the City's General Plan/Coastal Land Use Plan.
- c. The request 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 affected property, residents within 100 feet of the property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

Pursuant to the California Environmental Quality Act (CEQA), the requested General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines §15061(b)(3) and §15378(b)(5).). The proposed determination simply fulfills the City’s obligation under Government Code §65402 to find land acquisitions or dispositions in conformance with the General Plan/Coastal Land Use Plan. Any subsequent improvements to the property will be separately examined in accordance with CEQA.

1.3 General Plan Conformity Determination

Pursuant to §65402 of the Government Code, the Planning Commission has evaluated the location, purpose, and extent of the granting of a temporary construction easement and a non-exclusive monitoring well easement within the City-owned El Carro Park (APN 004-005-004), and finds the location, purpose and extent of the requested easements conforms to the General Plan/Coastal Land Use Plan, which supports efforts to conserve the Carpinteria Valley’s groundwater resources.

Attachment C

CEQA Notice of Exemption

CVWD/CGSA Monitoring Wells Easements
Government Code §65402 General Plan Conformity Determination
Project 22-2140-GC

PC Hearing, September 6, 2022

Notice of Exemption

Appendix E

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

County Clerk

County of: Santa Barbara

105 E Anapamu St

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: CVWD/CGSA Gov. Code Sec. 65402 Consistency Determination / Project 22-2140-GC

Project Applicant: Carpinteria Valley Water District / Carpinteria Groundwater Sustainability Agency

Project Location - Specific:

NW corner of El Carro Park; APN 004-005-004

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Government Code Sec. 65402 Consistency Determination to find that the granting of a temporary construction easement and non-exclusive monitoring well easement to CVWD/CGSA within City-owned El Carro Park conforms to the City's General Plan/Coastal Land Use Plan.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: CVWD/CGSA

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: _____
- ☒ Statutory Exemptions. State code number: 15061(b)(3) & 15378(b)(5)

Reasons why project is exempt:

General Plan Conformity Determination does not constitute a "project" for the purposes of CEQA. Determination will not result in direct or indirect physical changes to the environment and there is no possibility it will have a significant effect on the environment.

Lead Agency

Contact Person: Nick Bobroff, Principal Planner

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

If filed by applicant:

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

Signature: _____ Date: 09/06/2022 Title: Principal Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

Attachment D

Transmittal Report to City Council

CVWD/CGSA Monitoring Wells Easements
Government Code §65402 General Plan Conformity Determination
Project 22-2140-GC

PC Hearing, September 6, 2022

CITY of CARPINTERIA, CALIFORNIA



September 7, 2022

Honorable Carpinteria City Council
5775 Carpinteria Avenue
Carpinteria, CA 93013

Re: Carpinteria Valley Water District and Carpinteria Groundwater Sustainability Agency
Temporary Construction Easement and Non-Exclusive Monitoring Well Easement
Government Code §65402 General Plan Conformity Determination
Project 22-2140-GC

Dear Councilmembers:

On September 6, 2022, the Planning Commission took action on the following item:

Hearing on the request of the Carpinteria Valley Water District (CVWD) / Carpinteria Groundwater Sustainability Agency (CGSA) to consider Project 22-2140-GC for a determination that CVWD/CGSA's acquisition of a nonexclusive easement totaling approximately 1,200 square feet and a temporary construction easement totaling approximately 35,635 square feet for the construction of, and ongoing access to, three groundwater monitoring wells on property identified as APN 004-005-004, owned by the City of Carpinteria and zoned Recreation (REC) district, is consistent with the General Plan/Coastal Land Use Plan of the City of Carpinteria, pursuant to Government Code §65402.

The Planning Commission voted 5-0 to adopt Resolution No. PC-22-008, determining that the granting of a temporary construction easement of 35,635 square feet and a non-exclusive monitoring well easement of approximately 1,200 square feet to the Carpinteria Valley Water District/Carpinteria Groundwater Sustainability Agency for the construction and ongoing operation of three groundwater monitoring wells on real property within El Carro Park, identified as APN 004-005-004, and owned by the City of Carpinteria, is consistent with the General Plan/Coastal Plan of the City of Carpinteria.

Should you have any questions or need further information regarding this matter, please call me at (805) 755-4414, or email at: steveg@carpinteriaca.gov

Sincerely,

Steve Goggia
Community Development Director

cc: Carpinteria Valley Water District / Carpinteria Groundwater Sustainability Agency

Attachment: Planning Commission Staff Report dated September 6, 2022

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: September 6, 2022

ITEM FOR CONSIDERATION

Palms Hotel Conceptual Review
Project 22-2165-CON

Conceptual review of a proposal to convert the existing restaurant, office and six apartments located at 701 Linden Avenue ("The Palms") into a 17-room hotel with an attached bar/café.

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

 SIGNATURE

Reviewed by: Steve Goggia, Director
Community Development Department

 SIGNATURE

Owner: Anderson Family Trust 06/03/91

Applicant: Joseph Corazza / Miramar Group

Agent: Kevin Moore, Architect

Project Location: 701 Linden Avenue

APN: 003-311-007

Zoning Designation: Central Business (CB)

General Plan Designation: Visitor-serving
Commercial (VC)



I. RECOMMENDATION

Receive public comment and provide conceptual comments to the applicant and staff concerning the proposed change of use and remodel.

II. PROPOSED PROJECT DESCRIPTION

Request by Joseph Corazza/Miramar Group, prospective buyers of 701 Linden Avenue, for conceptual review of a proposal to convert the existing restaurant ("The Palms"), office and six apartment units into a 17-room hotel with an attached bar/café.

The proposed concept entails primarily an interior remodel to reconfigure the first and second floor of the “Palms” building and the southern “half” of the adjacent “Oaxaca Fresh” restaurant, which is located on same parcel as the “Palms,” into a new hotel and attached bar/café. The contemplated remodel shows a ground level lobby/reception and bar/seating area within the footprint of the “Palms” building. The ground level would also include six hotel rooms situated around the rear and Seventh Street (side) perimeter of the building. Several of the rooms would feature private patios facing the parking lot and/or Seventh Street. The second level plan contemplates an additional 11 hotel rooms accessed from a shared hallway. The portion of the present “Oaxaca Fresh” restaurant included in the conceptual proposal would be partitioned off from the other half of the “Oaxaca Fresh” restaurant space (located on the adjacent northerly parcel) and converted into a small café (oriented to Linden Avenue) and back-of-house operations for the hotel and bar (i.e., kitchen, storage, restrooms, etc.).

Exterior improvements have not been fully developed at this time, but have been described as being relatively modest in scope, and would likely include the re-introduction of additional windows onto the rear elevation of the building (facing the onsite parking lot and Yucca Lane), replacing some windows on the Linden Avenue frontage with operable windows for the bar/seating area, creation of private patios for some of the ground level hotel rooms, and landscaping improvements to the grounds.

The existing nine-space surface parking lot, located at the rear of the property and accessed from Yucca Lane is proposed to be maintained.

Conceptual floor plans are attached as Exhibit 1.

III. BACKGROUND

Site Characteristics and Background

The project site is located at the northwest corner of the Linden Avenue and Seventh Street intersection. The subject property is an 11,453 square foot lot, presently improved with 11,121 square feet of gross building floor area (6,604 square foot ground floor, and 4,517 square foot second floor). The existing building is oriented toward Linden Avenue and has a secondary frontage on Seventh Street. A public alley, Yucca Lane, runs behind the property and provides access to trash, utilities and onsite parking.

The “Palms” building has been a prominent and beloved fixture of the City’s downtown for over 100 years, dating back to approximately 1910, and having originally been constructed as a hotel before eventually being retrofitted into a restaurant/bar, an office and six apartments units (one studio unit; four one-bedroom units, one two-bedroom unit). The “Palms” derives its name from the distinctive row of palm trees planted on Linden Avenue that predated the building and that have since been designated a City Landmark (no. 3). A historical resources report has been requested for the property to better assess its historical integrity and possible eligibility for landmark status, however staff believes the original character of the property to be largely intact and the building likely to be eligible for listing as a local landmark given its local notoriety and period architecture. According to the limited records on file with the City, it appears most of the permitted work completed to the building over the years has been related to various general repairs/maintenance, interior tenant improvements,

and a seismic retrofit of the (formerly) unreinforced masonry building completed in 1993 (building permit no. 5338).

The project site is located in the Downtown Core District (Subarea 2a), which applies to those properties located in the Downtown “T”; the center of civic and commercial life in the City. This particular property is one of the iconic buildings of Carpinteria’s downtown that helps to define the small beach town character of the community. Immediately adjacent to the subject property to the north is a small multi-tenant commercial building (occupied by “Oaxaca Fresh,” “Rori’s Organic Ice Cream,” and “Tacos Don Roge.” To the south, across Seventh Street is another commercial property developed as the “Pizza Man Dan’s” restaurant. Across Linden Avenue to the east is the recently approved 700 Linden Adaptive Reuse project, which will begin construction soon to create a multi-tenant restaurant/retail/office development. Behind the “Palms” to the west and across Yucca Lane, is a small multi-family residential property (4946 Seventh Street).

The site is zoned Central Business (“CB”) and has a Visitor-serving Commercial (“VC”) land use designation. The property is also subject to the City’s Visitor-serving Commercial (“V”) overlay district.

Purpose of Conceptual Review

The purpose of the conceptual review process is to allow an applicant to submit tentative plans, prior to the submittal of a formal project application, in order to receive early feedback from the public, and advisory comments and suggestions from the City’s decision makers. These advisory comments and suggestions shall constitute a conceptual review only and are not binding upon the Architectural Review Board, Planning Commission or City Council as to any future determinations to be made with respect to the project. No action will be taken on the project at the conceptual review meeting. Since only limited information regarding the project is available at this time, staff analysis included in this report is preliminary and tentative. Public comments received at the meeting will be a part of the project record and available for future consideration by the Architectural Review Board, Planning Commission or City Council.

Following the conceptual review, as with any development project in the City, the Developers could submit a formal application to the City seeking project approval. Once the City has deemed the formal application complete, environmental review would be conducted pursuant to the California Environmental Quality Act (CEQA), followed by formal review by the Architectural Review Board and Planning Commission at public meetings. Decisions by the City’s Planning Commission on development permits may be appealed to the City Council and, under certain circumstances, to the California Coastal Commission.

IV. ANALYSIS

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

Carpinteria Municipal Code, Title 14, Zoning

Central Business (CB) District, CMC 14.22

The subject property is zoned CB (CMC §14.22) and is subject to the V overlay district (CMC §14.44). Permissible uses in the CB zone district and V overlay district, subject to approval of a Development Plan and Coastal Development Permit, include *“hotels, motels, restaurants, service and retail commercial uses normally associated with the needs of visitors and which may also serve local residents, recreation facilities, and uses, buildings and structures accessory and customarily incidental to the above uses”* (CMC § 14.44.050). The contemplated change of use, from a mixed use restaurant, office and residential building, into a hotel with attached bar/café would be consistent with the types of uses allowable in the CB zone district and V overlay district.

The following table describes the project’s compliance with the applicable CB zone district (CMC § 14.22) development standards.

Standard	Requirement/Allowance	Proposal
Setbacks (CMC 14.20.090)		
Front (east- Linden Ave)	35 feet from centerline of street or 5 feet from property line, whichever is greater. (5 feet from PL)	40 feet from centerline of street; 0 feet from property line.
Side (south- Seventh St)	35 feet from centerline of street or 5 feet from property line, whichever is greater. (5 feet from PL)	41 feet 6 inches from centerline of street; 11 feet 6 inches from property line
Side (north)	0 feet	0 feet
Rear (west- Yucca Ln)	20 feet min. from residentially-zoned property lines	58 feet from a residentially-zoned property line
Height (CMC 14.20.100)	30 feet max.	~30 feet
Landscaping (CMC 14.22.050)	5% min. to 20% max. as established by Planning Commission (575 sq ft – 2,290 sq ft)	765 square feet (~6.7%)
Parking (CMC 14.54.040)	Hotel: 1 space per guest room + 1 space per employee (19 spaces) Bar/Café: 1 space per 500 square feet of gross floor area + 1 space per 50 square feet of seating area (25 spaces) Total: 19 + 25 = 44 spaces	47 spaces (9 spaces onsite + 38 spaces in City Parking Lot #3)

Brief discussions concerning several of the development standards are provided below in order to provide a finer grain level of detail and/or additional context.

Setback Requirements

Carpinteria Municipal Code § 14.22.060 stipulates that certain development standards for the CB zone district, including but not limited to, setbacks and maximum building height, are as provided for in the Commercial Planned Development (“CPD”) zone district (CMC § 14.20). In the case of setback requirements, CMC §14.20.090(1) states that “no structure shall be located less than 35 feet from the centerline of *any* street or five feet from the property line, whichever is greater... Side yard setback requirements for corner lots *may* be waived” (emphasis added).

In the case of the subject proposal, the proposed project would maintain the existing legal nonconforming front (Linden Avenue) property line setback. Provided no structural alterations occur to the portion of the building that encroaches into the front setback, no specific action would be required of the Planning Commission to allow the existing legal nonconforming condition to remain. On the Seventh Street frontage, the conceptual plans suggest the new private patios to be provided for some of the ground floor hotel rooms would encroach to within approximately four feet of the property line. Depending upon the design and amenities of the patios, these areas may be subject to setback requirements and would need to meet the five-foot property line setback unless the Commission waived the setback requirement for the (secondary) street frontage.

Staff notes that many of the buildings in the downtown core (including the existing building) utilize a zero setback from the front and/or side property lines. Therefore, maintaining the building’s existing established setback is not out of character with surrounding development. Allowing appropriately designed and scaled buildings in the downtown core to be built right up to the sidewalk is also conducive to creating the desired pedestrian-oriented streetscape envisioned in the General Plan/Coastal Plan’s Community Design Element.

For buildings in a commercial zone district that are located immediately adjacent to properties in a residential zone district, CMC §14.20.090(1) requires that a commercial building more than 20 feet in height maintain at least a 20-foot setback from the property line of residentially-zoned properties. In the case of the subject project, the property backs up to properties zoned for residential uses (across Yucca Lane), and the subject building exceeds a height of 20 feet, therefore a minimum 20-foot setback from the residentially-zoned property is required. The existing building is set back approximately 58 feet from the adjacent residentially-zoned properties, and is therefore consistent with this standard.

Landscape Coverage Requirements

With respect to the site’s landscape coverage requirement, CMC § 14.22.050 provides that the minimum landscape coverage amount for a site larger than 7,500 square feet (such as the subject site) shall be five percent, and the Planning Commission shall increase the minimum landscape coverage requirement, up to a maximum of 20% coverage, when it determines that:

1. *A larger landscaping requirement would not deny the applicant a reasonable use of the land;*
or
2. *Additional landscaping can reasonably be accommodated by the configuration of the lot; or*

3. *Increased landscaping is necessary for the type of commercial use proposed.*

The conceptual plans suggest approximately 765 square feet of landscape area would be provided onsite, primarily along the project's Seventh Street frontage. This amount of landscaping equates to approximately 6.7% of the site coverage, which falls within the lower end of the allowable range. It is also slightly greater than the existing approximately 700 square feet of landscape coverage currently provided onsite. If the Commission felt additional landscaping were warranted as part of the hotel conversion, it would most likely have to come at the expense of the size of the proposed new hotel patios.

With respect to the screening and landscaping requirements for parking lots, CMC §14.54.080, Landscaping/Screening of Parking Areas, stipulates, among other provisions, that:

3. *When the total uncovered parking area on the property (including adjoining parcels over which the property has parking privileges) exceeds three thousand six hundred (3,600) feet, the following shall be required, in addition to other provisions of this title, as part of the landscape plan:*
- a. *Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for such trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs.*
 - b. *Screening shall be provided along each property line consisting of a five (5)-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four (4) feet in height. Such fences or walls abutting streets shall be ornamental in texture, pattern, or shadow relief. Planting, fences, or walls abutting streets shall not exceed thirty (30) inches in height for a distance of twenty-five (25) feet on either side of entrances or exits to the property.*
 - c. *The requirements for screening may be waived or modified by the Planning Commission if adjacent property already has provided a solid wall not less than four (4) feet high.*

Section 3 above, stipulates a requirement for additional perimeter landscape screening and buffering requirements for parking lots of 3,600 square feet or larger. The conceptual proposal calls for a slight reconfiguring of the parking lot, relocating the van accessible space and sliding the parking spaces northward on the property to provide room for a small landscape planter area to separate the onsite parking lot from the Seventh Street sidewalk. While the onsite parking lot does not meet or exceed the 3,600 square foot threshold, the introduction of new landscape areas around the parking lot that may help to soften and screen views of the parking and hotel "back-of-house" from public view are encouraged as a positive improvement to the property.

Parking Requirements

Carpinteria Municipal Code §14.50.040, Parking Spaces Required, provides required parking rates for various types of land uses. Parking rates for commercial uses including hotels and restaurants/cafes/taverns are listed as follows:

- *Hotel/motel: one space per guest room and one space per employee;*
- *Restaurant, café, tavern: one space per fifty square feet of seating area, and one space per five hundred square feet of gross floor area (CB zone).*

The contemplated proposal includes a 17-room hotel with two employees per shift, and 2,410 square feet of combined bar/café area (inclusive of approximately 970 square feet of seating area). Based on the above parking rates for the hotel and restaurant uses, the contemplated hotel/bar/cafe concept would require the following number of parking spaces:

- Hotel: 19 spaces (1 space per guest room + 1 space per employee)
- Bar/Cafe: 25 spaces (1 space per 500 square feet gross floor area + 1 space per 50 square feet of seating area)

Total Combined Parking Required: 44 spaces.

The conceptual proposal calls for providing nine spaces onsite in the reconfigured parking lot. The property also enjoys a historic credit for 38 spaces in City Parking Lot #3, which the City has traditionally honored when considering new- or re-development, or a change of use within an existing building in the City's downtown core. Combined, the nine spaces onsite and the 38-space credit in City Parking Lot #3 account for a total of 47 parking spaces, which exceeds (by three spaces) the required minimum number of spaces calculated for the contemplated mix of uses, per zoning.

The applicant team has also provided a Parking Study, prepared by Associated Transportation Engineers (ATE), dated August 9, 2022 (copy attached as Exhibit 2), which provides an estimated parking demand analysis for the combined hotel/bar/café uses. The ATE study utilizes two different methodologies to arrive at projected peak weekday and weekend parking demand figures of 20 spaces for weekdays (evening hours) and 28 spaces for weekends (8:00 p.m.), respectively. The parking demand analysis suggests that, like the zoning code parking analysis, the total combined amount of parking associated with the subject property (e.g. onsite and Parking Lot #3 credits) would be sufficient to meet anticipated peak parking demands. The analysis also suggests that the combined parking demands of the contemplated hotel/bar/café uses are less intensive than the historical parking demands of the "Palms" restaurant and apartment units.

Nevertheless, the nature of the proposed use (particularly the hotel accommodating overnight guests/visitors) and the need for staff parking poses potential operational challenges for how the parking demands for overnight hotel guests and hotel/bar/café staff would be met since only nine parking spaces would be provided onsite. Even at a projected peak parking demand of 20 (weekday) or 28 (weekend) spaces (as opposed to the 44 spaces calculated by zoning) according to ATE's parking demand analysis, said parking demands would still far outstrip available parking onsite, indicating that some hotel or restaurant guests, and hotel and restaurant staff will need to seek parking elsewhere.

Ideally, overflow parking associated with the subject property would park in City Parking Lot #3, which is located approximately 3 blocks (~625 feet) to the south. However, barring measures to explicitly encourage or require this, it is anticipated that hotel guests, restaurant patrons, and hotel/restaurant staff not able to park onsite will seek the closest available alternative parking rather than park in City Parking Lot #3. The combined effect of this, particularly for overnight hotel guests and staff, could have a concentrated effect on the limited available public on-street parking in the immediate vicinity along Linden Avenue, and Seventh Street, including in the adjacent downtown residential neighborhood, where public on-street parking is already often heavily utilized.

To help discourage such behavior and instead persuade guests and staff to utilize the credited spaces in City Parking Lot #3, the applicant team has begun identifying possible strategies to include in a Parking Management Plan that could be implemented during hotel and restaurant operations to address parking demands associated with the project. The draft Parking Management Plan provided by the applicant (attached as Exhibit 3) identifies a suite of strategies intended to encourage use of alternative transportation, and use of City Parking Lot #3 for offsite parking. Listed strategies include:

- Providing incentives for employees to utilize alternative means of transportation for commuting to/from work; or for parking in City Parking Lot #3;
- Providing discounts or other incentives for hotel or restaurant guests to utilize alternative transportation to access the property;
- Hotel operator may provide bicycles for hotel guests to use around Carpinteria; and
- If parking is not available onsite, guests may utilize the Seventh Street loading zone for check-in/check-out, and would be directed by hotel staff to park in City Parking Lot #3.

The Commission should consider whether these identified voluntary measures would be meaningfully effective in directing guest and employee “overflow” parking to City Parking Lot #3. Staff notes that, given the typical short-term nature of restaurant patron visits, it would be appropriate for restaurant patrons to utilize available time-restricted parking on Linden Avenue and surrounding areas. However, for overnight hotel guests and hotel/restaurant staff, whose vehicles are more likely to be parked for extended periods of time, use of public visitor parking on Linden Avenue would not be appropriate. Likewise, in an effort to not have an outsized nuisance impact on the nearby downtown residential neighborhood, it is important that a successful strategy be put in place to direct “long-term” parking associated with hotel guests or staff to City Parking Lot #3 or a similarly appropriate location.

As such, staff would encourage the Commission and applicant to consider additional measures to help facilitate use of City Parking Lot #3 for offsite parking. Such efforts could include measures that make it easier for hotel guests to utilize City Parking Lot #3 (such as complementary valet service) and/or mandatory measures (written into tenant lease agreements or terms of employment) for employees to utilize City Parking Lot #3. Use of a loading zone for check-in/check-out may also be a feasible strategy, coupled with incentives or requirements to park in Lot #3, however, the existing loading zone on Seventh Street is designated for short-term use only (three minutes or less) and also functions as a transit stop for the City’s Seaside Shuttle route, rendering it inappropriate for this type of loading activity. Instead, the applicant and City staff would need to consider an alternative loading zone strategy, either provided onsite within the subject property’s parking lot, or through the creation of a new appropriate time-restricted loading zone to serve the property. The establishment of such a new loading zone would, however, likely require removal of one or more existing “standard” on-street parking spaces.

Ultimately, in considering the parking needs of the contemplated change of use, the Commission should keep in mind that, in order to approve the requisite Development Plan for the conversion to a hotel, the Commission must be able to make all of the required findings for approval outlined in CMC §14.68.030(9), including, but not limited to, the following findings:

- (e) *“the proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection;”* and
- (f) *“the proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.”*

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Coastal Plan designation of Visitor-serving Commercial (VC) and is within Subarea 2a, Downtown Core District, as identified in the Community Design Element.

The following is a list of relevant policies contained in the City’s General Plan/Coastal Land Use Plan that pertain to the proposed project.

Land Use

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

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

Policy LU-3d: *Establish a commercial sector that balances the retail and service needs of citizens and tourists.*

Policy LU-3e: *Direct commercial development toward the center of town and in established commercial nodes. Exceptions include visitor-serving commercial uses in the Bluffs III sub-area, and commercial uses of a character, size and location that are intended solely to serve a specific neighborhood and thereby reduce vehicle trips.*

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

Policy LU-3g: *Provide for a range of business activities that bring vitality, revenue, and employment to Carpinteria and are compatible with its small town character.*

The contemplated proposal would convert an existing well-known (and likely historical) building in the heart of the City’s downtown into a small 17-room hotel with an attached bar/café. The conversion would entail mostly an interior remodel with only minor alterations to building fenestration and landscaping anticipated at this time, leaving the historical character of the building largely intact. The proposed use of the building as a hotel and café would be consistent with the types of uses anticipated in the downtown and would serve to enhance visitor-serving lodging opportunities in the downtown core, where such uses are presently limited. The conversion would, however, remove six residential apartments from the existing rental housing stock, and presumably displace the tenants living in the apartments at that time.

Visitor serving Commercial Development

Objective LU-5: *Maintain availability of agriculture, coastal -dependent industry and visitor-serving commercial development including hotels/motels, restaurants and commercial recreation uses.*

Policy LU-5a: *The City shall continue to give priority to agriculture, coastal-dependent industry and visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over residential, general industrial, or general commercial development.*

Policy LU-5c: *The City shall prohibit the removal or conversion of visitor-serving development unless it will be replaced by development offering comparable visitor-serving opportunities.*

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

Objective CDS2-3: *Preserve and enhance the downtown's historic status as the center of civic activity by encouraging the construction and expansion of cultural and governmental facilities in the downtown.*

Presently, the subject property houses a restaurant, office and a number of small residential apartments. The contemplated conversion would repurpose the majority of the building into a small 17-room hotel; a portion of the ground floor would be retained for a bar and café space. The proposed mix of uses would be consistent with the types of uses desired in the Visitor-serving Commercial overlay, and would provide new visitor lodging opportunities within the City, and within the downtown core, in particular, where overnight visitor accommodation options are presently limited.

Downtown Core and "Small Beach Town" Character

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.*

Policy OSC-13b: *Require new development or redevelopment in the downtown section of Carpinteria to conform to the scale and character of the existing community and consistent with the city's theme of a small beach-oriented community.*

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 contemplated change of use would repurpose and remodel the existing historic building. Exterior modifications are expected to be minimal and would likely include window retrofits, the addition of ground floor patios to the side and rear elevations, and landscape upgrades. Exterior building alterations would be designed in consultation with the City's Architectural Review Board and (likely) a qualified architectural historian.

The building is arguably the most prominently known structure in the City's downtown and is integral to the defining character of Linden Avenue. Preserving the historic charm and character of this building is key to the City's small beach town identity. It appears the proposed remodel and

repurposing of the existing “Palms” building would be consistent with the intent of the above objectives and policies.

Objective CDS2A-2: *Preserve and enhance the downtown’s historic status as the center of commercial activity of the city by encouraging a range of uses that serve both residents and visitors.*

Policy CDS2A-b: *Ensure that intensified land uses within the subarea support a lively place to visit, live, work and shop, and that the scale and character of the District remain consistent with the city’s “small beach town” image.*

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

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

The proposed concept would repurpose the former “Palms” restaurant into a 17-room hotel with attached bar/café, returning the historic building to its original intended purpose from the early 1900s. The introduction of a small transient lodging use in the downtown core is consistent with the types of uses anticipated and encouraged in the City’s visitor-serving commercial areas and would help meet a need that is currently largely unmet in the downtown core. The inclusion of transient lodging uses within the downtown core helps to bring more visitors into the downtown, which in turn helps to support other area businesses. Crucially, the proposal includes a bar/café use that would continue, in some fashion, the use of at least a portion of the building for a food or beverage establishment that would likely also be open to the general public. Proposed building alterations would primarily affect the interior layout of the building; exterior building alterations are likely limited to window retrofits, which would not drastically affect the building’s existing Linden Avenue street frontage, and landscaping upgrades.

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

Policy CD-10a: *Minor variations in front yard building alignments within a block are encouraged. Relatively steady setback patterns clearly define the public space of the street and reinforce small town character.*

Policy CD-10c: *Commercial and mixed-use frontages should generally have wide sidewalks adequate to encourage customers and residents to walk, shop and linger in the public right-of-way. Commercial buildings should have large windows and entries on the street at the ground level. Residential ground floor uses should be set up or back from the street enough to afford privacy within the dwelling.*

Policy CDS2A-d: *Enhance the pedestrian character of the District’s streets, plazas, paseos, parks and lanes.*

CDS2A Implementation Policy 26: *The provision of small spaces with benches, fountains, public art and other special elements that encourage people to gather and linger in public should be encouraged, particularly where they support businesses, such as sidewalk cafes.*

CDS2A Implementation Policy 27: *Gardens or plazas should be located adjacent to viable commercial uses or designed for a specific active uses, such as a children's play area.*

As part of the contemplated remodel and conversion project, some of the windows along the building's Linden Avenue frontage may be retrofitted with operable windows for the bar/café portion of the ground floor, which may help to create a more pedestrian-friendly streetscape. The dining room portion of the adjacent "Oaxaca Fresh" restaurant is located on the subject parcel and would be repurposed into a new, small café space and kitchen back-of-house operations for the hotel and bar/café. The portion of the building closest to Linden Avenue would house the café, which would be oriented towards and open to the sidewalk.

Along the property's street-side frontage (Seventh Street), the existing landscape planters would be reconfigured and updated, possibly with the introduction of new private patio areas for some of the ground floor hotel suites. These patios have not yet been developed, however attention should be paid towards ensuring that the scale and character of such patios does not detract from the public's sidewalk experience traveling through the downtown. Refreshing the site landscaping to better complement the building and property, as well as to help soften or screen the rear parking lot would be an improvement to the property and a benefit to the community.

Public Parking and Infrastructure

Policy LU-3h: *Develop land uses that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles in the community, and encourage alternative means of transportation.*

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

CDS2A Implementation Policy 29: *On-street parking and public parking requirements for coastal access shall be considered in deciding the required amount of off-street parking. Parking lots are discouraged on street frontages and are strongly discouraged on corner lots.*

Policy C-3l: *Provide sufficient parking and loading space in commercial and industrial areas to minimize interference with efficient traffic circulation.*

As discussed above in the zoning analysis section, the contemplated change of use is anticipated to have a reduced overall parking demand compared to the previous use of the building as a restaurant, office and small apartment complex. Existing parking provided onsite or credited to the property through historical assessments would more than meet the projected peak parking demands or calculated required parking per zoning.

However, the limited parking provided onsite has the potential to result in "overflow" parking concentrated on Linden Avenue or in the nearby residential neighborhood, unless parking needs for hotel guests and employees are carefully managed and directed toward appropriate facilities for

“long-term” and overnight parking. Therefore, the development and ongoing implementation of a parking management plan is likely to be an important consideration in ensuring that the proposed use avoids nuisance impacts for nearby businesses and residents, and does not adversely hinder other visitors’ access to the downtown. Various strategies are discussed in the zoning analysis section for how to appropriately manage overnight guest and employee parking.

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

Policy PF-5b: *The City will require proposed new developments to pay a fair share of the cost of needed public facilities and services. Further, in areas of the city designated for non-residential use but where residential use may be permitted, the City shall monitor total residential development and report annually to the School, Fire, Water and Sanitary districts to permit proper facilities planning by these special districts.*

Policy PF-5c: *The City will ensure that new development will not adversely impact services and facilities provided to existing development.*

If a Development Plan application is submitted for the contemplated change of use, the application would be routed to the various special districts that serve the property to determine how, or if, the change of use from restaurant, office and residential uses to a hotel and restaurant would trigger the need for any service or utility upgrades or retrofits.

The contemplated conversion is not expected to generate any significant traffic circulation impacts. And, as previously discussed, overall demand for parking associated with the contemplated mix of uses is anticipated to be lower in intensity than the former (primary) restaurant use. However, the nature of the parking demands would be different, as hotel guests not accommodated onsite would be more likely to park their cars for longer periods of time during their stay. The incursion of “long-term” parking into the downtown associated with this new mix of uses could negatively impact area businesses and residents, as well as other visitors trying to frequent local businesses.

Public View Corridors

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

Objective OSC-13: *Preserve Carpinteria’s visual resources.*

Policy OSC-13a: *Preserve broad, unobstructed views from the nearest public street to the ocean, including but not limited to Linden Avenue, Bailard Avenue, Carpinteria Avenue, and U.S. Highway 101. In addition, design and site new development on or adjacent to bluffs, beaches, streams, or the Salt Marsh to prevent adverse impacts on these visual resources. New development shall be subject to all of the following measures:*

- a. *Height and siting restrictions to avoid obstruction of existing views of visual resources from the nearest public areas.*
- b. *In addition to the bluff setback required for safety, additional bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Blufftop structures shall be set back from the bluff edge sufficiently far to ensure that the*

structure does not infringe on views from the beach except in areas where existing structures already impact public views from the beach. In such cases, the new structure shall not be greater in height than adjacent structures and shall not encroach seaward beyond a plane created by extending a straight line ("stringline") between the nearest building corners of the existing buildings on either side of the proposed development. Patios, balconies, porches and similar appurtenances, shall not encroach beyond a plane created by extending a straight line between the nearest corners closest to the beach from the existing balconies, porches or similar appurtenances on either side of the proposed development. If the stringline is grossly inconsistent with the established line of seaward encroachment, the Planning Commission or City Council may act to establish an encroachment limit that is consistent with the dominant encroachment line while still limiting seaward encroachment as much as possible.

c. Special landscaping requirements to mitigate visual impacts.

Objective CDS2A-1: *Preserve and strengthen the visual and physical connections between the downtown and the beach, mountains, and other neighborhoods.*

The contemplated change of use is not expected to significantly alter the existing building or site in a manner that would impact existing public view corridors towards the mountains or sea. Rather, the preservation of the existing building would help to retain an important and prominently visible building on Linden Avenue that is foundational to the charm and character of the City's downtown core.

Cultural Resources

Objective OSC-16: *Preserve Carpinteria's cultural resources.*

Policy OSC-16a: *Carefully review any development that may disturb important archaeological or historically valuable sites.*

The subject building dates back to approximately 1910 and is named after the rows of palm trees that line Linden Avenue, which are a designated City landmark themselves. Staff believes it likely that the subject building is eligible for landmark status given its age, architectural integrity, and local notoriety. Accordingly, if the contemplated conversion/change of use includes any exterior alterations to the building, then the applicants should have the property and project evaluated by a qualified architectural historian to determine its significance under the California Environmental Quality Act (CEQA) and, if the building is found to be historically significant, then to ensure that proposed alterations are appropriate to the character of the building and do not negatively impact its historical integrity or significance.

Noise

Objective N-3: *The City will minimize the adverse effects of traffic generated noise from City streets on residential and other sensitive land uses.*

N-3-Implementation Policy 1: *The City will use the land use/noise compatibility matrix shown on Figure N-3 to determine the appropriateness of land uses relative to roadway noise.*

N-3-Implementation Policy 2: *An acoustical study showing the ability to meet state noise insulation standards will be required for any development proposed in an area where noise exceeds the “normally acceptable” level shown on Figure N-3.*

According to Figures N-1 and N-2 (Existing and Future Noise Contours) of the City’s General Plan/Coastal Land Use Plan, the project site is located in an area with expected noise levels in the 60-65 dBA range. The City’s Land Use Compatibility Matrix (Figure N-3 in the General Plan/Coastal Land Use Plan) identifies transient lodging uses (motels, hotels) as “conditionally acceptable” within this noise range. For projects in a “conditionally acceptable” noise range, a detailed analysis should be made of the existing noise setting and of any noise reduction measures needed to meet targeted interior noise standards.

State and Local Housing Laws

The contemplated proposal would remove six existing apartment units (one studio unit, four one-bedroom units, and one two-bedroom unit). It is not known at this time how many of the apartments are occupied currently. According to the submitted conceptual review application, monthly unit rental rates range from \$800 to \$1,500 per month.

While the City has various provisions in its Zoning Code and programs included in the Housing Element (e.g., “no net loss” program) that are intended to discourage or prevent loss of rental housing units, it is not clear at this time to what extent, if any, these various City provisions or programs would apply to this particular scenario involving conversion of existing rental housing units into a transient lodging facility. Likewise, state housing laws may apply to this type of project. Staff is continuing to research this matter with the city attorney’s office, and hopes to have more information available concerning the applicability of local and state housing laws in time for the conceptual review hearing.

V. DEVELOPMENT IMPACT FEES

The proposed concept does not include any new commercial or industrial square footage. Likewise, the change of use to hotel from residential is considered less intensive with respect to the calculation of Development Impact Fees (DIFs). Therefore, it is not anticipated that a project similar to this conceptual proposal would be subject to the City’s DIF program. The change of use, may however, trigger service upgrades and/or fees from the special districts that would serve the project.

VI. SUMMARY OF ISSUES

The Planning Commission may wish to discuss the following issue areas:

- Proposed change of use;
- Loss of residential apartment units and displacement of tenants;
- Parking demands and management;
- Proposed building and site improvements; and
- Historical significance of building.

IX. ATTACHMENTS

- Exhibit 1 Conceptual Floor Plans
- Exhibit 2 Parking Study prepared by Associated Transportation Engineers
- Exhibit 3 Preliminary Parking Management Plan

Exhibit 1

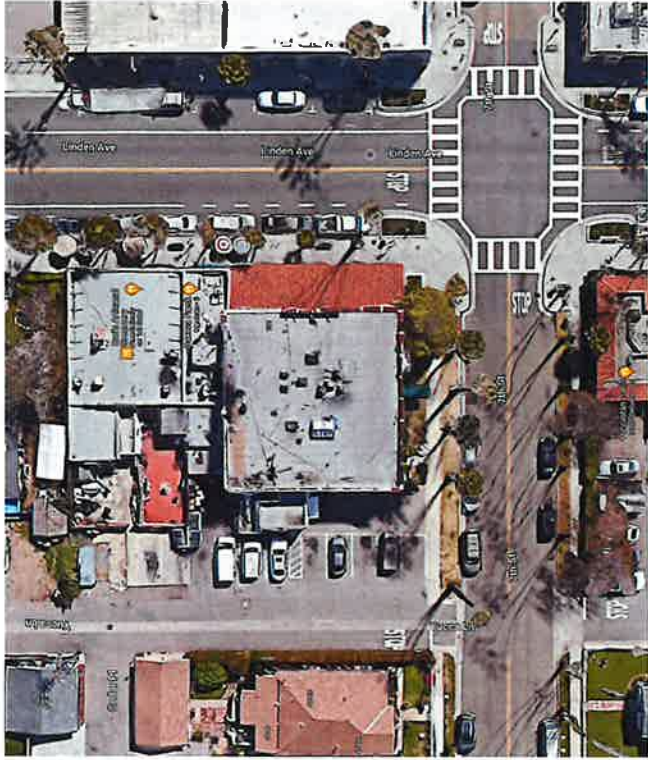
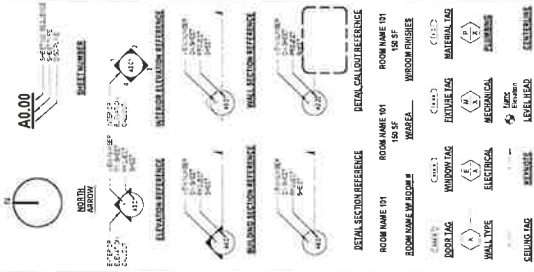
Conceptual Plans

Palms Hotel Conceptual Review
701 Linden Avenue
Project 22-2165-CON

PC Hearing, September 6, 2022

701 LINDEN AVE

SYMBOL LEGEND



DRAWING INDEX

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PROJECT DATA

PROJECT NAME	701 LINDEN AVE
PROJECT ADDRESS	701 LINDEN AVE, SANTA ANA, CA 92701
PROJECT PHONE	(714) 555-1234
PROJECT FAX	(714) 555-5678
PROJECT EMAIL	info@thepalms.com
PROJECT WEBSITE	www.thepalms.com
PROJECT ARCHITECT	THE PALMS
PROJECT ENGINEER	KEVIN MOORE ARCHITECT
PROJECT DATE	10/1/2023
PROJECT STATUS	CONCEPT REVIEW

THE PALMS

701 LINDEN AVE, SANTA ANA, CA 92701

KEVIN MOORE ARCHITECT

1001 10TH AVE, SANTA ANA, CA 92701

www.thepalms.com

PROJECT PHASE

CONCEPT REVIEW

PROJECT MAP

701 LINDEN AVE

COVER SHEET

A0.00

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PROJECT ENGINEER	KEVIN MOORE ARCHITECT
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BUILDING AREA CALCULATIONS

GROUND FLOOR	10,000 SF
SECOND FLOOR	10,000 SF
THIRD FLOOR	10,000 SF
FOURTH FLOOR	10,000 SF
FIFTH FLOOR	10,000 SF
SIXTH FLOOR	10,000 SF
SEVENTH FLOOR	10,000 SF
EIGHTH FLOOR	10,000 SF
NINTH FLOOR	10,000 SF
TENTH FLOOR	10,000 SF
LANDSCAPE AREA	10,000 SF
TOTAL AREA	100,000 SF

PARKING CALCULATIONS

TYPE	SPACE	AREA
STREET PARKING	10	10,000 SF
LOT PARKING	10	10,000 SF
UNDERGROUND PARKING	10	10,000 SF
TOTAL PARKING	30	30,000 SF

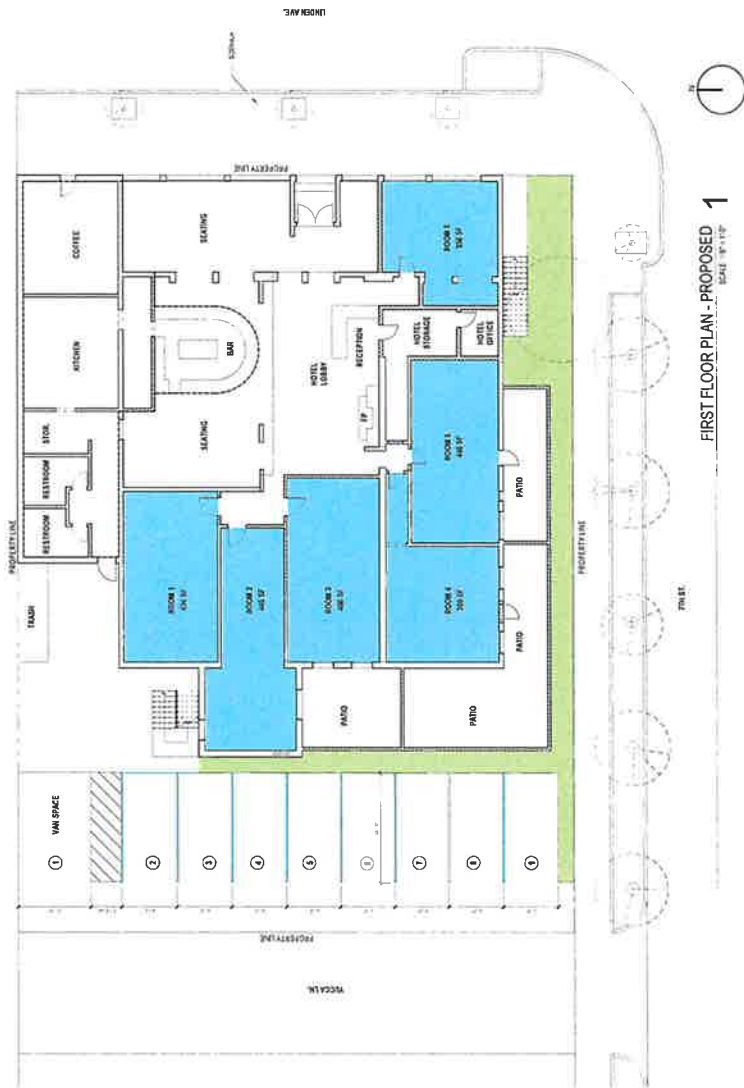
PROJECT TEAM

ARCHITECT	THE PALMS
ENGINEER	KEVIN MOORE ARCHITECT
GENERAL CONTRACTOR	THE PALMS

GENERAL NOTES

1. GENERAL NOTES: THE PALMS, 701 LINDEN AVE, SANTA ANA, CA 92701. PROJECT NAME: 701 LINDEN AVE. PROJECT ADDRESS: 701 LINDEN AVE, SANTA ANA, CA 92701. PROJECT PHONE: (714) 555-1234. PROJECT FAX: (714) 555-5678. PROJECT EMAIL: info@thepalms.com. PROJECT WEBSITE: www.thepalms.com. PROJECT ARCHITECT: THE PALMS. PROJECT ENGINEER: KEVIN MOORE ARCHITECT. PROJECT DATE: 10/1/2023. PROJECT STATUS: CONCEPT REVIEW.

CODE COMPLIANCE	701 LINDEN AVE, SANTA ANA, CA 92701
SPECIAL INSPECTIONS	701 LINDEN AVE, SANTA ANA, CA 92701



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Exhibit 2

Parking Study prepared by Associated Transportation Engineers

Palms Hotel Conceptual Review
701 Linden Avenue
Project 22-2165-CON

PC Hearing, September 6, 2022



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Since 1978

Richard L. Pool, P.E.

Scott A. Schell

August 9, 2022

22049L01

The Palms Hotel, LLC
701 Linden Avenue
Carpinteria, CA 93013

PARKING STUDY FOR THE PALMS HOTEL PROJECT – CITY OF CARPINTERIA

Associated Transportation Engineers (ATE) has prepared the following parking study for the Palms Hotel Project (the “Project”) located at 701 Linden Avenue in the City of Carpinteria. The study reviews the Project’s Zoning Ordinance parking requirements, quantifies the parking demands associated with the Project, and evaluates the adequacy of the proposed parking supply. The parking study also incorporate the parking data presented in the “Downtown Carpinteria Parking Study” prepared by Walker Consultants (June 2020) which reviews the existing and future supply and parking demands in the Downtown Carpinteria area.

PROJECT DESCRIPTION



The Project site is located at 701 Linden Avenue in the City’s downtown area. Figure 1 (attached) shows the location of the Project site in the City. The Project would redevelop the existing Palms restaurant commercial site to include a 17-room hotel, with a restaurant and coffee shop. The Project is proposing to provide 47 parking spaces, including 9 on-site and 38 off-site in City parking lots. Figure 2 illustrates the Project site plan and Table 1 summarizes the Project statistics.

Table 1
The Palms Hotel Project Statistics

Project Components	Rooms/Area (Gross SF)
Hotel	17 Rooms
Restaurant & Seating Area	1,890 Square Feet
Coffee Shop	320 Square Feet
Parking Provided:	47 Spaces (9 on-site/38 off-site)

The City of Carpinteria has determined that the parking requirement for the current uses on the 701 Linden Avenue property is 47 parking spaces, with 9 provided on-site and 38 parking spaces off-site. The property is assessed annually for the 38 off-site parking spaces under a parking assessment district. The City developed several parking assessment districts for commercial properties within the downtown core where the properties were not able to meet their required parking on-site. The assessment fees collected were used to off-set the cost of the acquisition and construction of 3 public parking lots in the downtown core.

PARKING ANALYSIS

Zoning Ordinance Parking Requirements

The City of Carpinteria Zoning Ordinance parking requirements were calculated for the Project based on the rates established for the Central Business (CB) Zone. It is noted that the Zoning Ordinance parking requirements are based on gross square feet. Table 2 presents the City of Carpinteria Zoning Ordinance parking requirements for the Project.

Table 2
The Palms Hotel Project - Zoning Ordinance Parking Requirements

Land-Use	Rooms/Employees/S.F.	Seating Area	Zoning Ordinance Rate^(a)	Zoning Requirement
Hotel	17 Rooms/2 Employees	N/A	1 Space/Guest Room 1 Space/Employee	17 Spaces <u>2 Spaces</u> 19 Spaces
Restaurant ^(b)	1,239 SF	971	1 Space/500 SF + 1 Space/50 SF Seating Area	2.48 Spaces <u>19.42 Spaces</u> 21.9 Spaces
Total Parking Requirement				41 Spaces
Parking Provided				47 Spaces (9 on-site/38 off-site)

(a) Based on CB Zone.

(b) Includes Coffee Shop area.

The data presented in Table 2 indicate that the City Zoning Ordinance parking requirement for the Project is 41 parking spaces. The 47 on-site and off-site parking spaces provided would satisfy the City's requirements. The 41 parking spaces are less than the required spaces for the existing use on the 701 Linden Avenue property. A shared parking analysis was completed to determine the estimated peak parking demands for the Project considering the mixed-use attributes of the proposed Project. The shared parking analysis considers two or more land uses that have compatible peak parking demand characteristics.



Shared Parking Analysis

A shared parking model was developed to determine the peak parking demands for the Project. The concept of shared parking recognizes that a single space may serve several different uses at different times during the day. The shared parking model was developed using Project proposed hours of operation, parking demand rates and time-of-day factors contained in the Urban Land Institute (ULI) Shared Parking, 3rd Edition and the Institute of Transportation Engineers (ITE), Parking Generation, 5th Edition for the individual Project components.

ULI Analysis

Walker Consultants, commissioned by the City of Carpinteria, completed the Downtown Carpinteria Parking Study ("Downtown Parking Study") in 2020. The "Downtown Parking Study" applied several different factors to develop the parking demand estimates pursuant to the ULI methodologies. The ULI analysis included driving ratio adjustments based on the Project's close proximity to the rail as well as the general walkability of downtown. "Non-captive" ratios were also applied to account for the likelihood that a portion of restaurant and coffee shop patronage would be hotel guests.

ATE updated the "Downtown Parking Study" calculations based on the Project land use statistics as shown in Table 1. The parking demand estimates were developed based on the same methodology as the "Downtown Parking Study". Table 3 shows the parking demands for the Project based on the using ULI rates (ULI parking demand worksheet attached).

Table 3
Peak Shared Parking Demand - ULI Rates

Project Components	Weekday (8:00 PM)	Weekend (8:00 PM)
Hotel Guests	7 Spaces	8 Spaces
Hotel Employees	2 Spaces	2 Spaces
Restaurant	5 Spaces	5 Spaces
Restaurant Employees	2 Spaces	2 Spaces
Coffee Shop	2 Spaces	2 Spaces
Coffee Shop Employees	1 Spaces	1 Spaces
Total Shared Parking Demand:	20 Spaces	21 Spaces

The data presented in Table 3 show that the parking demands forecasts for the Palms Hotel Project are 20 spaces on the weekdays and 21 spaces on the weekends using ULI parking demand rates. The 47 on-site and off-site parking spaces provided would satisfy the estimated ULI parking demands.

ITE Analysis

ATE also analyzed the Project's shared parking demands based on new data published in the Institute of Transportation Engineers (ITE), Parking Generation, 3rd Edition, as reviewed below.

Hotel. Parking demands for the hotel were calculated using the average (50th percentile) rate presented in the ITE report for Hotel (Land Use Code #310). The ITE rate accounts for the parking demands generated by both guest and employees.

Restaurants. Parking demands for the restaurants were calculated using the average (50th percentile) rates presented in the ITE report for Fine Dining Restaurants (Land Use Code #930). The ITE rates include the parking demands generated by both restaurant patrons and employees.

Coffee Shop. Parking demands for the restaurants were calculated using the average (50th percentile) rates presented in the ITE report for Coffee/Donut Shop without Drive Through Window (Land Use Code #936). The ITE rates include the parking demands generated by both coffee shop patrons and employees.

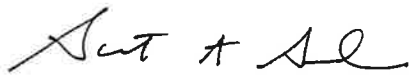
The analysis and calculations, which are attached, assume the same adjustments made in the "Downtown Parking Study" from the ULI data (driving ratio, non-captive ratio, etc.). Table 4 shows the peak shared parking demands developed for the Project using ITE parking demand rates.

Table 4
Peak Shared Parking Demands - ITE Rates

Land Use	Weekday (7:00 PM, 8:00 PM, 10:00 PM)	Weekend (8:00 PM)
Hotel	6 Spaces	13 Spaces
Restaurant	14 Spaces	15 Spaces
Coffee Shop	0 Spaces	0 Spaces
Total Shared Parking Demand:	20 Spaces	28 Spaces

The data presented in Table 4 show that the parking demands forecast for the Palms Hotel Project are 20 spaces on the weekdays at 7:00 PM, 8:00 PM and 10:00 PM and 28 spaces on the weekend at 8:00 PM using ITE rates. The 47 on-site and off-site parking spaces provided would satisfy the estimated ITE parking demands.

Associated Transportation Engineers



By: Scott A. Schell
Principal Transportation Planner

SAS/DFN

Attachments: Figure 1 - Project Site Location
Figure 2 - Project Site plan
ULI Shared Parking Spreadsheet
ITE Weekday Shared Parking Spreadsheet
ITE Weekend Shared Parking Spreadsheet



FIGURE 2

PROJECT SITE PLAN

Project: 22049

Description: The Palms Hotel - Walker Assumptions With Updated Land Use Information

Shared Parking Demand Summary																		
Peak Month: MARCH -- Peak Period: 12 PM, WEEKEND																		
Land Use	Project Data		Weekday				Weekend				Weekday		Weekend					
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 12 PM	Peak Mo Adj March	Estimated Parking Demand			
	Quantity	Unit																
Family Restaurant Employee	320	sf GLA	15.25	70%	70%	7.47	ksf GLA	15.00	70%	70%	7.35	ksf GLA	100%	98%	2	100%	98%	2
			2.15	79%	100%	1.70		2.10	79%	100%	1.66		100%	100%	1	100%	100%	1
Entertainment and Institutions																		
Hotel and Residential																		
Hotel-Business		keys	1.00	59%	100%	0.59	key	1.00	69%	100%	0.69	key	55%	90%	-	55%	90%	-
Hotel-Leisure	17	keys	1.00	59%	100%	0.59	key	1.00	69%	100%	0.69	key	65%	100%	7	65%	100%	8
Hotel Employees	17	keys	0.15	79%	100%	0.12	key	0.15	79%	100%	0.12	key	100%	100%	2	100%	100%	2
Restaurant/Lounge	1,890	sf GLA	6.67	63%	70%	2.94	ksf GLA	7.67	54%	70%	2.90	ksf GLA	100%	95%	5	100%	95%	5
Meeting/Banquet (0 to 20 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Meeting/Banquet (20 to 50 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Meeting/Banquet (50 to 100 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Convention (100 to 200 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	90%	-	100%	90%	-
Convention (> 200 sq ft/key)		sf GLA	5.50	68%	60%	2.24	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	90%	-	100%	90%	-
Restaurant/Meeting Employees	1,890	sf GLA	1.20	79%	100%	0.95	ksf GLA	1.33	79%	100%	1.05	ksf GLA	100%	100%	2	100%	100%	2
Office																		
Additional Land Uses																		
													Customer/Visitor	14		Customer	15	
													Employee/Resident	5		Employee/Resident	5	
													Reserved	-		Reserved	-	
													Total	20		Total	20	

THE PALMS HOTEL PROJECT (#22049) - WEEKDAY PEAK PARKING DEMAND FORECASTS
SHARED PARKING CALCULATIONS - ITE DEMAND RATES/TIME-OF-DAY FACTORS

WEEKDAY PARKING DEMAND CALCULATIONS BY USE

Land Use	Size	Units	Parking Rate	Alt Trans Factor	Internal Factor	Peak Demand
Restaurant (a)	1,890	KSF	14.84	70%	70%	14
Coffee Shop (b)	320	KSF	10.49	63%	70%	1
Hotel (c)	17	Rooms	0.74	59%	100%	7

(a) ITE rate Quality Restaurant - Friday (#931).

(b) ITE rate Coffee Shop - Weekday (#936).

(c) ITE rate Hotel - Weekday (#310).

HOURLY PARKING DEMANDS BY USE

Time of Day	Restaurant		Coffee Shop		Hotel		Total Shared Parking Demand	Parking Supply	Extra Spaces
	Hourly % (a)	14	Hourly % (b)	1	Hourly % (c)	7			
6:00 a.m.	0%	0	0%	0	95%	7	7	47	40
7:00 a.m.	0%	0	73%	1	95%	7	8	47	39
8:00 a.m.	0%	0	100%	1	90%	6	7	47	40
9:00 a.m.	0%	0	63%	1	80%	6	7	47	40
10:00 a.m.	15%	2	57%	1	70%	5	8	47	39
11:00 a.m.	40%	6	42%	0	70%	5	11	47	36
12:00 Noon	75%	11	39%	0	65%	5	16	47	31
1:00 p.m.	75%	11	27%	0	65%	5	16	47	31
2:00 p.m.	65%	9	0%	0	70%	5	14	47	33
3:00 p.m.	40%	6	0%	0	70%	5	11	47	36
4:00 p.m.	50%	7	0%	0	75%	5	12	47	35
5:00 p.m.	75%	11	0%	0	80%	6	17	47	30
6:00 p.m.	95%	13	0%	0	85%	6	19	47	28
7:00 p.m.	100%	14	0%	0	85%	6	20	47	27
8:00 p.m.	100%	14	0%	0	90%	6	20	47	27
9:00 p.m.	10%	1	0%	0	95%	7	8	47	39
10:00 p.m.	95%	13	0%	0	95%	7	20	47	27
11:00 p.m.	75%	11	0%	0	100%	7	18	47	29
12:00 a.m.	25%	4	0%	0	100%	7	11	47	36

(a) ULI time-of-day factors for Fine/Casual Dining Restaurant - Weekday.

(b) ITE time-of-day factors for Coffee Shop - Weekday (#936).

(c) ULI time-of-day factors for Leisure Hotel - Weekday.

THE PALMS HOTEL PROJECT (#22049) - WEEKEND PEAK PARKING DEMAND FORECASTS
SHARED PARKING CALCULATIONS - ITE DEMAND RATES/TIME-OF-DAY FACTORS

WEEKEND PARKING DEMAND CALCULATIONS BY USE

Land Use	Size	Units	Parking Rate	Alt Trans Factor	Internal Factor	Peak Demand
Restaurant (a)	1,890	KSF	17.00	70%	70%	16
Coffee Shop (b)	320	KSF	14.44	70%	70%	2
Hotel (c)	17	Rooms	1.15	69%	100%	13

(a) ITE rate for Quality Restaurant - Saturday. (#931)

(b) ITE rate Coffee Shop - Saturday (#936).

(c) ITE rate Hotel - Saturday (#310).

HOURLY PARKING DEMANDS BY USE

Time of Day	Restaurant		Coffee Shop		Hotel	
	Hourly % (a)	16	Hourly % (b)	2	Hourly % (c)	13
6:00 a.m.	0%	0	0%	0	95%	12
7:00 a.m.	0%	0	100%	2	95%	12
8:00 a.m.	0%	0	90%	2	90%	12
9:00 a.m.	0%	0	80%	2	80%	10
10:00 a.m.	0%	0	65%	1	70%	9
11:00 a.m.	15%	2	62%	1	70%	9
12:00 Noon	50%	8	40%	1	65%	8
1:00 p.m.	55%	9	32%	1	65%	8
2:00 p.m.	45%	7	0%	0	70%	9
3:00 p.m.	45%	7	0%	0	70%	9
4:00 p.m.	45%	7	0%	0	75%	10
5:00 p.m.	60%	10	0%	0	80%	10
6:00 p.m.	90%	14	0%	0	85%	11
7:00 p.m.	95%	15	0%	0	85%	11
8:00 p.m.	100%	16	0%	0	90%	12
9:00 p.m.	90%	14	0%	0	95%	12
10:00 p.m.	90%	14	0%	0	95%	12
11:00 p.m.	90%	14	0%	0	100%	13
12:00 a.m.	50%	8	0%	0	100%	13

Total Shared Parking Demand	Parking Supply	Extra Spaces
12	47	35
14	47	33
14	47	33
12	47	35
10	47	37
12	47	35
17	47	30
18	47	29
16	47	31
16	47	31
17	47	30
20	47	27
25	47	22
26	47	21
28	47	19
26	47	21
26	47	21
27	47	20
21	47	26

(a) ULI time-of-day factors for Fine/Casual Dining Restaurant - Weekend

(b) ITE time-of-day factors for Coffee Shop - Saturday (#936).

(c) ULI time-of-day factors for Leisure Hotel - Weekend.

Exhibit 3

Preliminary Parking Management Plan

Palms Hotel Conceptual Review
701 Linden Avenue
Project 22-2165-CON

PC Hearing, September 6, 2022

The Palms Hotel

The following is a list of strategies that the operators of the hotel will implement to encourage alternative transportation and parking in the City Lot #3 by guests and employees.

- Provide incentives to employees to take anything but a car to work. This may include reimbursement for bus, train, or other public transportation and reimbursement for bicycle purchase/repair.
- Full Time staff may receive reimbursement for parking in the City Lot #3.
- Discounts and specials will be available to guests of the restaurant, bar, and hotel for taking alternative transportation to the property.
- Bicycles may be provided to guests of the hotel to enjoy Carpinteria.
- If a hotel guest arrives and there is not a parking space available onsite, we will allow for check in parking in the 7th Street loading zone and direct guests to City Lot #3.



SEPTEMBER



SUN	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT
	ZM: Zoom Meeting LR: Lobby Meeting Room SR: Side Conference Room CC: Council Chamber CC-TV: Council Chamber Televised CM: Council Meeting Room			1 9am DTBAB SR 10:30am Library Staff Mtng. LR	2	3
4	5 CITY HALL CLOSED IN OBSERVANCE OF LABOR DAY 	6 10am Supervisors Meeting CC 2:30pm CDD Staff Meeting CM 5:30pm Planning Commission CC-TV	7 2pm PW Staff Meeting CC 5:00pm Fire District CC-TV	8 1:30pm Parks Staff Mtng. SR 2:30pm Code Comp Mtng. CM 5:30 Tree Advisory Board CC	9	10 9am Carp Beautiful 9am-1pm ABOP
11	12 5:30pm City Council CC-TV	13 10am Supervisors Meeting CC 2:30pm CDD Staff Meeting CM 4:30pm School Dist closed Sess. SR 5:30pm School District CC-TV	14 2pm PW Staff Meeting CC 5:30PM Water District CC-TV	15 9am Parks Staff Mtng. SR 10:30am Library Staff Mtng. LR 10:30am IDAG Meeting BR 1:30pm Parks Staff Mtng. SR 2:30pm Code Comp Mtng. CM 3:30pm Inter Dep. Coord. CC 5:30pm ARB CC	16	17
18	19 5:30pm General Plan Update CC-TV	20 10am Supervisors Meeting CC 2:30pm CDD Staff Meeting CM	21 2pm PW Staff Meeting CC 5:30pm Traffic Safety Com. CC	22 9am Parks Staff Mtng. SR 10:30am Library Staff Mtng. LR 1:30pm Parks Staff Mtng. SR 2:30pm Code Comp Mtng. CM	23 10:30am Cycle CA Coast CC	24 9am-1pm ABOP
25	26 5:30pm City Council CC-TV	27 10am Supervisors Meeting CC 2:30pm CDD Staff Meeting CM 4:30pm School Dist closed Sess. SR 5:30pm School District CC-TV	28 2pm PW Staff Meeting CC 5:30PM Water District CC-TV	29 9am Parks Staff Mtng. SR 10:30am Library Staff Mtng. LR 1:30pm Parks Staff Mtng. SR 2:30pm Code Comp Mtng. CM 3:30pm Inter Dep. Coord. CC 5:30pm ARB CC	30	

City of Carpinteria
Planning Activity Summary

August 2022

- | | | | |
|-----------------------------|--------------------|---------------------------|------------------------|
| 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 09/01/2022

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
22-2179-CON	Peter Coeler	4934	Dorrance Way	Concept review for a new 2-story duplex	Submitted 8/25/2022. Under review.	Syndi	1	
22-2178-CON	Peter Coeler	4949	Dorrance Way	Concept review for a new 2-story duplex	Submitted 8/25/2022. Under review.	Syndi	1	
22-2177-CON	Peter Coeler	333	Linden Avenue	Concept review for a new 2-story duplex	Submitted 8/25/2022. Under review.	Syndi	1	
22-2175-DP/CDP	Tim Finnigan / Saticoy Development LLC	4253	Carpinteria Ave	Construct 3 new units	Submitted 8/8/22. Under Review.	Nick	1	
22-2174-CON	Mark Pfaff	5559	Calle Arena	Concept review for a new 2-story SFD	Submitted 8/8/2022. Under review.	Syndi	1	
22-2172-ARB/CDP	Flourish Trust	5637	Calle Pacific	New swimming pool & shade trellis.	Submitted 7/20/2022. Incomplete 8/19/2022. Resubmitted 8/24/2022. Under review.	Syndi	1	
22-2170-SIGN	City of Carpinteria	5781	Carpinteria Avenue	New ground sign for the skate park	Under review.	Marysol	1	
22-2166-SIGN	Carpinteria Smiles Dental	1166	Eugenia Place	New ground sign	Under review.	Marysol	1	
21-2112-LCPA	City of Carpinteria		City wide	Downtown Design Overlay Program	RRM Drafting DDO amendments to Ch 14 due this fall.	Rita	1	
21-2111-LCPA	City of Carpinteria		City wide	Density Bonus Program	In progress. Public Draft in preparation. 2/12 CC Initiation Hearing.	Rita	1	
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. Resubmitted 8/16/2022. Under review.	Syndi	1	
22-2168-DP/CDP	Sandpiper MHP	3950	Via Real	Phase 2-new solar canopies in side yard setback.	Submitted 7/13/2022. Incomplete 8/11/2022.	Syndi	2	
22-2167-ARB	Sandpiper MHP	3950	Via Real	Phase 1-new solar canopies over parking & common open space area.	Submitted 7/13/2022. Incomplete 8/11/2022.	Syndi	2	
22-2164-DPR/CDP	Parga Construction for The Spot	389	Linden Avenue	Patio Cover over steel structure and canvas shades	Submitted 6/23/2022. Incomplete 7/21/22.	Marysol	2	
22-2162-DP/CDP/ARB	John Howard	4818	Dorrance Way	New 1,895sf 2-story SFD and a detached 471sf garage with a 408sf workshop above.	Submitted 6/9/2022. Incomplete 7/8/2022.	Syndi	2	
22-2150-SIGN	US Bank	5420	Carpinteria Avenue	new signs	Under review. Incomplete.	Marysol	2	
22-2145-ARB/CDP	Heather & Sean Findley	864	Arbol Verde Street	Garage conversion to living space and 567sf addition with new garage and foyer.	Submitted 3/15/2022. Incomplete 4/14/2022. On hold pending ADU ordinance.	Syndi	2	
22-2142-SIGN	John Crispis for Albertsons	1018	Casitas Pass Road	New illuminated wall sign and parking lot signs	Submitted 1/20/2022. Incomplete.	Marysol	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	
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

20-2059-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. Property to be listed for sale 1/31/22.	Nick	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
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	
22-2159-ARB/CDP	Greg Lee	501	Concha Loma Drive	New 497sf garage, 97sf addition, interior remodel, and demo (e) 323sf carport.	Submitted 5/26/2022. Incomplete 6/23/2022. Resubmittal 7/8/2022. Complete 7/27/2022. Tentatively scheduled for ARB on 9/15/2022.	Syndi	3	
22-2156-CON	Saticoy Development, LLC	4209	Carpinteria Avenue	Concept review for a new 2-story mixed use project	Submitted 5/23/2022. Tentatively scheduled for ARB on 9/15/2022.	Syndi	3	
21-2131-DP/CDP/ARB	Tim Finnigan	4775	Seventh Street	New SFD with 4-car garage below	Submitted 11/8/2021. Incomplete 12/8/2021. Resubmittal 3/18/2022. Incomplete #2 4/14/2022. Resubmittal 4/25/2022. Incomplete #3 5/24/2022. Resubmittal 6/7/2022. Complete 7/6/2022. Tentatively scheduled for ARB on 9/15/2022.	Syndi	3	
21-2128-DP/CDP	Chevron	5675	Carpinteria Avenue	Decommissioning and Remediation of the Carpinteria Oil and Gas Processing Facilities	Submitted 10/25/2021. Labels Submitted 11/10/21. Complete 3/8/22. NOP Issued 8/1/2022. IS comment period extended to 9/30/2022.	Steve/Luis	3	

21-2083-DP/TPM/CDP/ARB	Jerry & Lisa Zins	4905	Eighth Street	New condominium triplex	Submitted 1/13/2021. Incomplete 2/12/2021. Owners have decided to do condos instead of apts. Resubmitted 9/17/2021. 2nd Incomplete 10/11/2021. Revised duplex apt. project submitted 2/4/2022. Complete 3/7/2022. To ARB 4/28/2022. Revised plans for 3 condos submitted 6/27/2022. Revised plans submitted 8/30/2022. Tentatively scheduled for ARB 9/15/2022.	Syndi	3	
19-2006-CON	Richard Smith	5510	Callejon Dr	Remodel (E) SFD, construct 2nd story addition, & addition of ADU	Submitted 9/6/19. ARB concept review 11/21/19. Revised ARB concept review 8/27/20.	Nick	3	
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	Public Outreach Survey completed by 7/31/22. RRM Drafting DDO amendments to Ch 14. See 21-2112 for Downtown Overlay.	Steve/Rita	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	
22-2173-SIGN	City of Carpinteria	5781	Carpinteria Avenue	Skate park temporary signage during construction	Under review. Complete 7/27/2022. Director approved 7/27/2022.	Marysol	4	
22-2169-SIGN	Carp Moon Café	4991	Carpinteria Avenue	New signs	Under review. Incomplete. Approved 8/25/2022.	Marysol	4	
21-2126-FENCE/ARB	Jaime & Ericka Lopez	5458	Granada Way	As-built walls in front and side yards	Submitted 9/27/2021. Incomplete 10/20/2021. Resubmittal 2/8/2022. Incomplete #2 3/10/2022. Resubmittal 5/11/2022. Complete 6/10/2022. ARB approved 6/30/2022. Awaiting revised plans.	Syndi	4	Yes
21-2116-ARB	Motel 6	5550	Carpinteria Avenue	Lighting and landscaping	Submitted 7/14/2021. Incomplete 8/12/2021. Resubmitted 11/10/2021. Incomplete 12/9/2021. Resubmittal 12/20/2021. Incomplete 1/19/2022. Pending Resubmittal. ARB 4/28/2022. Director approved 7/5/22. Coastal Commission Appeal period ends 8/4/2022. Property ownership has changed.	Marysol	4	Yes
20-2074-CDP	AT&T / Eukon Group	323	Elm Avenue	new small wireless facility in City ROW.	Submitted 11/11/20. Incomplete 11/19/20. Resubmitted 5/24/21. Incomplete 6/3/21. Resubmitted 10/28/21. Complete 11/22/21. Director Approved 1/7/22.	Nick	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	
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. Approval expires 1/16/2024. 2nd COVID-19 TEX request submitted 8/18/2022.	Syndi	4	
22-2165-CON	Joseph Corazza/ Miramar Group	701	Linden Ave	Conversion of Palms Restaurant & Apartments to Hotel/Café	Submitted 6/29/22. To Concept PC 9/6/22.	Nick	5	
22-2157-GPA	City of Carpinteria		Citywide	Housing Element Udate	Kick off Meeting June 6, 2022. Discussion of strategies at PC 8/1/2022.	Steve	5	
22-2151-LCPA	City of Carpinteria		Citywide	Formula Business Regulations	First presentation at City Council February 14, 2022, CC meetings 5/9/2022, 5/23/2022. Urgency Ordinance adopted 6/27/2022. Initiation at CC 7/11/2022.	Steve	5	
22-2140-CUP	Carpinteria Valley Water District	5300	El Carro (El Carro Park)	New groundwater wells	Submitted 1/18/2022. Incomplete 2/9/22. CC granted City Manager authorization to sign application 6/27/22. Resubmittal 8/2/22. GC 65402 Determination to PC 9/6/22. CUP/CDP to PC 10/3/22.	Nick	5	
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. Resubmittal 3/16/2022. Complete 4/15/2022. To ARB 5/26/2022. Awaiting revised plans.	Syndi	5	
19-2008-ORD/LCPA	City of Carpinteria			Amendment(s) to the City's LCPA - (ADUs) to implement State requirements	City Council Hearing 9/26/2022. ADU Prototypes under preparation.	Steve/Rita	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 2024.	Steve	5	
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. Prelim ARB Approved 9/16/21.	Nick	5	
05-1210-ZTA/LCPA	City of Carpinteria		Citywide	Zoning Code Update	Kick-off meeting 4/20/05. Joint Study Session 5/16/05. All administrative draft chapters delivered 5/12/06. Now connected to the 3-year Principal Planner position work effort through a CCC grant.	Steve/Rita	5	
22-2147-DP/CDP	City of Carpinteria		Linden to Holly	Interim Coastal Vista Trail Spur	Submitted 3/28/2022. Complete 4/27/2022. Prelim ARB approved 5/26/2022. PC approved 7/5/2022.	Syndi	6	
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. Resubmitted 12/28/2021. Complete 1/13/2022. Prelim/Final review at ARB on 3/31/2022. Approved by PC 5/2/2022. CCC appeal period ended 5/31/2022.	Syndi	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
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	

19-2015-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. ARB Prelim Approval 10/28/21. Proposed Final EIR published 1/3/22. PC approved 1/18/22. Appeals filed 1/28/22. City Council conceptually upheld appeals 3/28/22. Stakeholder outreach underway. Back to Council TBD.	Nick	7	
19-1982-MCA	City of Carpinteria		Citywide	Seismic Retrofitting of Soft-Story Buildings	Initiated by the City Council on 5/13/19. To City Council for first read on 1/13/2020. Public Workshop held 2/22/2020. Second first read yet to be scheduled 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. In BP plan check.	Nick	9	
21-2138-DPR/CDP	Santa Cruz Island Foundation	4994	Carpinteria Ave	Exterior site & building improvements for new Channel Islands Center	Submitted 12/22/21. Routed 1/7/22. Under review. Incomplete 1/21/22. Resubmitted 3/17/22, under review. Preliminary ARB approval 5/26/22. PC approved 8/1/22. FLAN sent 8/15/22. Final ARB approved 8/25/22.	Nick	10	
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. Director approval 11/10/2021. 1-year TEX approved 7/28/2022; now expires 11/10/2023.	Syndi	10	
19-1980-ARB	Stengel	5420	Cameo	Remodel SFD & 1st floor addition	Submitted 4/19/19. Comments back to applicant 5/13/19. Complete 5/22/19. Prelim ARB approval 6/13/19. Director approved 7/30/19. Final ARB approval 9/26/19. Applicant submitted Time Extension Request granted 12/11/20.	Nick	10	

14-1719-CUP/CDP	City of Carpinteria		Carpinteria Ave Bridge	Replace Carpinteria Ave Bridge over Carpinteria Creek	NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to PC 9/2/14. Project update to CC 11/10/14. ARB CON 2/12/15. EIR released for public comment 3/25/16. ERC 4-26-16. Public Comment Period closed 5-9-16. Prelim ARB approval 9/15/16. PC approved 11/7/16. Sent to CCC 11/18/16. PW completing 65% drawings 3/17. Utility relocation coordination underway 3/17. Construction easement acquisition underway Spring 2018. Entitlements expired, need CEQA Addendum to address CSD Siphon relocation. Final ARB 11/21/19. PC approval for reauthorization of CUP/CDP and acceptance of CEQA Addendum 6/01/20.	Nick	10	
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	
22-2158-DPR/CDP	Joe & Kimberlee Franken	4745	Dorrance Way	420sf bedroom and bathroom addition, new mud room and closet in garage.	Submitted 5/24/2022. Incomplete 6/22/2022. Resubmitted 6/30/2022. Complete 7/12/2022. Director approval 7/27/2022. BP#13741 submitted 8/4/2022.	Syndi	12	
22-2152-SIGN	Reese Corp Signs / Carp Physio	5432-34	Carpinteria Avenue	New signage	Under review. Complete. Director approved 6/28/2022. Building permit in plan check.	Marysol	12	
21-2132-TUP	Gigavac	6382	Rose Lane	TUP for portable offices during remodel	Submitted 11/9/21. Approved 12/16/21. BP submitted 1/31/22.	Nick	12	
21-2129-DPR/CDP	The Storage Place	6250	Via Real	New storage units (modular)	Submitted 10/27/2021. Incomplete 11/24/2021. Resubmitted 12/10/2021. Complete 1/4/2022. PC 3/7/2022. Building Permit in plan check. Plan check on hold at applicant's request.	Marysol	12	

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. To ARB In-Progress Review 9/30/21. Hardware/Butler Buildings BP submitted 10/12/21. Butterfly Building BP submitted 11/23/21. Site Improvements BP submitted 12/14/21. Final ARB Review 6/30/22.	Nick	12	
18-1903-DP/CDP	Procore	6303	Carpinteria Ave	Renovation of exterior building facade, landscape and driveway/parking lot	Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal. Proposal to proceed with partial relandscaping only under review. Project on hold at applicant's request.	Marysol	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	
07-1407-ARB	6380 Via Real, LLC	6380	Via Real	Revised new office complex	Revised Final ARB 10/17/2019. BP #13512 submitted 12/14/2021.	Syndi	12	
21-2106-DP/CDP/ARB	Siegel Residence Addition	4755	Fourth Street	Second story addition to SFD	Submitted 4/28/2021. Incomplete 5/28/2021. Resubmitted 8/30/2021. Complete 10/14/2021. Prelim ARB on 12/16/2021. Approved by PC on 3/7/2022. BP submitted 4/5/2022. Final ARB on 4/28/2022. BP#13599 issued 8/5/2022.	Syndi	13	
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. Redesign and resubmittal under review. ARB Matters by Staff 5/26/2022. Director's review 6/20/2022. Building Permit issued.	Marysol	13	
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. BP submitted 9/17/21. BP issued 12/16/21.	Nick	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	
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 issued 8/18/2022.	Syndi	13	
19-1985-ARB	Brian Pera, HLW for Procure	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	
22-2163-SIGN	City of Carpinteria	5141	Carpinteria Ave	New ground sign for the Carpinteria Community Library	Submitted 6/10/2022. Approved. Building Permit issued	Marysol	14	
22-2161-SIGN	Ben Mascari / Carpinteria	873	Linden Avenue	Redesign and reinstall previous hagnign sign	Submitted 6/1/2022. Approved. Under construction.	Marysol	14	
22-2143-DPR	Bega	1000	Bega Way	Energy storage system & sound wall	Submitted 2/7/2022. Complete 3/8/2022. Approved 4/5/2022. Building Permit issued 7/2022	Marysol	14	
21-2134-SIGN	Carpinteria Business Park	4185, -88, -93	Carpinteria Avenue	Update existing signage of 4 tenants to meet the new sign program	Submitted 11/16/2021. Resubmittal under review for approval and building permit. Resubmittal pending. Resubmitted. Approved 4/19/2022. Building permit in plan check. Incomplete. Building Permit issued 6/23/2022. Under constructions.	Marysol	14	
21-2133-TUP	Gigavac	6382	Rose Lane	TUP for portable restrooms during remodel	Submitted 11/9/21. Approved 12/16/21. BP submitted 1/31/22. BP issued.	Nick	14	
21-2127-ARB/CDP	Eva Sobesky & Todd Mathers	5353	Eighth Street	Exterior alterations to existing residence.	Submitted 10/25/2021. Incomplete 11/24/2021. Stop Work posted 11/30/2021. Complete 12/6/2021. Prelim ARB 12/16/2021. Final ARB 3/3/2022. Director approval 3/10/2022. BP#13557 issued 6/3/2022.	Syndi	14	
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. Incomplete 9/9/2021. Resubmitted 11/18/2021. Complete 11/23/2021. Approved by PC on 2/7/2022. BP#13374 issued 7/8/2022.	Syndi	14	

21-2122-CUP/CDP	Caltrans		US 101/Carpinteria Avenue	Santa Claus Ln Bike Path	Submitted 8/12/21. Additional submittals 9/20/21. Complete 9/27/21. Prelim ARB approved 11/10/21. PC approved 12/6/21. CCC appeal period ended 1/10/22, no appeals filed. CDP issued 8/25/22; construction underway 9/1/22.	Nick	14	
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. Incomplete 9/8/2021. Resubmittal 9/23/2021. Complete 10/12/2021. Preliminary & final review at ARB on 10/28/2021. Director approval 11/18/2021. BP #13491 issued 12/15/2021.	Syndi	14	
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. Prelim/Final ARB 9/30/2021. Director Approval 11/30/2021. Building Permit issued. Under construction.	Marysol	14	
21-2119-SIGN	Jaime Leaf, Signature Signs	957	Maple #2	Monument sign reface	Submitted 7/19/2021. Approved 8/17/2021. Under construction.	Marysol	14	
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. Building Permit issued. Pending inspection.	Marysol	14	
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. Building Permit Issued 9/24/2021. Revision approved by Matters by Staff 11/10/2021. Final sign-off corrections pending.	Marysol	14	yes
21-2093-SIGN	Ben Mascari	879	Linden Ave	New sign	Submitted 2/26/2021. Approved 3/8/2021.	Marysol	14	
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 issued 9/21/2021.	Syndi	14	
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. Director approved 10/20/2021. BP#13206 issued 2/8/2022.	Syndi	14	
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. BP submitted 9/22/21. BP issued 12/16/21. Construction underway; fence & landscape completed.	Nick	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. Under construction. Pending inspection.	Marysol	14	
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. Approved by PC on 9/7/2021. To ARB for final review 10/14/2021. BP#13346 issued 12/9/2021. Under construction.	Syndi	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. Revision 1 issued.	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. Revised BP submitted for new rear fence & driveway gate.	Nick	14	

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 issued 11/3/21. Under construction.	Syndi	14	
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 8/6/2021. Under construction.	Syndi	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	
19-2023-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. LLA recorded 12/30/2021. BP#13089 issued 1/14/2022. Under construction.	Syndi	14	
19-2021-ARB	Marsha Ota	5273	Cambridge Lane	Remodel and addition of 460 sq. ft.	Submitted 11/7/2019. Complete 12/18/19. To CDD Director for action. Approved by CDD 2/24/2020. BP#12889 issued 8/3/2020. Under construction.	Syndi	14	

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. Final ARB on 3/31/2022. BP#13622 submitted 4/27/2022, in plan-check. Demo permit issued 5/17/2022. PW Grading permit issued 5/25/2022. 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. Under construction. Exterior light demonstration under review ARB matters by staff 3/3/2022. Minor revision pending.	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. Prelim redesign submitted 1/2022, pending application submittal. Project on hold pending submittal of proposal for new structure.	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. Temp CoO issued 9/23/21.	Nick	14	
19-1989-CUP/CDP	Laurie Neil	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. Monument sign revision 11/2021.	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. Wall revision to ARB 7/28/22.	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	
18-1920-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. Affordable unit lottery started 11/15/2021 and ended on 1/21/2022. Affordable unit closed escrow on 4/22/2022. Lots 2 & 3 CofOs issued 7/5/2022. Lots 5 & 6 CofOs issued 8/8/2022.	Steve / Syndi	14	
16-1839-CDP	Thom Vernon	500	Maple Avenue	Install new windows & replacement roll-up doors	Submitted 8/12/16. Incomplete 9/8/16. Complete 9/14/16. To ARB 9/15/16, continued to 10/13/16. ARB approved 10/13/16. Director Approved 10/21/16. FLAN sent to CCC 11/1/16. BP application submitted 10/20/16. BP issued 2/2/17, under construction.	Nick	14	

15-1804-CDP	Hawkins	5567	Calle Arena	Construct (N) SFD w/ attached two-car garage	Submitted 12/29/15. Incomplete 1/28/16. Meeting w/ new agent 6/26/17. Concept ARB 8/17/17. Revised submittal 12/13/17. Incomplete 1/12/18. Concept ARB 2/15/18. Resubmitted 4/13/18. Incomplete 5/3/18. Resubmitted 5/9/18. Scheduled for Prelim ARB Review 5/31/18. Cont'd to Prelim 7/12/18. Cont'd to Prelim 7/26/18. ARB Prelim Approval 7/26/18. Complete 9/27/18. Revised ARB Prelim Approval 11/15/18. Director approval issued 12/18/18. Appeal filed 12/28/18. PC denied appeals 3/4/19. Appeal of PC decision filed 3/14/19. CC denied acceptance of appeal 4/22/19. FLAN sent to CCC 4/24/19. Appeal filed with CCC 5/9/19. CCC Appeal hearing 7/10/19, CCC found no substantial issue. City approvals stand. Final ARB approval 8/29/19. BP submitted 4/2/19. BP issued 12/19/19, under construction.	Nick	14	
15-1767-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. BP issued; under construction.	Nick	14	
09-1522-CUP/CDP/LCPA/ORD	Caltrans		Linden-Casitas Interchanges and Via Real Extension	Reconstruct overcrossings and extend Via Real across Carpinteria Creek	Submitted 2009. PC recommended approval 05/18/15. CC first reading and recommended approval of ORD and LCPA 06/22/15 and 07/27/15. Submitted to CCC 08/21/15. CCC hearing in October in Orange County. CC approved CUP/CDP 11/23/15. FLAN sent to CCC 12/1/15. No appeal. ARB Final 3/17/16. Construction underway 9/12/16.	Steve	14	
08-1483-CDP	Salzgeber	447	Concha Loma Drive	Install water well and storage tank for agricultural purposes	Submitted 12/18/08. Incomplete 1/16/09. Resubmitted 3/20/09. Incomplete. Resubmitted 9/1/09. Director approved 5/7/10. Permit issued 10/19/10. Well constructed and sealed 11/10. Awaiting installation of pump and storage tank.	Nick	14	

04-1172-DP/CDP	Franssen	750	Palm Avenue	Construct one new SFD and create two condominiums	Revised plans submitted 9/15/06. Incomplete 10/9/06. Resubmitted 10/30/06. Prelim ARB 11/30/06. Complete 12/21/06. To PC 1/2/07. Revised Prelim ARB 1/25/07. PC approved 2/5/07. CC approved map clearance 12/10/07. PC approved one year TEX 2/4/08. Grading Permit issued 2/4/09. Final ARB for Unit 2 10/1/09. BP issued, under construction. CoFo issued on rear unit.	Nick	14	
21-2136-TUP	Eva Sobesky & Todd Mathers	5353	Eighth Street	TUP for watchman's trailer	Submitted 12/1/2021. Director approved 12/10/2021. Expires 12/10/2022 at latest.	Syndi	15	
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. Revision issued. Final sign off.	Marysol	15	
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 issued 9/16/2021. Final inspection 8/30/2022.	Syndi	15	

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 4/29/2021. Revisions submitted, under review. Final sign-off 7/19/2022.	Marysol	15	Yes
22-2153-CON	Joseph L. Cardenas	5401	Cameo Road	Concept review for a 2-story addition & remodel to SFD	Submitted 5/18/2022. ARB concept review 7/28/2022.	Syndi	X	
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. Complete 9/16/2021. Prelim Continued ARB 10/14/2021. Pending resubmittal. Application withdrawn.	Marysol	X	
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. Director Approve 9/2/2021. Building Permit issued. Project withdrawn.	Marysol	x	
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. 11/2021 corrections given to applicant prior to final signoff. Tenant changed, new sign application submitted.	Marysol	x	
20-2046-ARB	Sukone Sripajittichai	901	Linden, Suite B	Add three new windows to exterior wall to create a new storefront.	Submitted 3/16/2020. Complete 04/13/2020. Prelim ARB 06/11/2020, continued. Schedule for prelim ARB 7/30/2020. Director Approval 10/13/2020. Final ARB 10/15/2020. Pending Building Permit submittal. Expired.	Marysol	x	
Last updated					9/1/2022 17:31			

BUILDING PERMIT REPORT

08/01/2022 - 08/31/2022



Permit #	Issued Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Permit Date	Code Compliance Violation	Fire Permit Required
13757	8/30/2022	003-212-023	4399 Carpinteria Avenue	DUDLEY, SAMUEL	200 amp overhead service upgrade from existing 100 amp. To be in the same location.	1,800	Issued	8/30/2022		
13751	8/23/2022	503-240-048	4677 Carpinteria Avenue	ARBOR MOBILE HOME PARK	Tear off existing composition shingles. Install Certaineed Landmark 30 year composition shingles. Like for Like. 9 squares.	6,000	Issued	8/22/2022		
13748	8/23/2022	003-243-028	4650 Seventh Street	Eric Joseph Bell and Meredith Evans Bell	Tear off existing composition shingles. Install Certaineed Landmark 30 year composition. Like for like. 28 squares	21,925	Issued	8/11/2022		
13747	8/23/2022	003-325-003	729 Olive Avenue	JOHNSON FAMILY TRUST 8/8/19	Tear off Existing composition shingles and install certaineed Landmark 30 year composition. Like for like 13 squares.	9,325	Issued	8/11/2022		
13739	8/3/2022	004-027-012	1309 Linden Avenue	KUNKEL, ERIC B	Replace water heater, Same location.	1,735	Issued	8/3/2022		
13732	8/1/2022	003-890-028	4806 Sawyer Avenue	OROZCO AMY M JOHNSON/ALONZO E	Replace existing 3/4" service line with 1"	1,627	Issued	8/1/2022		

13731	8/1/2022	003-890-032	4814 Sawyer Ave	GONZALES FAMILY TRUST	Replace 3/4" gas line with new 1" gas line. Service line.	1,627	Issued	8/1/2022		
13687	8/1/2022	003-470-008	4759 Sandyland Road	SEAHORSE TRUST 1/15/03	Install residential driveway rolling gate. Gate is electric powered, remote and keypad operated, Knox box, and a pedestrian walk through access gate. [Project 21-2100- FENCE]	22,000	Final Processing	6/22/2022	Yes	Yes
13599	8/5/2022	003-435-007	4755 Fourth Street	Siegel Family Trust 1/28/02	535 sf addition: Bedroom addition at 1st floor, master bedroom and bathroom addition at 2nd floor. Project is 41% of area and 48% of value for SLR.	198,500	Issued	4/5/2022		Yes

13453	8/10/2022	003-434-004	4756 4th Street	James Crawford	Repair termite damage, new insulation, new drywall, new fire sprinklers, replace doors & windows like-for-like under existing headers. NO STRUCTURAL ALTERATIONS, NO EXTERIOR ALTERATIONS. ALL REPAIRS TO BE LIKE-FOR-LIKE. (scope is 7% of value for SLR) 4/6/2022: Front wall/stucco/porch overhang repairs are OK as like-for-like with photos to verify for inspection. \$8,500 add'l cost brings scope to 9% of value for SLR. REVISION 1: Revised scope of work to include: 1.) repairs as described in Solid Structures engineering report dated 8/9/2022, 2.) re-roof with mfr-GAF Timberline color-HDZ Charcoal (10 squares), and 3.) electrical panel upgrade to 220 amp in	144,312	Issued	10/4/2021	Yes	Yes
13412	8/2/2022	003-142-038	5110 Cottage Drive	Cottages Carpinteria LLC	Lot 6-Plumbing plan for a single family residence. See 13408.	30,000	Final	8/31/2021		

13411	8/2/2022	003-142-037	5120 Cottage Drive	Cottages Carpinteria LLC	Lot 5-Plumbing plan for a single family residence. See 13408.	30,000	Final	8/31/2021		
13410	8/2/2022	003-142-036	1315 Vallecito Place	Cottages Carpinteria LLC	Lot 4-Plumbing plan for a single family residence. See 13408.	30,000	Final	8/31/2021		
13409	8/2/2022	003-142-035	5140 Ogan Road	Cottages Carpinteria LLC	Lot 3-Plumbing plan for a single family residence. See 13408.	30,000	Final	8/31/2021		
13408	8/2/2022	003-142-034	5130 Ogan Road	Franciscan Development Inc.	Lot 2-Plumbing plan for a single family residence. See 13409-13413 also.	30,000	Final	8/31/2021		
13397	8/2/2022	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	Issued	8/12/2021		Yes

Total Records: 16

9/1/2022