



AMENDED
Planning Commission
Meeting Agenda

Tuesday, September 5, 2023 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 Moyer
David Allen
Katherine Salant

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

- 1) Minutes of the regular Planning Commission meeting held August 7, 2023

NEW PUBLIC HEARING

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

Review Procedure:

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

2) Howard New Residence

Project # 22-2162-DP/CDP/ARB

Address: 4818 Dorrance Way

Applicant: Dylan Chappell, architect, for John Howard

Planner: Syndi Souter

Hearing at the request of Dylan Chappell, architect, for John Howard, to consider Project 22-2162-DP/CDP/ARB (application filed June 9, 2022) for approval of a Development Plan and a Coastal Development Permit to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot under the provisions of Carpinteria Municipal Code (CMC) §14.14 – Planned Residential Development District and §14.68 – Development Plan; and to approve an Exemption pursuant to §15303, §15304, and §15332 of the California

Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-440-013, addressed as 4818 Dorrance Way.

3) Scerni New Residence

Project # 22-2184-DP/VM/CDP/ARB

Address: 4610 Fourth Street

Applicant: Jeremy Roberts, architect, for Gregg and Beth Scerni

Planner: Syndi Souter

Hearing at the request of Jeremy Roberts, architect, for Gregg and Beth Scerni, to consider Project 22-2184-DP/VM/CDP/ARB for approval of a Development Plan and a Coastal Development Permit to construct a new 2,257 square-foot two-story single-family residence with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft under the provisions of Carpinteria Municipal Code (CMC) §14.14 – Planned Residential Development District and §14.68 – Development Plan; and to approve an Exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-431-005, addressed as 4610 Fourth Street

OTHER BUSINESS

- 4) Status Report for the Caltrans “Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension” (09-1522-CUP/CDP) and “US 101 Carpinteria to Santa Barbara HOV Lane, Segment 4a” (18-1920-CUP/CDP) projects. Community Development Department staff will provide a briefing to the Planning Commission concerning the status of the two-referenced US Highway 101 improvement projects and their respective project conditions of approval.

MATTERS PRESENTED BY COMMISSIONERS

DIRECTOR’S REPORT

- 5) Architectural Review Board Meeting Minutes of July 27, 2023
- 6) City calendar for the month of September, 2023
- 7) Planning Activity Report as of August 31, 2023
- 8) Building Permit Report as of August 31, 2023

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY OCTOBER 2, 2023

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 28, 2023 in the Community Development Department, on the City Hall Public Notices Board, and on the Internet.

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Benefield. Commissioners Present: Jane L. Benefield, Chair Glenn La Fevers, Vice-Chair David Allen (virtual) John Moyer Commissioners Absent: Katherine Salant Others Present: Nick Bobroff, Acting Community Development Director Erin Maker, Environmental Program Manager, Public Works	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE Chair Benefield led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS It was announced Steve Goggia was retiring from his position as Community Development Director on August 18th and Principal Planner Nick Bobroff has been promoted to the position effective August 21st.	ANNOUNCEMENTS
PUBLIC COMMENT Architectural Review Boardmember Patrick O'Connor requested that the Design Review Committee hold a meeting to discuss issues related to the Downtown 'T.' He explained it is a joint committee between the ARB and Planning Commission, and there has not been a meeting this year.	PUBLIC COMMENT
CONSENT CALENDAR 1) Minutes of the regular Planning Commission meeting of January 3, 2023 2) Minutes of the regular Planning Commissioner meeting of February 6, 2023 3) Minutes of the regular Planning Commission meeting of April 3, 2023 4) Minutes of the regular Planning Commission meeting of May 1, 2023 MOTIONS Upon a motion by Commissioner Moyer, seconded by Commissioner Allen, the Planning Commission voted 2-0-2 (Benefield and La Fevers abstained) to approve the regular Planning Commission meeting minutes of	CONSENT CALENDAR

January 3, 2023, as presented. Upon a motion by Commissioner Moyer, seconded by Commissioner La Fevers, the Planning Commission voted 4-0 to approve the regular Planning Commission meeting minutes of February 6, 2023, as presented. Upon a motion by Commissioner La Fevers, seconded by Commissioner Moyer, the Planning Commission voted 3-0-1 (Allen abstained) to approve the regular Planning Commission meeting minutes of April 3, 2023, as presented. Upon a motion by Commissioner La Fevers, seconded by Commissioner Moyer, the Planning Commission voted 4-0 to approve the regular Planning Commission meeting minutes of May 1, 2023, as presented.	
NEW PUBLIC HEARINGS 5) Howard Residence Project # 22-2162-DP/CDP/ARB Address: 4818 Dorrance Way Applicant: Dylan Chappell, architect, for John Howard Planner: Syndi Souter Hearing at the request of Dylan Chappell, architect, for John Howard, to consider Project 22-2162-DP/CDP/ARB (application filed June 9, 2022) for approval of a Development Plan and a Coastal Development Permit to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot under the provisions of Carpinteria Municipal Code (CMC) §14.14 – Planned Residential Development District and §14.68 – Development Plan; and to approve an Exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-440-013, addressed as 4818 Dorrance Way. DISCLOSURE OF EX-PARTE COMMUNICATIONS Chair Benefield recused herself because she lives on Dorrance Way. The hearing was continued to September 5th due to lack of quorum resulting from Chair Benefield's recusal and Commissioner Allen attending virtually. 6) Southern California Edison (SCE) Easement GC §65402 Address: 4945 Carpinteria Avenue (otherwise known as City Parking No. 1) Applicant: City of Carpinteria	NEW PUBLIC HEARINGS

MATTERS PRESENTED BY COMMISSIONERS

Commissioner Moyer said his neighbors are asking about the status of a “stop work” order placed on a residential project on Ogan Rd. Acting Community Development Director Nick Bobroff explained the homeowner’s work went beyond what the permit called for. He said they haven’t been able to get a satisfactory set of plans, and it is on their list of compliance cases. He said they are trying to get something moving soon.

Chair Benefield expressed concern about electric bikes riding around in Carpinteria's Salt Marsh Park. She noted the weeds are getting high, people cannot see well, and there are children present. She described the situation as dangerous and asked for it to be addressed.

Commissioner Allen expressed concern that the hotel project on Bluffs 1 adjacent to the Skate Park still has many issues to be fleshed out. He suggested the issues be scrutinized and worked out within the next few weeks before getting to environmental review and the public.

MATTERS PRESENTED

DIRECTOR'S REPORT

- 7) Architectural Review Board Meeting Minutes of March 16, 2023, April 27, 2023, May 25, 2023, and June 29, 2023
- 8) City Calendar for the month of August 2023
- 9) Planning Activity Report as of July 31, 2023
- 10) Building Permit Report as of July 31, 2023

Acting Community Development Director Nick Bobroff reviewed the materials.

DIRECTOR'S REPORT

ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF TUESDAY, SEPTEMBER 5, 2023 – All present indicated they could attend, with Allen planning to attend remotely. Chair Benefield stressed the importance of a quorum, noting she and Allen cannot participate in one of the hearings.

ATTENDANCE FOR NEXT MEETING

ADJOURNMENT – Chair Benefield adjourned the meeting at 5:55 p.m.

ADJOURNMENT

Secretary, Planning Commission

ATTEST:

Chair, Planning Commission

Planner: Nick Bobroff Hearing on the request of the City of Carpinteria Public Works Department to consider Project 23-2235-GC (application filed July 14, 2023), for a determination that the granting of an easement affecting a 700 square foot (7.00' wide by 100.00' long) portion of City Parking Lot No. 1 to Southern California Edison to allow for the installation, maintenance and operation of electrical equipment associated with electrical vehicle infrastructure is consistent with the General Plan/Coastal Plan of the City of Carpinteria, pursuant to Government Code §65402. The application involves APN 003-261-008, addressed as 4945 Carpinteria Avenue (otherwise known as City Parking No. 1). DISCLOSURE OF EX-PARTE COMMUNICATIONS - None Acting Community Development Director Nick Bobroff presented a staff report that included an analysis of General Plan conformity. He said staff was recommending the Commission find the granting of the easement consistent with the City's General Plan. Commissioner Allen asked if a commercial operator would be operating the charging station. Environmental Program Manager Erin Maker of Public Works said they are contracting with EV Connect to operate and maintain the charging stations. She explained the contractor operates various charging stations around the city, and the maintenance agreement will be for five years. PUBLIC HEARING OPENED & CLOSED Chair Benefield opened the public hearing. Upon seeing no members of the public come forth, she closed it. Commissioner La Fevers said the idea is consistent with the General Plan and called for a motion. MOTION Commissioner La Fevers motioned to adopt Resolution PC No. 23-006, determining the granting of the easement to SCE in Parking Lot 1 for electric vehicle maintenance and infrastructure was consistent with the City's General Plan, and to adopt the findings as presented. Commissioner Moyer seconded it. The motion passed 4-0 by the following roll call vote: Commissioner Allen voted yes, Commissioner Moyer voted yes, Commissioner La Fevers voted yes, and Chair Benefield voted yes.	
OTHER BUSINESS - None	OTHER BUSINESS

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: September 5, 2023

ITEM FOR CONSIDERATION

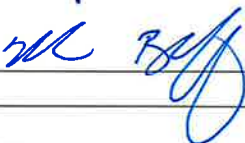
Howard New Residence
Project 22-2162-DP/CDP/ARB

Request to approve a Development Plan and Coastal Development Permit to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot; and to accept a categorical exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA).

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


SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department


SIGNATURE

Owner: John Howard

Agent: Dylan Chappell, Architect

Project Location: 4818 Dorrance Way

APN: 003-440-013

Zoning: Planned Residential Development
(PRD-20)

General Plan Designation: Medium Density
Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-23-007, thereby approving Project 22-2162-DP/CDP/ARB to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above; and to accept a categorical exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Development Plan

The requested Development Plan would allow the construction of a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above. Total cumulative square footage for all new structures would be 3,155 square feet. The maximum roof ridge height of the residence would be 26.17 feet, and the maximum roof ridge height of the garage/workshop would be 21.33 feet, both measured from finished grade. The project would include new landscaping and hardscape. Access would be via a new driveway off of Dorrance Way.

The project includes a request for a Modification to the front setback to allow the covered front porch and a portion of the ground floor living area to encroach up to 13-feet into the required front setback of 30-feet.

Coastal Development Permit

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

Proposed plans are included as Attachment A, Exhibit 2. Story poles were erected on February 23, 2023, and photographs are included in Attachment B.

III. BACKGROUND

Site Characteristics and Background

The subject vacant property is 5,471 square feet in size and is located on the north side of Dorrance Way, between Holly Avenue and Elm Avenue. The project site is located in the Downtown Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by a two-story apartment building on the north, single-story residences to the east and west, and one- and two-story residences to the south, across Dorrance Way. The general vicinity contains a mix of one- and two-story residential structures.

The property was originally developed most likely in the 1930's with a two-story single-family dwelling. Over the years, the property was not maintained and fell into disrepair. In 2010, the dilapidated residence was demolished under building permit #10095 in response to a Notice and Order to Abate by Demolition that the City issued on the property.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. However, the project site is located in an area identified as being vulnerable to future sea level rise impacts as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP).

Architectural Review Board

The project received preliminary review by the Architectural Review Board (ARB) on March 16, 2023, and story poles were erected prior to the meeting on February 23, 2023. No public comment letters or spoken public comments were received for the project. The Board generally supported the project, with comments including support for the Modification request (especially since the project retains the oak tree on site), praise for the use of the raised foundation, and requesting a black metal stack chimney for the workshop above the garage. At that meeting, the Board made a recommendation to the Planning Commission for preliminary approval with comments. Final review by the ARB would be required before issuance of building permits.

A copy of the Minutes from the March 16, 2023 ARB meeting is included as Attachment C.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the listed Categorical Exemptions as the project includes the construction of a new single-family residence with a detached accessory structure, associated grading (including utility trenches and over-excavation and recompaction for the foundation), and landscaping improvements; wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

For additional detail, see the attached Notice of Exemption included as Attachment D.

V. ANALYSIS

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

Carpinteria Municipal Code (CMC)

A single-family residence is a permissible use in the PRD-20 district, subject to specific development standards and approval of a Development Plan and Coastal Development Permit by the Planning Commission. The following table identifies the project's conformance with applicable Planned Residential Development District requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Dorrance Way)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	Proposed Residence: 37 feet from centerline of street; 17 feet from property line*
Side (West)	5 feet min.	Proposed Residence: 12 feet Proposed Garage/Workshop: 5 feet
Side (East)	5 feet min.	Proposed Residence: 5 feet Proposed Garage/Workshop: 16 feet
Rear (North)	15 feet min.	Proposed Residence: 37 feet Proposed Garage/Workshop: 5.5 feet**
Height	30 feet max.	Proposed Residence: 26.17 feet Proposed Garage/Workshop: 21.33 feet
Building Coverage	50% max. (2,735 square feet)	36% (1,953 square feet)
Open Space & Landscaping	20% min. (1,094 square feet)	31.8% (1,738 square feet)
Density	2 units max. (20 units/acre)	1 unit
Parking	2 spaces min. (2 garage spaces)	2 garage spaces

*See setback modification discussion below.

**See accessory structure setback discussion below.

Setback Modification

The project plans show the front covered porch and a small portion of the ground floor residential living space encroaching within the required front yard setback. Dorrance Way is narrow, with a right-of-way width of only 40-feet. As such, the normally required front yard setback measured from the street centerline extends 30-feet into the property. The new covered front porch would be 137 square-feet in size and would be located approximately 17-feet away from the front property line, with a roof overhang extending an additional three-feet towards the street. The entrance and front face of the proposed residence would also be located within the front yard setback, which would comprise approximately 142 square-feet of living space encroaching within the setback, and be located approximately 24 feet from the front property line.

The Carpinteria Municipal Code (CMC) §14.50.120 provides the following provision to allow for modifications to zoning district requirements: *“In reviewing a development plan, the planning commission or city council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:*

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

The front porch and entry add a welcoming charm to the residence when viewed from the street, but the proposed 17-foot front yard setback is at least feet closer to the street than most of the other new residences on Dorrance Way. However, the immediately adjacent homes on Dorrance Way have front yard setbacks of 10.38-feet and 14.08-feet, respectively, which are closer to the street than the proposed residence. Historically, the Planning Commission has been supportive of modifications to allow unenclosed front porches to encroach within the front setbacks where it lends to good design and conforms to the established neighborhood character. The ARB was supportive of the Modification request since other homes in the area are also closer to the street, and the design retains the oak tree on the property. The proposal shows 31.8% of the property in open space, which includes the lawn, rear patio, and landscaped areas. Most of the new landscaped area is along the Dorrance Way frontage, which would be a beneficial improvement for the public to enjoy. Additionally, the existing oak tree would be retained, which would provide shade from a mature tree in the landscaped area. With the amount of open space larger than the 20% minimum requirement, the Planning Commission could make the necessary findings for the Modification to allow the requested setback encroachment.

Accessory Structure Setbacks

The proposed detached garage/workshop would be considered an accessory structure, and would be subject to the setback requirements of CMC §14.50.020.3, which states, “*Accessory structures shall conform to the height requirements and the front and side yard setback regulations of the district. An accessory structure may be located in the required rear yard setback; provided, that it is located no closer than ten feet to the principal structure and that it occupies no more than forty percent of the rear yard.*” (emphasis added). The proposed garage/workshop would be 21.33 feet tall, located 11.33 feet away from the residence at the closest point, occupy 34.5% of the rear yard setback, and would not be located within the front or side yard setbacks. As such, the proposed garage/workshop would comply with the applicable zoning code requirements.

Development Plan Approval

In order to approve a Development Plan for the project, the Planning Commission must make all of the findings for approval provided for in CMC 14.68.030, which are listed below:

- a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*
- b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*
- c. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

- d. The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*
- 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.*
- f. The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

Staff believes all of the necessary findings can be made. The proposed project is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown beach neighborhood. The project is a small in-fill development project resulting in the construction of a new single-family dwelling. With the approval of the requested front setback Modification, the project would be consistent with all applicable requirements of the City's General Plan/Coastal Land Use Plan and Carpinteria Municipal Code, including Title 14, Zoning. The property is not located in a flood or fire hazard zone, nor is the project located in an area encumbered with any easements or sensitive habitats. Appropriate conditions have been included in the project conditions of approval to address parking, geologic hazards, construction noise, water quality, risk of future sea level rise, and air quality considerations. Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report.

General Plan/Coastal Land Use Plan

The project site has a General Plan/Coastal Land Use Plan designation of Medium Density Residential (MDR) and is within Design Subarea 1 (Beach Neighborhood) of the Community Design Element and is subject to the following policies:

Land Use Element

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

Policy LU-3b: *The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.*

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-3I: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed project represents a small in-fill development project that would result in a net gain of one dwelling unit on a property located in an urbanized, developed part of the City's downtown beach neighborhood and zoned for a density of up to two units. Such infill projects are generally

encouraged by the above-stated Objective and Policies, provided they are done in a manner that is consistent with the rest of the City's policies and regulations, as discussed below.

Noise Element

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

The City's standard conditions relating to construction timing and noise attenuation have been included in the attached recommended Conditions of Approval (Attachment A, Exhibit 3).

Safety Element

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

Although the project site is not located in the mapped 100-year floodplain at this time, it is still in an area vulnerable to flooding impacts. These vulnerabilities, as discussed above, are liable to become more pronounced in the future as a result of rising sea levels, as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Project, which shows the subject property as being vulnerable to two feet or more of sea level rise. Chapter 7 of the California Coastal Commission's (CCC) 2018 Sea Level Rise Policy Guidance document includes strategies for addressing sea level rise for redevelopment projects, including, developing thresholds for defining "redevelopment".

Consistent with CCC guidance, the City Council adopted an interim strategy for addressing sea level rise that defines re-development as projects that result in improvements costing more than 50% of the existing structure's market value; or projects resulting in the replacement of more than 50% of the existing structure. If a proposed project exceeded these thresholds, it would qualify as "re-development" and be expected to further analyze vulnerability to impacts from sea level rise and identify and implement adaptation strategies to mitigate those potential impacts. New development, by its nature would exceed these stated thresholds and therefore must also comply. Although this site is not in an area presently subject to the requirements of the City's Interim Sea Level Rise Guidance document for new- or re-development, the project has been designed with a raised foundation with the finished floor at 3.5-feet above grade to mitigate the risk of future flooding impacts.

Community Design Element

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

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

The proposed Craftsman bungalow residence would exhibit both one- and two-story elements. The surrounding neighborhood contains primarily vernacular cottage and Craftsman architectural styles with structures ranging from one to three stories. The maximum height of the proposal at 26.17-feet is in line with other two-story structures in the vicinity that have raised foundations due to flood hazards, which range from 25-feet-two-inches to 27-feet in height. Other newer homes that are in the

area, but not in a flood zone are 22- to 23-feet in height, respectively. The proposed architectural design of the conceived residence is in character with other homes in the neighborhood.

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).*

Although views of the mountains are available from the site, the proposed project would not significantly block public views of the mountains. Public views of the Pacific Ocean are not available from the project site, due to existing development.

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

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

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

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

The proposal includes a new 3.5-foot-tall decorative wooden fence around the perimeter of the front yard near the street with landscaping along the street frontage. The low fencing and steps up to the street-facing covered front porch, combined with the proposed landscaping, would create a welcoming pedestrian-scaled streetscape. The proposed colors, materials, and details would be similar to other homes in the vicinity, but also unique to this proposal.

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

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

The proposed exterior light fixture has received preliminary review by the ARB and was determined to be night-sky compliant. Should the project be approved by the Planning Commission, the project would return to the ARB for final review at which time the Board would have the opportunity to review the specifications and cut sheets for the proposed exterior lighting to ensure consistency with this Objective and Policy.

Subarea I (Beach Neighborhood) Objectives and Policies

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

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the*

neighborhood “small beach town” image. Discourage new development of large, “boxy” buildings, with ground floors primarily devoted to garages.

CDS1-Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or “boxy” building design.*

CDS1-Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from “walling off” the beach from the town.*

The proposed design would maintain an open front yard consistent with other homes in the area, and the proposed residence would be in scale and character with other two-story residential structures in the area. The proposed maximum height of 26.17-feet is slightly higher than other two-story homes in the area, but the design includes a raised finished floor to mitigate potential future flooding impacts from sea level rise. The new residence would be a few feet closer to the front property line than some of the other newer residences along Dorrance Way, but the covered porch would be welcoming to pedestrians. Other newer two-story homes on the street have front porches ranging from 18-feet to 24-feet away from the street, with the adjacent single-story homes at 10.38-feet and 14.08-feet from the street, respectively. The design of the proposed residence consists of one- and two-story elements with pitched roofs, so it is not “boxy,” and the garage would be detached and located at the rear of the property where it would not be prominently visible.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City’s Uniform Codes.*

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

Any development on this site would be required to, at minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures. The proposed landscaping plan has received preliminary review by the ARB and complies with the applicable design policies and water conservation requirements promoting the use of low water use, native or locally adapted species.

Beach Neighborhood Residential Design Guidelines

DG 1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General*

Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.

Neither the proposed residence nor the proposed garage/workshop encroach into the side yard encroachment plane, so the proposal is compliant with DG 1. Please see the “west” elevations on Sheet A3.0 of the plans in Attachment A, Exhibit 2.

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

The architecture of the proposal is in character with the neighborhood. The proposed residence would be set back farther from the street than the two adjacent single-story homes, but would be located approximately three-feet closer to the street than most of the newer homes along Dorrance Way, which have front yard setbacks ranging from 18- to 24-feet. The proposed design, with the covered porch set back 17-feet from the street with steps up to the entry, would be in character with the immediately surrounding residences along Dorrance Way.

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

The massing of the proposed residence is “wedding-caked” with the second story set back from the sides and the street. The proposed garage/workshop would be located at the rear of the property, and would not appear as a two-story structure from the street but would provide architectural variety within the neighborhood. Overall, the Craftsman bungalow style of architecture is consistent with the “small beach town” character.

DG 4: *For single family dwellings, the second story should comprise not more than 40% of the total building square footage (including garages).*

The second-story components of the entire proposal comprise approximately 38 percent of the total project square footage. However, the second story of the residence is 34.5% of the total square footage of the residence alone.

DG 5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

The second story is stepped back 15-feet from the front of the first floor and stepped back 21.5 feet from the front porch, so the proposal complies with DG 5.

DG 7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

As discussed previously, the maximum height of the proposed residence is 26.17-feet due to the additional 3.5-feet of elevation added to the raised floor foundation for anticipated flood hazards. The taller height is commensurate with other newer two-story building heights in the area, which range from 23.75- to 27-feet in height. The proposed garage/workshop is 21.33-feet in height, which is well below the recommended height limit.

DG 9: *Using a combination of techniques to comply with flood elevation requirements (such as fill, raised floor foundations or below-grade parking) is preferred over relying solely on one technique to achieve required finished floor heights for habitable spaces.*

Although not required at this time, the proposal uses only one method, a raised floor foundation, to elevate the finished floor of the residence to mitigate potential SLR impacts. Additional methods, such as raising the pad with compacted fill, may exacerbate the impacts of SLR on the adjacent neighboring structures. Note that the apartment building located to the north of the project site is on a fill pad that is three-feet-tall. The ARB praised the applicant team for designing the project with a raised foundation to reduce future flooding impacts to neighboring properties.

DG 10: *Building facades longer than 20 feet should incorporate design features such as larger windows or off-set wall planes.*

The front (street elevation) of the proposed residence has a lot of depth with the covered front porch and the second story stepped back, while the sides have recessed wall planes between floors. The roof lines, details, and exterior finishes add more perceived depth and dimension. Additionally, the variety of proposed window sizes adds character to the proposed residence. The garage/workshop, with the workshop off-set and cantilevered above, breaks up the elevations of the structure.

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

The roof of the proposed residence is primarily open gable (at a 4:12 pitch) with a shallower shed roof element over the front porch. The proposed garage/workshop would have a hipped roof (also at a 4:12 pitch). Both structures would have roofs that do not dominate the elevations.

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

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

The front yard would be fenced with a 3.5-foot-tall decorative wooden fence, which would create an open feeling between the public and private spaces. The entry gate at the pathway and steps up to the proposed residence would define the path to the front entry. The proposed street-facing covered front porch, combined with the pathway and proposed landscaping, would create a welcoming pedestrian-scaled streetscape.

DG 17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

DG 18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

The proposed garage/workshop is located in the rear of the property, behind the proposed residence. The garage mimics the architecture of the proposed residence. The garage would be accessed by a new ribbon driveway, and the turn-around area would be hidden from immediate view at the rear of the property. This layout successfully meets the intent of this design guideline, however it also provides some of the impetus for then needing to place the residence into the front setback in order to make garage vehicular access functional.

DG 20: *The selected architectural style should include the primary identifying features indicative of that style.*

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

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

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

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

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

DG 26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

As mentioned above, the project is designed in the Craftsman bungalow style that is common and popular in Carpinteria, including in the beach neighborhood. The covered front porch, thick support columns, raised foundation, and open gable roof shown in this proposal are all characteristic of the style. The proposed color scheme with a gray body and white windows, doors, and trim could be considered muted tones, and fits the general neighborhood character.

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

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

The proposed hardscape materials include permeable pavers for the new driveway and rear patio, pea gravel along the side and rear of the property, and stabilized decomposed granite for the unimproved

street right-of-way. A Public Works Engineering Permit would be required for any improvements within the public right-of-way on Dorrance Way.

DG 33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG 34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, new 3.5-foot-tall decorative wooden fence is proposed along the street frontage with an entry gate at the pedestrian entrance to the proposed residence. The proposed fencing is consistent with other fencing types in the neighborhood, and is set back from the front property line to allow space for landscaping to be planted on private property rather than encroaching into the right-of-way and reducing the usable width of this area for public on-street parking.

DG 36: *Outdoor lighting should include:*

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

The proposed exterior light fixture has received preliminary review by the ARB and was determined to be night-sky compliant. Should the project be approved by the Planning Commission, the project would return to the ARB for final review for compliance, and any conditions of approval would require that the proposed exterior lighting comply with the above measure and the City's general night-sky friendly lighting policies.

DG 42: *When solar panels are used, they are encouraged to be placed on rooftops. Solar panels should not detract from the style or architecture of the building, but rather be integrated into the design.*

DG 43: *Solar panels should be low profile and parallel with the plane of the pitched roof.*

DG 44: *Top of panels should not extend above the ridgeline of a pitched roof and should be located away from the edges of a flat roof.*

DG 45: *Placement of panels should be uniform.*

DG 46: *Support structures and frames should be neutral in color and compatible with the roof surface color.*

The building code now requires solar panels on all new residences. The locations of the solar panels have not been determined at this time. Should the project be approved by the Planning Commission,

the project would return to the ARB for final review and compliance with the above Design Guidelines.

Housing Element

Program Category #1. Make Sites Available to Accommodate the RHNA.

Goals:

- *Attain additions to the housing supply that meet the housing needs of all economic segments.*
- *Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.*

Policies:

- ***Adequate Sites:*** *Provide sufficient sites in the General Plan/Coastal Plan and zoning map to meet the housing needs allocated to the City by the Regional Housing Needs Allocation (RHNA) Plan.*
- ***Housing Types:*** *In the General Plan/Coastal Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.*

The proposal would provide a three-bedroom single-family dwelling, which is one of the types of housing that has been identified as needed within the City. The project would result in a gain of one new housing unit for the RHNA.

VI. DEVELOPMENT IMPACT FEES

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

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

Estimated Development Impact Fees
For one new single-family residential unit

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Streets and Thoroughfares	\$1,553.42	\$1,553.42
Highway Interchanges & Bridges	\$7,931.42	\$7,931.42
Traffic Control Facilities	\$638.73	\$638.73
General Facilities & Equipment	\$1,428.36	\$1,428.36
Storm Drainage Facilities	\$4,698.49	\$4,698.49
Quimby/Parkland Acquisition	\$22,010.58	\$22,010.58
Parks and Recreational Facilities	\$5,692.76	\$5,692.76
Aquatics Facilities	\$356.57	\$356.57
TOTAL DIFs		\$ 44,310.33

Other Estimated Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Carp.-Summerland Fire District		
Fire Mitigation Fee	\$2,502.98	\$2,502.98
Fire Protection Certificate	\$229.00	\$229.00
Carpinteria Sanitary District		
Development Impact Fee	\$6,230.00/per new EDU	\$6,230.00
Sewer Service Charge	\$754.72/unit/yr.	\$754.72/yr.
School District		
Residential (habitable area)	\$3.48/sq. ft.	\$8,619.96
New Construction Tax	\$500.00	\$500.00
Landscape Bond	\$500.00 or \$0.03/sq. ft.	\$500.00
TOTAL Other Fees		\$ 19,336.66

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-23-007, thereby approving Project 22-2162-DP/CDP/ARB to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above; and accept the CEQA Notice of Exemption; and adopt the Findings for Approval in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3.
(Staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

Attachment A Resolution PC-23-007
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval

Attachment B Story Pole Photographs

Attachment C Minutes from the March 16, 2023 ARB Meeting

Attachment D CEQA Notice of Exemption

Attachment A
Resolution PC-23-007

Howard New Residence
22-2162-DP/CDP/ARB

September 5, 2023

RESOLUTION NO. PC-23-007

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING A DEVELOPMENT PLAN AND COASTAL DEVELOPMENT
PERMIT FOR PROJECT 22-2162-DP/CDP/ARB FOR THE CONSTRUCTION
OF A NEW SINGLE-FAMILY RESIDENCE AND A DETACHED GARAGE
WITH A WORKSHOP ABOVE. THE PROJECT IS LOCATED AT 4818
DORRANCE WAY (APN 003-440-013), REQUESTED BY DYLAN CHAPPELL.**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan and Coastal Development Permit filed by Dylan Chappell, Architect, on behalf of John Howard on June 9, 2022, to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on December 28, 2022; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their March 16, 2023 meeting, wherein the project was recommended for preliminary approval; and

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

WHEREAS, the Planning Commission has considered a request for a modification of the zoning district requirements for the front yard setback as specified in Chapter 14.14.060.1; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act under Guidelines Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects); and

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

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

1. The Development Plan, including a Modification to the PRD front setback requirement, and Coastal Development Permit are approved, making the Findings for approval outlined in Exhibit 1;

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and
3. The Development Plan and Coastal Development Permit consistent with the plans shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

PASSED, APPROVED AND ADOPTED this 5th day of September 2023, by the following called vote:

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

Jane L. Benefield, Chair

ATTEST:

Nick Bobroff, 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 5th day of September 2023.

Attachment A
Exhibit 1:
Findings for Approval

Howard New Residence
22-2162-DP/CDP/ARB

September 5, 2023

**ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL**

**CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 22-2162-DP/CDP/ARB
SEPTEMBER 5, 2023**

**HOWARD NEW RESIDENCE
4818 DORRANCE WAY
REQUESTED BY DYLAN CHAPPELL**

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

1.0 Administrative Findings

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

1.1 Procedures

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

- a. An application for a Development Plan and Coastal Development Permit was submitted on June 9, 2022, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on December 28, 2022. Said application and all related material have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Architectural Review Board at a duly noticed public meeting which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

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

1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single-family dwelling, detached garage with a workshop above, and associated grading and landscaping.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

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

As presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference, the project involves the construction of a new two-story single-family dwelling and a detached garage with a workshop above on a vacant lot pursuant to Chapter 14.14, Planned Residential Development (PRD) of the City's Zoning Code. The project is in conformance with all of the applicable requirements of the Zoning District with the approval of the Modification to the front setback requirement to allow a portion of the residence and the covered front porch to encroach 13 feet into the setback. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family dwelling and an accessory structure that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements including a covered front porch. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety, and Housing Elements.

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

The subject parcel is not located within a known geologic, floodplain, or fire hazard zone. The property is not in an area presently subject to the requirements of the City's Interim Sea Level Rise Guidance document for new- or re-development, but has been identified as vulnerable to flooding from future sea level rise; as such, the project has preemptively been designed with a raised foundation with the finished floor at 3.5-feet above finished grade site to mitigate potential future flooding impacts from sea level rise. The proposed density is within the limits defined within the City's zoning district and land use designation.

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

The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood, and the existing oak tree will remain. There are no known sensitive resources, native vegetation or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise.

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

There are no known recorded easements on the property for public access or public utilities. No new easements are required of the project as a condition of approval. The project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

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

The project does not have the potential to adversely affect these services in that these services are currently available for the surrounding residences located throughout the neighborhood. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

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

The project involves the construction of a new single-family residence and accessory structure within an urbanized, residential part of the City. The proposed structures are compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated September 5, 2023. The proposed Modification to the front setback requirement is consistent with other setback encroachments granted in the recent past in this part of the City and the structure would not have a negative impact on other single-story residences in the vicinity.

1.4 Development Plan Modification Findings

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

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

The residence, if constructed, would have to comply with the current California Title 24 residential building codes, which include the California Green Building Standards for energy efficient heating and cooling, among other energy efficiency and conservation measures. Therefore, the project is found to include features that allow for energy efficiency consistent with the first finding above.

The project is also required to provide a minimum of 1,094 square feet of open space/landscaping in order to meet the 20% minimum open space requirements of the base zone district. As designed, the project includes 31.8% of the total lot area as open space/landscaping (equivalent to 1,738 square feet). Most of this landscaped area is located along the Dorrance Way frontage and can be viewed as a benefit enjoyed by the public. Therefore, the project provides more than the required minimum amount of open space/landscaping and a significant amount of the landscaping would be so located near the front of the lot so as to benefit the public, consistent with the third finding above.

1.5 Coastal Development Permit Finding

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

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

The project involves the construction of a new two-story single-family dwelling and a detached garage with a workshop above on a vacant lot pursuant to Chapter 14.14, Planned Residential Development of the City's Zoning Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated.

An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference. As discussed in the staff report, with the granting of the requested Modification to the front yard setback requirement, the project would be consistent with all of the applicable development standards of the Planned Residential Development zone district. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

**Attachment A
Exhibit 2:
Reduced Plan Set**

**Howard New Residence
22-2162-DP/CDP/ARB**

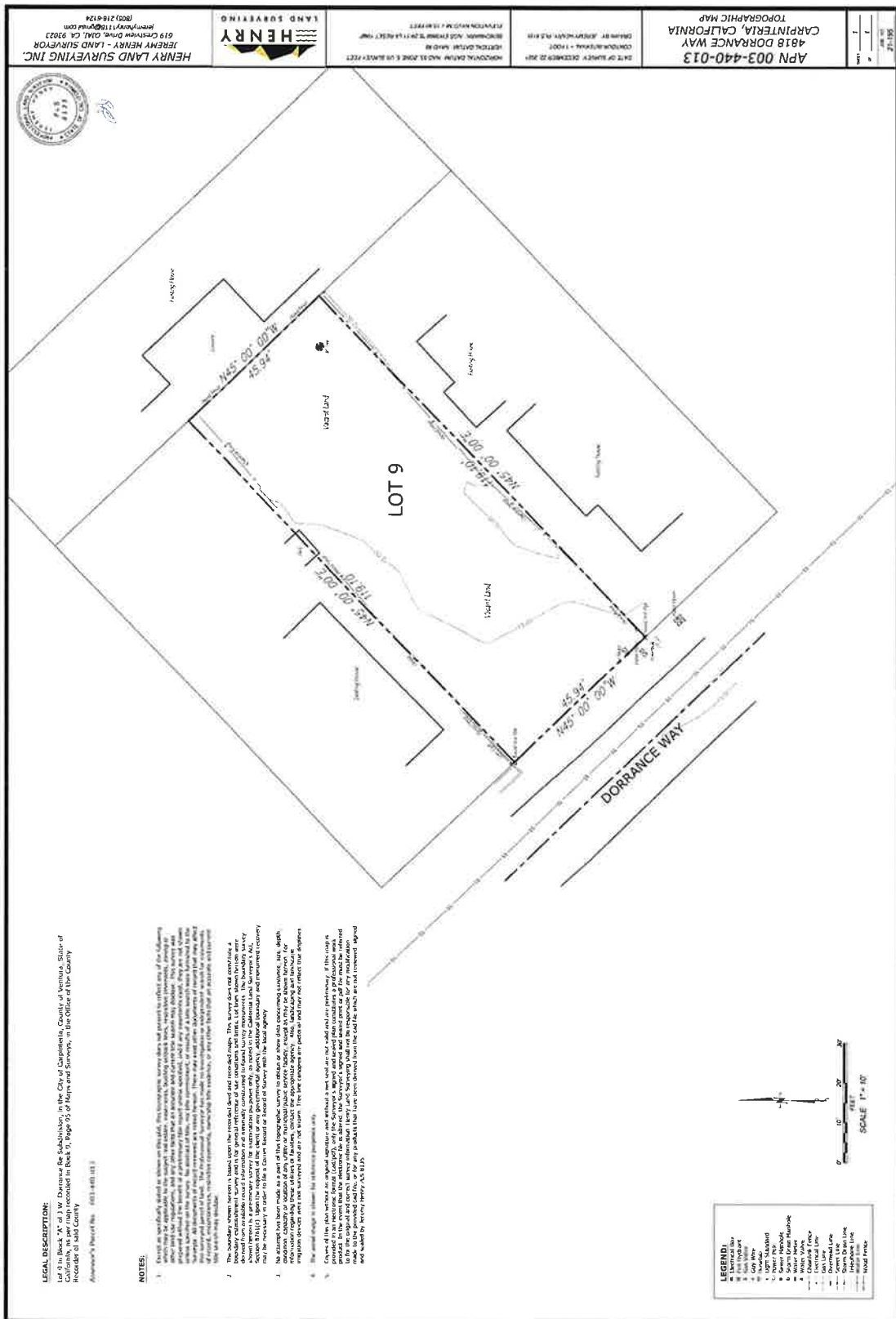
September 5, 2023

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE
4818 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 06-08-2023

SURVEY

C1.0

[illegible]



CHAPPELL ARCHITECTURE
COMMERCIAL RESIDENTIAL
1118 HIGHLAND AVE. SUITE 100A
SAN FRANCISCO, CA 94107
415.393.1827

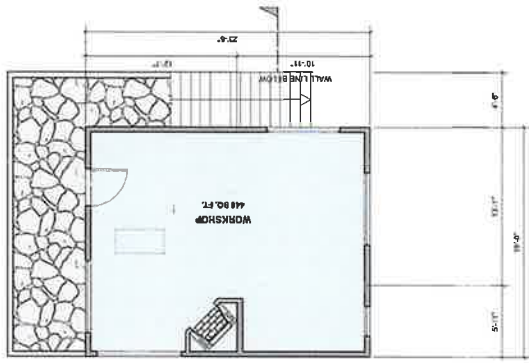


CITY CASE NUMBER
PROJECT #22-2162

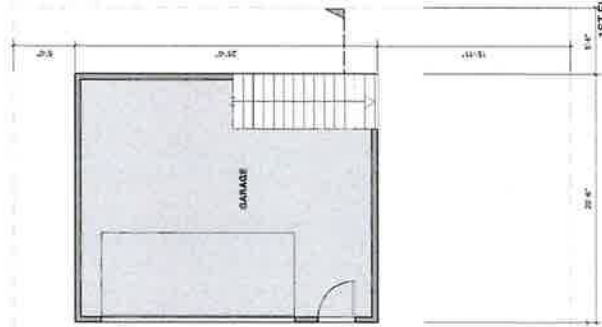
4818 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 06-08-2023

REVISION	DATE
NO DESCRIPTION	

PLANS
A2.0



2ND FLOOR PLAN
SCALE 1/8" = 1'-0"



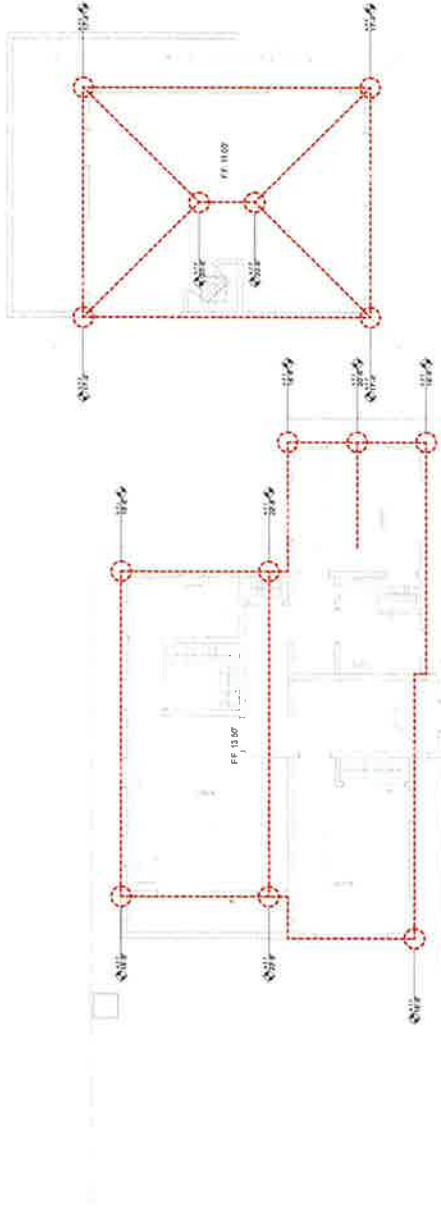
1ST FLOOR PLAN
SCALE 1/8" = 1'-0"



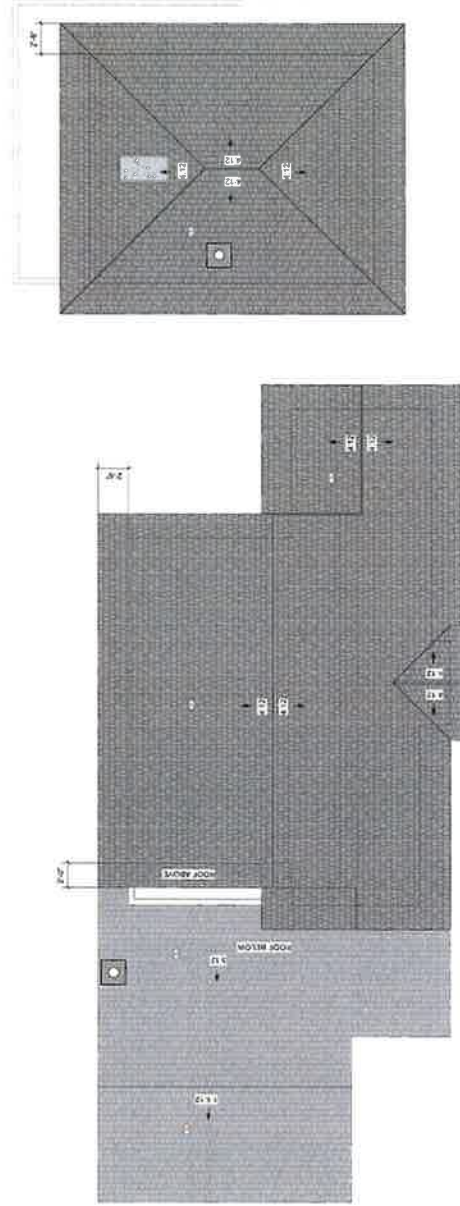
CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 06-09-2023

REVISION	NO	DESCRIPTION	DATE



1
STORY POLE PLAN
SCALE 1/8" = 1'-0"

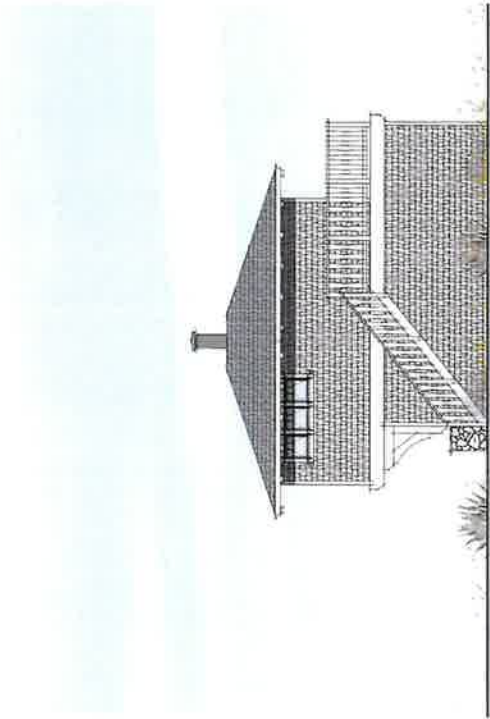


1
ROOF PLAN
SCALE 1/8" = 1'-0"





HOUSE EAST ELEVATION 2



GARAGE EAST ELEVATION 4

REVISION	DATE
NO DESCRIPTION	



HOUSE WEST ELEVATION (STREET) 1



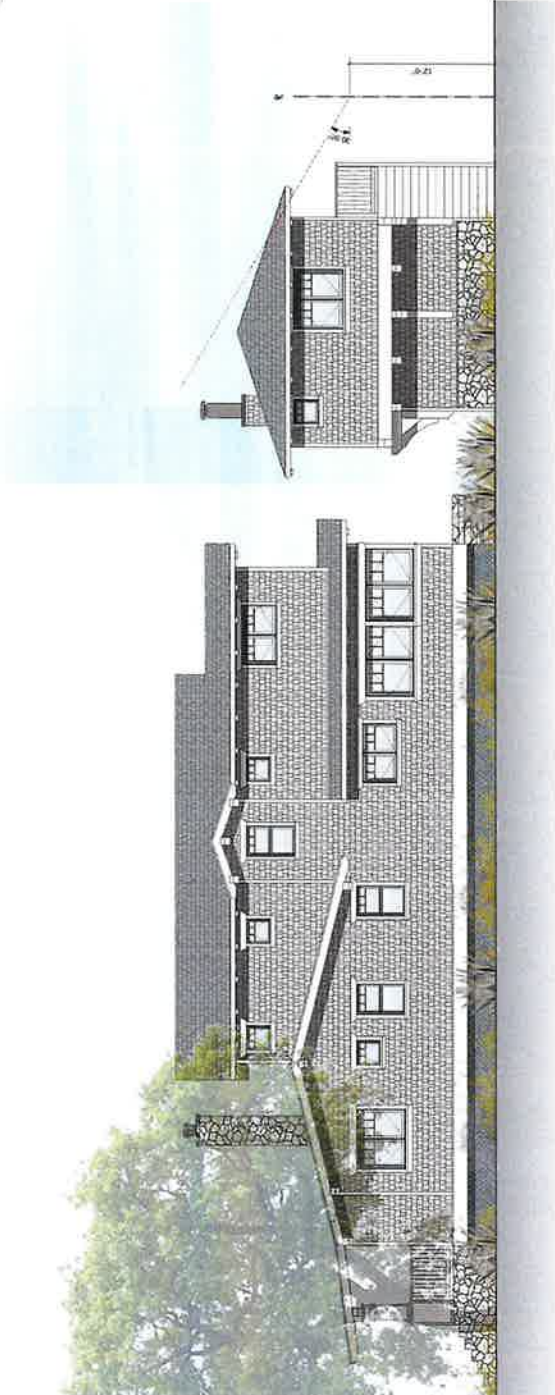
GARAGE WEST ELEVATION 3



REVISION	DATE



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



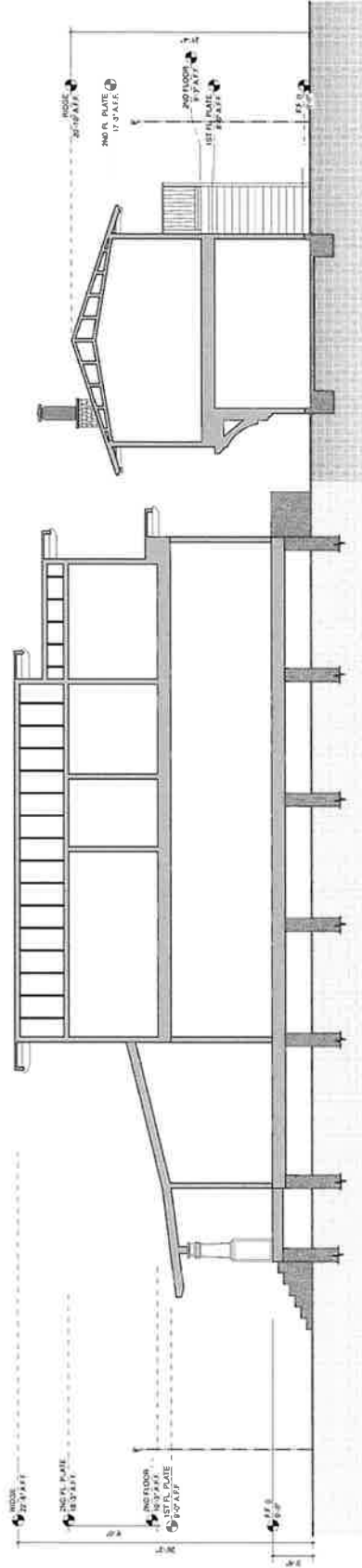
CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE
4818 DORRANCE
CARPINTERIA, CA 93013
PLANNING COMMISSION SUBMITTAL 06-08-2023

[illegible]

SECTIONS

A4.0



CROSS SECTION / SITE SECTION



- [illegible]

Front yard fence Option:
Pickit fence with thin, 2x2
vertical hardwood slats

Common Name	Size	Qty	Maximum Height	Size	WUCOLS
<i>Blandfordia nobilis</i>	5 gal	8	3 - 5 ft.	4 - 7 ft.	Medium
<i>Camelia japonica 'Silver Wines'</i>	18 gal	5	6 - 8 ft.	6 - 8 ft.	Med
<i>Correa 'Yummy Buns'</i>	5 gal	5	4 - 5 ft.	4 - 5 ft.	Low
<i>Olea europaea</i>	15 gal	2	5 - 8 ft.	5 - 8 ft.	Medium
<i>Leucodermis</i>	15 gal	27	5 - 10 ft.	7 - 12 ft.	Medium
<i>Leucodermis 'Red Heart'</i>	15 gal	3	5 - 10 ft.	4 - 7 ft.	Medium
<i>Leucodermis 'Fragrant Olive'</i>	5 gal	3	10 - 15 ft.	4 - 7 ft.	Medium
<i>Leucodermis 'Dwarf Yucca'</i>	15 gal	7	3 - 5 ft.	36 in. - 4 ft.	Low
<i>Leucodermis 'Peach Blossom'</i>	5 gal	3	30 in. - 3 ft. 6 in.	3 ft. 6 in. - 4 ft.	Medium
<i>Leucodermis 'Peach Blossom'</i>	15 gal	1	10 - 15 ft.	4 - 7 ft.	Medium
<i>Leucodermis 'Peach Blossom'</i>	1 gal	81	< 12 in.	< 12 in.	Medium
<i>Leucodermis 'Peach Blossom'</i>	5 gal	32	24 - 30 in.	24 - 36 in.	Low
<i>Leucodermis 'Peach Blossom'</i>	5 gal	4	< 12 in.	12 - 24 in.	Medium
<i>Leucodermis 'Peach Blossom'</i>	1 gal	16	12 - 18 in.	18 - 24 in.	Low
<i>Leucodermis 'Peach Blossom'</i>	1 gal	20	12 - 18 in.	18 - 24 in.	Low
<i>Leucodermis 'Peach Blossom'</i>	1 gal	10	24 - 30 in.	24 - 36 in.	Low
<i>Leucodermis 'Peach Blossom'</i>	5 gal	1	4 - 6 ft.	4 - 7 ft.	Low/Med
<i>Leucodermis 'Peach Blossom'</i>	1 gal	5	24 - 30 in.	24 - 36 in.	Low
<i>Leucodermis 'Peach Blossom'</i>	1 gal	10	1 - 2 ft.	1 - 2 ft.	Low
<i>Leucodermis 'Peach Blossom'</i>	5 gal	2	3 - 6 ft.	24 - 36 in.	Low/Med
<i>Leucodermis 'Peach Blossom'</i>	1 gal	9	1 - 2 ft.	1 - 2 ft.	Low/Med

Attachment A
Exhibit 3:
Recommended Conditions of Approval

Howard New Residence
22-2162-DP/CDP/ARB

September 5, 2023

**PLANNING COMMISSION HEARING
PROJECT 22-2162-DP/CDP/ARB
4818 DORRANCE WAY (APN 003-440-013)
SEPTEMBER 5, 2023**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
HOWARD NEW RESIDENCE**

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

PROJECT DESCRIPTION

1. This Development Plan and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated September 5, 2023), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Development Plan and Coastal Development Permit to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above. Total cumulative square footage for all new structures would be 3,155 square feet. The project includes a request for a Modification to the front setback to allow the covered front porch and a portion of the ground floor living area to encroach up to 13-feet into the required front setback. The maximum roof ridge height of the residence would be 26.17 feet, and the maximum roof ridge height of the garage/workshop would be 21.33 feet, both measured from finished grade. The project would include new landscaping and hardscape. Access would be via a new driveway off of Dorrance Way.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any

portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.
3. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.
4. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.
5. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation

Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

6. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements:** The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.
7. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.
8. Applicant shall have prepared and submitted to the City a project-specific acoustical analysis demonstrating that the proposed construction techniques meet the California Noise Insulation Standards to ensure an acceptable interior noise level of 45 CNEL, or less, in habitable rooms. **Plan Requirements/Timing:** The acoustical study shall be prepared by a qualified acoustical engineer or similarly qualified individual. The prepared report shall either demonstrate that the proposed construction techniques and materials will meet the required interior noise thresholds, or it not, shall recommend necessary measures to comply with this requirement. The acoustical report shall be submitted to CDD for review and approval prior to final review by the ARB. **Monitoring:** CDD staff shall be responsible for ensuring that the report is submitted and approved prior to scheduling the project for final review by the ARB.
9. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as

applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

10. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
11. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.
12. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
13. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.
14. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction.

Monitoring: CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

15. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.
16. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.
17. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.
18. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During

clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

- a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

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

19. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.
20. The following Diesel Exhaust Control Measures should be implemented during construction activities:
 - a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
 - b. The engine size of construction equipment shall be the minimum practical size.
 - c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.

- d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
- e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
- f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
- h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
- i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

Plan Requirements: All requirements shall be shown on grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction

activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

- 21. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

- 22. Approval of the Development Plan and Coastal Development Permit shall expire one (1) year after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.
- 23. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.
- 24. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A,

Exhibit 2, dated September 5, 2023. Substantial conformity shall be determined by the Community Development Department Director.

25. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
26. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.
27. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

28. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
29. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
30. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.
31. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.
32. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

33. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.
34. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of \$500.00 and comply with the following requirements:
 - a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
 - b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
 - c. Landscaping shall be drought resistant, low water species.
 - d. Where feasible, locally adapted native plants shall be required.
 - e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
 - f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.
35. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.
36. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
37. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
38. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
39. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.
40. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
41. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied

prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

42. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
43. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
44. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.
45. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

46. Compliance with the attached Departmental and District letters is required as follows:
- a. Carpinteria Sanitary District, dated July 13, 2022,
 - b. Santa Barbara County Air Pollution Control District, dated June 15, 2022,
 - c. City of Carpinteria Public Works Department, dated July 18, 2022,
 - d. Carpinteria-Summerland Fire Protection District, dated August 2, 2022,
 - e. Carpinteria Valley Water District- Intent to Serve Letter, dated November 28, 2022,
and
 - f. Carpinteria Valley Water District- Condition Letter, dated November 28, 2022.

Approved by the Planning Commission on September 5, 2023.

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

Applicant/Property Owner

Date



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 • Fax (805) 684-7213

July 13, 2022

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

Subject: Project No. 22-2162-DP/CDP/ARB
4818 Dorrance Way (APN 003-440-013)
Applicant: John Howard
Agent: Dylan Chappell

RECEIVED

JUN 16 2022

Dear Ms. Souter:

CITY OF CARPINTERIA

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has reviewed the proposed project plans received on June 10, 2022 for the construction of a new single-family residence. The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

- A sewer construction permit from the District is required for any and all work on the sewer lateral serving the proposed project. The permit shall be procured and the applicable fees paid prior to the issuance of a Sewer Construction Permit. The applicant shall submit a detailed site/utility plan to the District showing any existing utilities, proposed sewer connections, alterations or additions. The applicant may contact the District for information on any existing public sewer facilities fronting the project site. Any sewer improvements shall conform to approved District construction standards for materials and methods.
- During the construction phase, it is the applicant's and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans. All sewer construction work shall be inspected and tested by the District prior to placing trench backfill and final acceptance.
- A Development Impact Fee (DIF) shall be paid to the District for each newly constructed "equivalent dwelling unit" (EDU). Beginning July 1, 2022, the DIF will be **\$6,230** per EDU, but impact fees will be based on the Board approved fees at the time a permit is issued. Per the proposed plans submitted on June 10, 2022, a DIF

July 13, 2022

Page 2

for one EDU will be due at the time the sewer construction permit is issued by the District.

- District Sewer Service Charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Beginning July 1, 2022 SSC per EDU will be **\$754.72**. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. SSC charges are determined by the District Administrator when occupancy is about to be issued.

If you have any questions regarding the comments provided by the District, please call me at (805) 684-7214, ext. 113.

Sincerely,

Lance Lawhon
Engineering Technician

cc: John Howard
Dylan Chappell



air pollution control district
SANTA BARBARA COUNTY

June 15, 2022

Sent Via Email: SyndiS@ci.carpinteria.ca.us

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

Re: Santa Barbara County Air Pollution Control District Suggested Conditions for Howard New SFR, 22-2162-DP/CDP/ARB

Dear Syndi Souter:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction of a new 2,031 square foot (SF) two-story, single-family residence and detached 512 SF garage with a 446 SF workshop above on a vacant lot. The project includes 40 cubic yards (CY) of cut, 35 CY of fill, and 5 CY of export. The subject property, a 5,471 SF parcel zoned PRD-20 and identified in the Assessor Parcel Map Book as APN 003-440-013, is located at 4818 Dorrance Way in the City of Carpinteria.

The proposed project is subject to the following **regulatory requirements** that should be included as conditions of approval in the applicable land use permit:

1. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from the District permit, provided they will be on-site for less than 12 months. *If a District permit is required, proof of receipt of the District permits shall be submitted by the applicant to planning staff. The District permit process can take several months. To avoid delay, the applicant is encouraged to submit their Authority to Construct permit application to the District as soon as possible, see www.ourair.org/permit-applications to download the necessary permit application(s).*
2. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

In addition, the District recommends that the following **best practices** be considered for inclusion as conditions of approval, in the interest of reducing emissions of greenhouse gases:

1. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)

June 15, 2022

Page 2

- Architectural features (green building practices, cool roofs)
- Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers)
- For additional information on greenhouse gas mitigation and potential strategies, see www.ourair.org/ghgmitigation-sbc.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8336 or via email at HamiltonT@SBCAPCD.org.

Sincerely,

Ted Hamilton-Rolle

Ted Hamilton,
Air Quality Specialist
Planning Division

cc: Planning Chron File

CITY OF CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Syndi Souter, Associate Planner
Community Development Department

Via: John L. Ilasin, Public Works Director/City Engineer

From: Jason Dane, Engineering Technician

Date: July 18, 2022

Subject: 4818 Dorrance Way, Project No. 22-2162-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated June 10, 2022, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for proposed onsite grading and any improvements or other encroachment work within the public right-of-way.
2. An inspection deposit and plan check deposit for the Engineering Permit will be determined based on the estimated construction cost of the work being performed, as shown on the current fee schedule.
3. Any person obtaining a permit to erect, construct, place or replace or relocate a building, structure or dwelling, or to enlarge or make additions thereto in excess of six hundred fifty square feet shall, at his expense, provide for the plans and construction of curbs, gutters, sidewalks, driveway approaches, base paving, barricades, catch basins and drainpipes along all street and alley frontages in accordance with the green book standard plans and specifications for public works construction, in accordance with Chapter 15.16 of the Carpinteria Municipal Code.
4. A proportional share of Five Thousand One Hundred Three Dollars (\$5,103) for the cost of the property frontage improvements including mountable curb and gutter and driveway approach for the City of Carpinteria's 2022 Pavement Rehabilitation Project shall be paid prior to the issuance of a Certificate of Occupancy.
5. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

6. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
7. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
8. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.
9. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
10. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.
11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
12. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
13. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

4818 Dorrance Way Carpinteria CA 93013, New 1,895 SQFT SFD & 880 detached garage/workshop, Yes

Location	34.396987, -119.524435
Status	 Planning Completed
Submittal Date:	June 16, 2022
Address/Location:	4818 Dorrance Way Carpinteria CA 93013
APN:	003-440-013
Number of stories:	2
Comments:	New 1,895 SQFT SFD & 880 detached garage/workshop
Submittal Type:	Planning
Applicant:	Dylan Chappell
Address	Po Box 8291 Mammoth Lakes CA 93546
Phone Number:	805-205-4760
Email:	dylan@dyanchappell.com
Fire Protection Systems Existing or Required	Yes

Planning/Conceptual Design

Date Plan Review Completed:	January 13, 2023
Permit Number:	22-2162-DP/CDP/ARB
Planner:	Syndi Souter
Submittal Type:	Demo, New Construction
Description:	New Main House & Garage/workshop. LOC_REV
Plans Checked By:	Todd Jenkins
Invoiced	Yes
Items Invoiced:	FPC-P
Invoices Paid	Yes
Date Paid:	

Project Conditions

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

"Community First"

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



CARPINTERIA ~ SUMMERLAND

FIRE PROTECTION DISTRICT

Access and Identification

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction of combustible materials., Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

Water Requirements

A current fire flow form shall be submitted to Carpinteria-Summerland Fire Protection District. Contact the Carpinteria Valley Water District to schedule having the test performed.

Fire Protection Systems

All new buildings and structures shall be protected by an approved automatic fire sprinkler system. , Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval., Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Additional Requirements

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

Fees

PURSUANT to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:, A. Estate Single Family Residential Development. A fee of \$2265.92 per Dwelling Unit plus an additional \$0.521 per square foot beyond 2700 square feet of floor space will be assessed on all Estate Single Family Residential development.

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.org Note: Cash payment will not be accepted. PLEASE NOTE: The conditions that are checked apply to this project as currently described. Future changes including, but not limited, to further division intensification of use or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591.

"Community First"

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



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

Inspector's Signature:

Signed 8/2/2022, 6:14:16 PM UTC

"Community First"

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



Carpinteria Valley Water District

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

RECEIVED
DEC 06 2022
COMMUNITY DEVELOPMENT
DEPARTMENT

November 28, 2022

John H. Howard
4818 Dorrance Way
Carpinteria, CA 93013

SUBJECT: Request for Intent to Serve Letter re proposed project at 4818 Dorrance Way (the "Project")

Dear Applicant,

In response to your request, this letter will serve as confirmation that Carpinteria Valley Water District (the "District") currently has sufficient water supply to serve the Project, subject to qualifications indicated below.

The Project is for a new 2,031 square-foot two story single-family dwelling and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a property with an existing $\frac{3}{4}$ " water meter.

Permit #: 22-2162-DP/CDP/ARB

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 3 Drought Emergency (see Ordinance 22-1, www.cvwd.net), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

Accordingly, the confirmation conveyed by this letter is subject to the following conditions and caveats:

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.
5. Upon the expiration of any land use and or building permits for the Project, this "Intent to Serve" confirmation shall be void and you shall be required to submit a new request for confirmation of

the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.

6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

Should you have any questions please do not hesitate to contact the District at 805-684-2816.

Very truly yours,
Carpinteria Valley Water District



Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer



Carpinteria Valley Water District

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

November 28, 2022

John H. Howard
4818 Dorrance Way
Carpinteria, CA 93013

**SUBJECT: 4818 DORRANCE WAY; APN 003-440-013; ACCOUNT NUMBER 03-030557-09;
PROJECT NUMBER 22-2162-DP/CDP/ARB; NEW SFD, DETACHED TWO-CAR
GARAGE AND WORKSHOP;
CONDITION LETTER**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 3 Drought Emergency; for more information on Ordinance 22-1, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property is currently served by a 3/4" residential water meter. Based on the plans received by the District on June 10, 2022 and fire flow demand of 32 gpm, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off routing sheets.
- A reduced-pressure principle (RP) backflow assembly must be installed at the water meter per District standard W-115-01, attached. Any deviations from the standard detail must be approved by the District prior to installation. The backflow assembly must have a passing initial test submitted by a certified backflow tester before final sign off by the District. The backflow assembly will be added to the District's Cross-Connection Control Program and will require annual testing thereafter. All installation and testing fees are the responsibility of the owner. The owner responsible for meeting all fire code requirements on the fire sprinkler system.
- Fire sprinkler demand calculations should consider the pressure loss across the backflow device to be installed at the water meter.
- If the fire sprinkler demand calculations exceed 32 gpm the owner will be required to upsize their water meter and pay all required fees and deposits.
- The backflow assembly cannot be located within a path of travel.
- Update the plans to show the required backflow assembly at the water meter.

Should changes to the plans, including landscaping, irrigation, or water fixtures occur we require an additional opportunity to review revised plans.

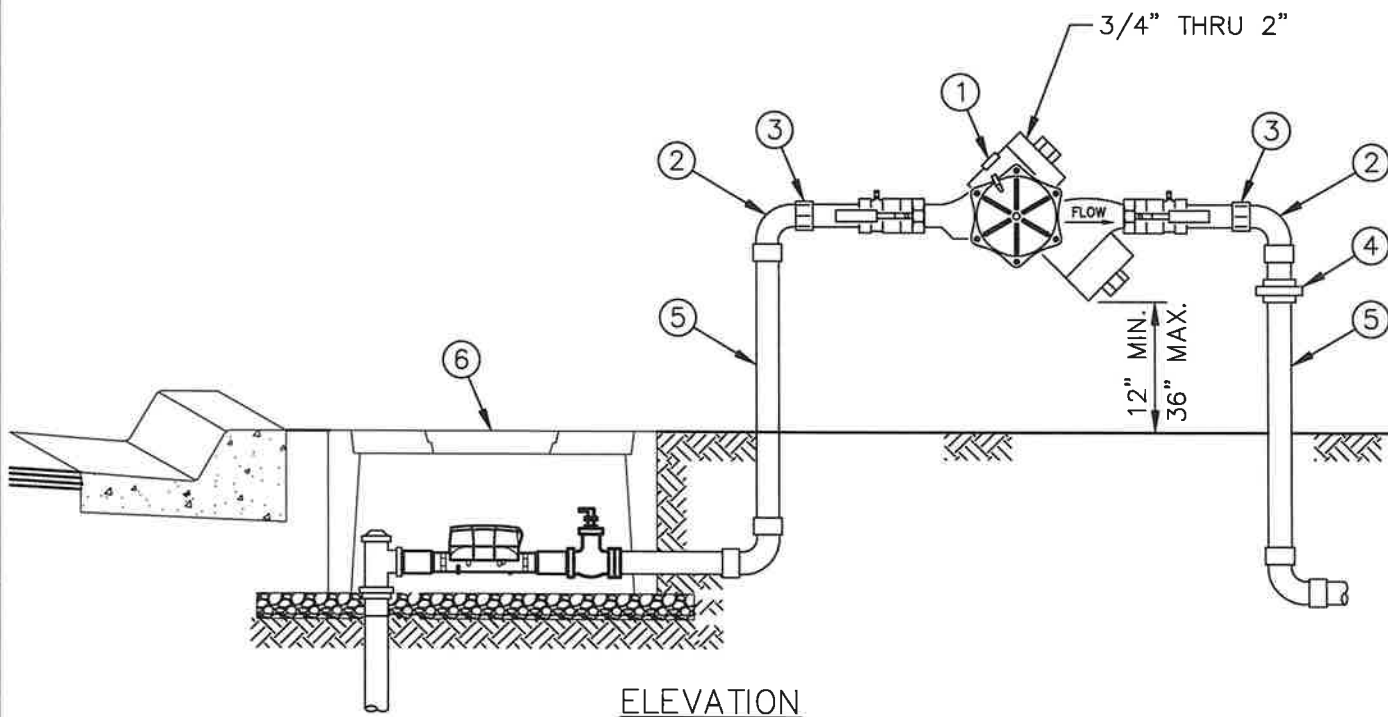
If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Very truly yours,
Carpinteria Valley Water District

A handwritten signature in cursive script that reads "Danielle Rose".

Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer



ITEM

DESCRIPTION

- 1 RP WILKINS 975XL2 – LEAD FREE
- 2 COPPER 90 DEGREE ELBOW SILVER SOLDER OR FORD ELL PACK JOINT L44-77-NL
- 3 MIP SOLDER ADAPTOR
- 4 SOLDER UNION
- 5 TYPE K COPPER
- 6 STANDARD SERVICE AND METER INSTALLATION PER W-101, W-102, W-103, OR W-104

GENERAL NOTES:

- A. ALL BACKFLOW PREVENTION DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AFTER INSTALLATION, RELOCATION OR REPAIR AND RESULTS SUBMITTED TO CVWD.
- B. BACKFLOW MUST HAVE MINIMUM 2 FEET CLEARANCE ON ALL SIDES TO FACILITATE TESTING AND SERVICING.
- C. BACKFLOW SHALL BE NO LESS THAN ONE FOOT AND NO MORE THAN THREE FEET FROM THE WATER METER.
- D. PIPEWORK DOWNSTREAM OF THE METER TO THE DEVICE SHALL BE EQUAL OR GREATER DIAMETER THAN THE METER.
- E. NO CONNECTION OR OUTLET BETWEEN METER AND DEVICE.

REV.			DATE		BY	CARPINTERIA VALLEY WATER DISTRICT		REDUCED PRESSURE PRINCIPLE ASSEMBLY (2" OR SMALLER)		STANDARD DETAIL NO.	
X			7/2022		SS	DRAWN BY: TJB				W-115	
						SCALE: NONE		DATE: 07/31/18			
						APPROVED BY:					
						DISTRICT ENGINEER				SHT 1 OF 3	

Attachment B
Story Pole Photographs

Howard New Residence
22-2162-DP/CDP/ARB

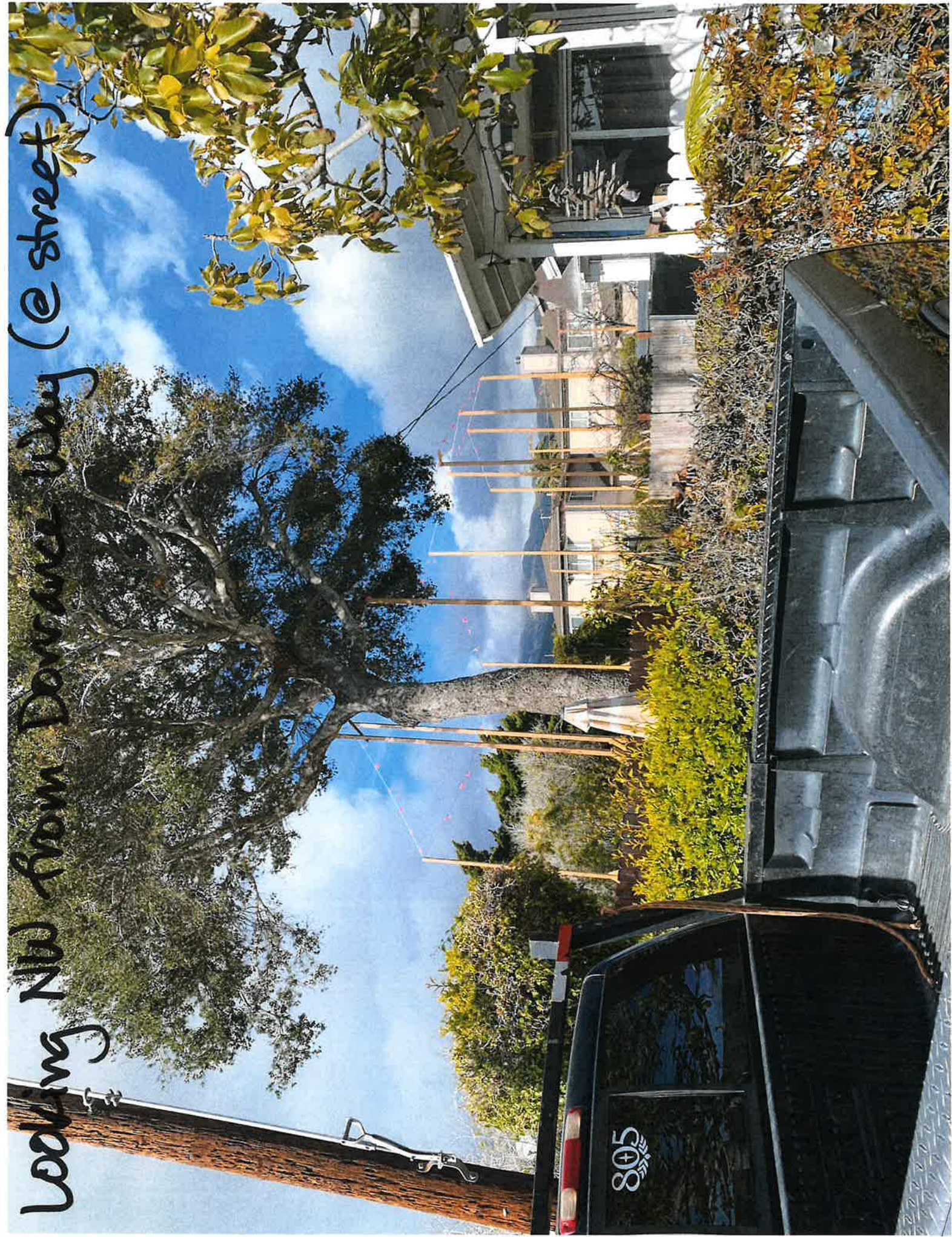
September 5, 2023

Looking NE from Dorvance Way
(@ street)



Looking north from
Dorrance Way (@ street)





Looking NW from Downer Way (@street)

Looking NE at rear of residence &
detached garage/workshop



Looking north at garage/workshop



Attachment C
Minutes from the March 16, 2023 ARB Meeting

Howard New Residence
22-2162-DP/CDP/ARB

September 5, 2023

Planner: Syndi Souter

Request of Dylan Chappell, architect, for Greg Lee, to consider Project 22-2159-ARB/CDP for final review of a request to construct a new 528 square-foot attached two-car garage and a 156 square-foot addition at the rear of an existing single-family residence. The project would include a 1,207 square-foot interior remodel, new doors, new windows, and new exterior shingle siding. An existing 323 square-foot carport would be demolished. The property is a 35,719 square foot parcel zoned Single Family Residential (20-R-1) and shown as APN 003-370-007, addressed as 501 Concha Loma Drive.

No ex parte communications were disclosed.

Syndi Souter summarized the changes to the project since the preliminary review which included a larger addition at the rear of the residence and a hip roof over the proposed garage.

Dylan Chappell, architect, confirmed for Boardmember Johnson that there were not any other changes to the project since the preliminary review. Boardmember O'Connor asked if the driveway would be widened to access the new garage, and asked if there would be one or two garage doors for clarification between the floor plan and elevations. Mr. Chappell responded that the driveway would need to be reconfigured for better access and that the garage would have two doors.

Public Comment: None

Boardmember Discussion:

Boardmember Blakemore began the discussion by suggesting that some of the existing pavers could be relocated to accommodate the driveway reconfiguration while also narrowing the wide apron at the street. Overall, she liked the project and thought it looked great.

Boardmember Stein shared that he agreed with the prior comments and he liked the hip roof over the garage and the addition to the rear.

Boardmember Johnson agreed with the other Boardmembers' comments.

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

- Correct the elevation drawing to show two single garage doors on the front of the garage, and
- Reconfigure the driveway for better access to the garage.

VOTE: 4-0

3) Project: Howard New Residence, Project 22-2162-DP/CDP/ARB
Address: 4818 Dorrance Way
Applicant: Dylan Chappell, architect, for John Howard
Planner: Syndi Souter

Request of Dylan Chappell, architect, for John Howard, to consider Project 22-2162-DP/CDP/ARB for preliminary review of a request to construct a new 2,197 square-foot two-story

single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot. The project would include new landscaping and hardscape. The property is a 5,471 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-013, addressed as 4818 Dorrance Way.

No ex parte communications were disclosed.

Syndi Souter described the project, including the modification request that would allow the front porch and a small portion of ground floor habitable space to be located in the front yard setback, the raised foundation to mitigate potential sea level rise impacts to the residence in the future, and the provisions to protect and preserve the existing oak tree on site. Boardmember Stein asked about the front setbacks of other homes in the area, and staff responded that most of the newer homes are set back at least 20-feet from the front property line but that many older homes are located closer to the street. Boardmember Stein also commented that the raised foundation was preferred over a filled pad to raise the finished floor for flood protection purposes. Boardmember Blakemore asked about the proposed pea gravel in the street right-of-way, and staff responded that Public Works would most likely require a different material, such as a rolled curb with stabilized decomposed granite, in that location. Boardmember Johnson asked if there was a hardship for the request for the modification, and staff replied that one of the three modification findings would need to be made. Boardmember O'Connor asked about the structures on the property to the north of the site, and staff replied that an apartment building was located on that parcel.

Dylan Chappell, project architect, used the aerial photo to explain to the Board where the oak tree sits in relation to the proposed front porch. He went on to show the Board the other homes in the neighborhood that are closer to the street and the newer homes that are set back less than 30-feet from the street centerline. He described that the workshop above the garage is set back an additional 5-feet, for a total separation of 15-feet between the workshop and the adjacent apartment building. He described the lot as a long, narrow lot, that would allow additional guest parking in the driveway. He described that the property was not required to have a raised foundation at this time, but that the owner wanted to plan for the future. He added that the heights of the story poles and the heights on the plans were measured from the existing grade.

Public Comment: None

Boardmember Discussion:

Boardmember Johnson asked Mr. Chappell about the back-up distance between the garage and residence, and how the planter would impact function. Mr. Chappell replied that the planter should be narrowed by a couple feet for better functionality. Boardmember Johnson then confirmed the various plate heights for the proposed structures and stories, and asked about the workshop eave encroaching into the solar access plane. Staff responded that the encroachment was minimal, and was not anticipated to create an impact on the neighboring property.

Boardmember O'Connor commented that he liked the long driveway with the garage in back, and asked for clarification on the proposed material for the driveway. Mr. Chappell confirmed that the driveway material would be permeable pavers as shown on the landscaping plan.

Boardmember Blakemore shared that she thought the location of the chimney on the cantilevered portion of the workshop looked awkward. She went on to comment that taller plants could be

incorporated into the planter at the rear of the residence, and that pea gravel would be a better choice instead of the grass planter strips between the pavers in front. She added that she likes the project and that she can support the modification request because they are designing the project around the oak tree and the design is comparable to other homes in the area.

Boardmember Stein began his comments by stating that he did not have a problem with the front yard setback encroachment, and could support the modification request. He agreed with Boardmember Blakemore about the pea gravel in the planter strips. He added that he thought the garage looked whimsical, that he was okay with the fireplace, and would like to see the project move forward.

Boardmember Johnson questioned the size of the workshop and amount of overhang over the garage, applauded the outdoor open space on the roof for the workshop, and suggested the size of the workshop could be reduced to minimize the amount of cantilevered space over the garage to reduce the “earthquake effect” of the second story. He suggested a metal stack chimney instead of a stone chimney for the workshop, and liked the stone veneer around the base of the residence and garage. He suggested a “Hollywood driveway” (aka ribbon driveway) with a planter or different materials in the center to break up the monolithic look of the driveway. He commented that the project design does not provide a lot of outdoor living space, and that a cupola could be added to break up the long roof ridge on the house.

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

- The Board can support the modification request for the reduced front yard setback,
- Praised the use of a raised foundation, and
- A black metal stack should be used for the garage chimney.

VOTE: 4-0

- 4) Project: The Spot Restaurant New Covered Patio, Project 22-2164-DPR/CDP
Address: 389 Linden Avenue
Applicant: Jaime Parga, agent for Jesse Bustillos
Planner: Marysol Smith

Request of Jaime Parga, agent for Jesse Bustillos, to consider Project 22-2164-DPR/CDP for preliminary review of request to construct a new 1,085 square foot covered outdoor dining patio to replace the previously existing detached dining room structure. The project would also include new hardscape and landscaping. The property is a 19,166 square foot parcel zoned Commercial Planned Development (CPD) and shown as APN 003-440-011, addressed as 389 Linden Avenue.

No ex parte communications were disclosed.

Marysol Smith described the revised project, explaining the differences and similarities in the proposal as compared to the last iteration previously reviewed and approved by the Board. Staff also reviewed the project’s consistency with applicable design policies and topics for the board to discuss.

Jaime Parga, Parga Construction, and Travis Rodriguez, Villafana Engineering, presented the updated project:

Attachment D
CEQA Notice of Exemption

Howard New Residence
22-2162-DP/CDP/ARB

September 5, 2023

Notice of Exemption**Appendix E**

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

County Clerk

County of: Santa Barbara

105 East Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

(Address)

Project Title: Howard New Residence

Project Applicant: Dylan Chappell, Chappell Architecture

Project Location - Specific:

4818 Dorrance Way, Carpinteria, CA 93013 (APN 003-440-013)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would allow the construction of a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: John Howard, property owner

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15303(a)(e), §15304(b)(c)(f), & §15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project includes only the construction of a new SFD & accessory building with grading and landscaping, wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency

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

If filed by applicant:

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

Signature: _____ Date: _____ Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

PLANNING COMMISSION
STAFF REPORT

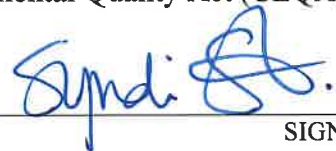
MEETING DATE: September 5, 2023

ITEM FOR CONSIDERATION

Scerni New Residence
Project 22-2184-DP/CDP/VM/ARB

Request to approve a Development Plan and Coastal Development Permit to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft; and to accept a categorical exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA).

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



SIGNATURE

Reviewed by: Nick Bobroff, Director
Community Development Department



SIGNATURE

Owners: Gregg and Beth Scerni

Agent: Jeremy Roberts, Architect

Project Location: 4610 Fourth Street

APN: 003-431-005

Zoning: Planned Residential Development
(PRD-20)

General Plan Designation: Medium Density
Residential (MDR)



I. RECOMMENDATION

Adopt the attached Resolution No. PC-23-008, thereby approving Project 22-2184-DP/CDP/VM/ARB to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft; and to accept a categorical exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA).

II. PROPOSED PROJECT DESCRIPTION

Development Plan

The requested Development Plan would allow the construction of a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum roof ridge height of the proposed residence would be 29.38 feet, and the maximum roof ridge height of the proposed garage would be 22.54 feet, both measured from existing grade. The project would include new fencing, landscaping and hardscape. Access would be via a new ribbon driveway off of Fourth Street.

The project also includes minor improvements to the existing one-car garage and a request for a front setback modification to allow an “as-built” covered front porch on the existing residence to encroach up to 4.5-feet into the required front setback of 30-feet and remain as constructed.

Coastal Development Permit

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

Proposed plans are included as Attachment A, Exhibit 2. Story poles were erected on March 30, 2023, and photographs are included in Attachment B.

III. BACKGROUND

Site Characteristics and Background

The subject site is 11,556 square feet in size and is located on the north side of Fourth Street, across the street from the Silver Sands Mobile Home Park. The project site is located in the Downtown Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by three-story condominiums and apartments on the west, a mobile home park to the south (across Fourth Street), single-story single-family residences to the east, and the Union Pacific Railroad corridor to the north. The general vicinity contains one-, two-, and three-story residential structures.

The project site contains an existing 747 square-foot one-story single-family residence with an attached 244 square-foot deck, and a 271 square-foot detached one-car garage that is accessed from an existing gravel driveway. According to the Santa Barbara County Assessor’s Office, the existing structures were constructed in 1946. A new 48 square-foot covered porch was added to the front of the residence without the benefit of permits by the previous owner. Additionally, the front of the one-car garage was covered with horizontal raw wooden planks, which renders it unavailable for parking at this time. Both the existing residence and detached garage are proposed to remain at this time.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. However, the project is located in an area identified in the City’s Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP) as being vulnerable to sea level rise impacts from one

or more feet of sea level rise, and is within an area addressed by the City's Interim Sea Level Rise Guidance document.

Architectural Review Board

On May 12, 2022, the Architectural Review Board (ARB) reviewed a conceptual proposal for this property (Project #22-2141-CON). The scope of the concept was very similar to the current proposal and included a new 2,257 square-foot two-story single-family residence with an 838 square-foot partially covered deck, and a detached 504 square-foot two-car garage with a storage loft. At the meeting, one verbal public comment was made regarding the size and location of the proposed chimney. The Board's reaction to the conceptual proposal was generally positive, with comments to move the new garage back towards the rear property line and add taller landscaping elements for variation in screening the new residence from the street.

The current formal application proposal received preliminary review by the ARB on April 27, 2023. The plans were revised to incorporate the comments from the conceptual review with the garage relocated towards the rear property line and larger trees added to the landscaping plan. One public comment letter was submitted from an anonymous neighbor that expressed concerns about the height of the proposed residence, the size of the storage loft in the garage, impacts to mountain views, and consistency with the small beach town character. The Board was supportive of the revised project, and praised the applicants for utilizing a raised floor foundation instead of a raised fill pad to mitigate potential flooding hazards. The Board had two main comments: 1.) to add an "eyebrow" trellis or other roof feature over the windows on the west elevation to animate the façade, and 2.) to use an *Arbutus marina* (Marina Strawberry Tree) in the front yard instead of manzanita trees. At that meeting, the Board voted 3-0 to grant a recommendation for preliminary approval to the Planning Commission. The plans have been updated to address the Board's comments from that meeting.

Copies of the May 12, 2022 and April 27, 2023 ARB Meeting Minutes are included as Attachment C, and the previous Conceptual Architectural Plans are included as Attachment D.

IV. ENVIRONMENTAL

This project can be found to be categorically exempt from environmental review pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(a), (b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the listed Categorical Exemptions as the project includes the construction of a new single-family residence with a detached accessory structure, associated grading (including utility trenches and over-excavation and recompaction for the foundation), and landscaping improvements; wherein the project is consistent with the City's General/Coastal Plan and Zoning Code, is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services. As the project is consistent with these standards, the exemption is appropriate.

The proposed CEQA Notice of Exemption is included as Attachment E.

V. ANALYSIS

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

Carpinteria Municipal Code (CMC)

A single-family residence is a permissible use in the PRD-20 district, subject to specific development standards, and approval of a Development Plan and Coastal Development Permit by the Planning Commission. The following table identifies the project's conformance with applicable Planned Residential Development District requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Fourth Street)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	Proposed residence: 50 feet from centerline of street; 30 feet from property line Existing residence: 45.5 feet from centerline of street*; 25.5 feet from property line*
Side (West)	5 feet min., 10 feet max.	5 feet
Side (East)	5 feet min., 10 feet max.	1 foot** (Existing garage)
Rear (UPRR)	15 feet min.	3 feet*** (Proposed garage)
Height	30 feet max.	29.38 feet max.
Building Coverage	50% max. (5,778 square feet)	19% (2,250 square feet) (coverage by dwellings only, not including detached garages)
Open Space & Landscaping	20% min. (2,311 square feet)	21% (2,421 square feet)
Density	5 units max. (20 units/acre)	2 units
Parking	4 spaces min. (2 covered spaces/unit)	3 garage spaces**

*See setback modification discussion below.

**The existing residence and one-car garage are considered legal non-conforming with respect to the required side setback and parking. Please see the discussion below.

***See the discussion below regarding accessory structures in the rear yard setback.

Setback Modifications

The provided plans show that a 48 square-foot covered front porch was recently constructed at the entry to the existing residence without the benefit of permits. The new front porch extends

approximately 4.5 feet into the required front yard setback, and would need approval of a setback modification in order to remain.

The Carpinteria Municipal Code (CMC) §14.50.120 provides the following provision to allow for modifications to zoning district requirements, *"In reviewing a development plan, the planning commission or city council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:*

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

Given that the newly constructed front porch adds charm to the residence when viewed from the street, staff can support the porch if the findings for approval can be made. The proposal shows 21% of the property in common open space, but also shows private open space areas for each residence which comprise another 16% of the property, for a total of 37% of the property in open space or landscaped area. The ARB was supportive of the Modification request, and historically the Planning Commission has been supportive of Modifications to allow unenclosed front porches to encroach within the front setbacks where it lends to good design and conforms to the established neighborhood character. With that, staff believes that the Planning Commission can make the necessary findings for the Modification to allow the setback encroachment. Retaining the existing residence may also help support Finding #2, particularly if the existing residence is used as a long-term rental (i.e., work force housing).

Legal Non-conforming Setbacks & Parking

The existing residence is legal non-conforming with respect to parking because only one covered space is provided, and the existing one-car garage encroaches four-feet into the required 5-foot side setback. The front of the garage is presently covered with wood siding, but that can be removed to expose the existing opening to install a functioning garage door to make the garage available for parking from the street. A condition of approval to obtain a building permit to remove the unpermitted siding and install a new garage door is included in the recommended project conditions of approval.

Accessory Structures in the Rear Yard Setback

The proposed new detached two-car garage would be considered an accessory structure, and would be subject to the setback requirements of CMC §14.50.020.3, which states, *"Accessory structures shall conform to the height requirements and the front and side yard setback regulations of the district. An accessory structure may be located in the required rear yard setback; provided, that it is located no closer than ten feet to the principal structure and that it occupies no more than forty percent of the rear yard."* (emphasis added). The proposed 504 square-foot garage would be 22.5 feet tall, located 17.5-feet away from the existing residence, occupy 11% of the rear yard setback, and would not be

located within the front or side yard setbacks. As such, the proposed garage would comply with the applicable zoning code requirements.

Voluntary Merger

The subject property is comprised of Lot 5 of Block 55 and a portion of the abandoned right-of-way from Cypress Avenue as shown on the original "Map of the Town of Carpinteria" recorded in Rack No. 2, Map No. 4 of Records of Santa Barbara County. The property was historically conveyed by two separate deeds that eventually came under common ownership, but identified by the Santa Barbara County Assessor's Office as one Assessor's Parcel (APN 003-431-005). As such, to certify that the property is a legal lot for development purposes and to ensure the proposed residence and garage are located on the same lot, the City Surveyor is requiring a Voluntary Merger to be recorded on the property. The Voluntary Merger would combine Lot 5 and the abandoned Cypress Avenue right-of-way into one legal parcel.

Development Plan Approval

In order to approve a Development Plan for the project, the Planning Commission must make all of the findings for approval provided for in CMC 14.68.030, which are listed below:

- a. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*
- b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*
- c. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*
- d. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*
- 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.*
- f. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The proposed project is consistent with the type and intensity of development anticipated in urbanized areas of the City's downtown beach neighborhood. The project is a small in-fill development project resulting in the construction of a new single-family dwelling. With the approval of the requested front setback Modification, the project would be consistent with all applicable requirements of the City's General Plan/Coastal Land Use Plan and Carpinteria Municipal Code, including Title 14, Zoning. The property is not located in a flood or fire hazard zone, nor is the project located in an area encumbered with any easements or sensitive habitats.

However, the property is potentially vulnerable to future sea level rise (SLR), and could be impacted by one-foot (or more) of SLR by as early as 2030, according to the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP). In accordance with the City's Interim Sea Level Rise Guidance document, the applicant has had a site-specific coastal hazards study

prepared for the proposed new development, which is included in Attachment F. The existing elevation of the site is approximately nine-feet, and the study recommends a minimum finished floor elevation of 13.5 feet for the residence. Thus, the finished floor of the proposed residence would need to be raised 4.5 feet above the existing grade to address anticipated SLR impacts. The proposed plans show a finished floor elevation of 13.5 feet on the first floor, so the project has been designed to mitigate potential flooding impacts from future sea level rise.

Appropriate conditions have been included in the project conditions of approval to address parking, geologic hazards, construction noise, water quality, risk of future sea level rise, and air quality considerations. Additional supporting evidence is provided in the Findings for Approval, included as Attachment A, Exhibit 1 to this report. Given the above, staff believes all of the necessary findings can be made.

General Plan/Coastal Land Use Plan

The project site has a General Plan/Coastal Land Use Plan designation of Medium Density Residential (MDR) and is within Design Subarea 1 (Beach Neighborhood) of the Community Design Element and is subject to the following policies:

Land Use Element

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

Policy LU-3b: The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.

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-3l: Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.

The proposed project represents an in-fill development project that would result in a net gain of one dwelling unit (over the existing one unit) on a property located in an urbanized, developed part of the City's beach neighborhood and zoned for a density of up to five units. Such infill projects are generally encouraged by the above-stated Objective and Policies, provided they are done in a manner that is consistent with the rest of the City's policies and regulations, as discussed below.

Noise Element

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.*

N-3-Implementation Policy 3: *The City will enforce the California Noise Insulation Standards (Title 25 California Administrative Code) to ensure an acceptable interior noise level of 45 CNEL in habitable rooms.*

The project site is located in the 65-70 dBA noise contour, which is considered to be a “conditionally acceptable” noise exposure level for single family residential land uses. Based on the City’s past experience with residential development in areas in close proximity to the railroad, staff is confident that the interior noise standard described in Implementation Policy 3 (above) can be achieved through standard construction techniques, insulation, and modern dual pane windows. Nevertheless, a condition has been included in the recommended project conditions of approval requiring an acoustical study to identify the needed attenuation measures and construction techniques to ensure the new residence will comply with this standard.

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

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

The City’s standard conditions relating to construction timing and noise attenuation have been included in the attached recommended Conditions of Approval (Attachment A, Exhibit 3), and include limitations on hours of construction and use of muffling or other sound buffering devices for loud mechanical equipment during construction.

Safety Element

Objective S-1: *Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from fault surface rupture in the planning area, from ground shaking due to an earthquake along a fault in the planning area or in the region, from seismically-induced liquefaction in the planning area, and from seismically-induced tsunamis.*

Policy S-1c: *Development in areas identified as having high seismically-induced liquefaction potential shall follow structural engineering foundation design parameters outlined in the Uniform Building Code or obtained through an independent structural engineering study.*

S-1-Implementation Policy 2: *Site specific geotechnical studies are required to more accurately determine the potential for liquefaction. These studies shall be performed prior to new construction and for the retrofit of critical facilities. The studies should include site-specific depth to groundwater and soil composition. Areas having liquefiable sediments should be identified, and structures should be designed to withstand liquefaction.*

Objective S-3: *Minimize the potential risks and reduce the loss of property and the economic and social dislocations resulting from expansive soils, soil settlement, subsidence, and hydrocompaction.*

Policy S-3b: All new development will comply with the Uniform Building Code, local City building ordinances, and geotechnical recommendations related to construction in areas identified as having a high potential for expansive soils or soil settlement.

S-3-Implementation Policy 7: Geotechnical investigations shall be performed on properties proposed to be developed in areas identified as having high potential for expansive soils or soil settlement.

According to Figures S-2 and S-3 in the Safety Element of the City's General Plan/Coastal Land Use Plan, the project site is located in an area of the City with high potential for liquefaction and expansive soils. A project-specific geotechnical investigation has been completed and concluded that the proposed project could safely be built so long as the recommendations included therein for soil preparation and foundation design/construction are followed. A requirement to comply with the recommendations of the project-specific geotechnical investigation has been included in the recommended conditions of approval.

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

Although the project site is not located in the 100-year floodplain, it is still an area currently vulnerable to flooding impacts. These vulnerabilities are liable to become more pronounced in the future as a result of rising sea levels, as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Project, which shows the subject property as being vulnerable to one foot or more of sea level rise. Chapter 7 of the California Coastal Commission's (CCC) 2018 Sea Level Rise Policy Guidance document includes strategies for addressing sea level rise for redevelopment projects, including, developing thresholds for defining "redevelopment".

Consistent with CCC guidance, the City's Planning Commission recommended that the City's interim strategy for addressing sea level rise define redevelopment as projects that result in improvements costing more than 50% of the existing structure's market value; or projects resulting in the replacement of more than 50% of the existing structure. If a proposed project exceeded these thresholds, it would qualify as "redevelopment" and be expected to further analyze vulnerability to impacts from sea level rise and identify and implement adaptation strategies to mitigate those potential impacts.

The project involves a new residence and garage, with small improvements to the existing residence and garage. As such, the new structures would be considered "redevelopment" subject to the requirements of the City's Interim Sea Level Rise Guidance document. As referenced earlier, the applicant has had a site-specific coastal hazards study prepared for the proposed new development. The report concluded that the finished floor of the proposed residence should be at a minimum elevation of 13.5-feet above NAVD88 sea level and the design should enable retrofitted waterproofing as-needed in the future. The project incorporates the recommended finished floor elevation in the design and has been conditioned to require that the final construction plans demonstrate the ability to accommodate future retrofitting for waterproofing, as needed.

Community Design Element

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

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

The proposed contemporary cottage-style residence would exhibit both one- and two-story elements. The surrounding neighborhood contains primarily vernacular cottage and Craftsman architectural styles with structures ranging from one to three stories in height. The maximum height of the proposal at 29.38-feet is in line with other newer multi-story structures on this block of Fourth Street, which range from 26-feet-two-inches to 30-feet in height. The proposed design and size of the proposed residence is not out of character with other newer multi-story homes in the neighborhood. Additionally, the proposed residence would be set back farther from the front property line than many of the other nearby residences, which may help to further mitigate the height and scale of the proposed structure. The project was reviewed and unanimously supported by the Architectural Review Board with only minor suggested revisions related to architectural detailing and landscaping. As such, Staff feels that the proposal can be found consistent with the above objectives.

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).

Although views of the mountains are available from the site, the proposed project would not significantly block public views of the mountains. Public views of the Pacific Ocean are not available from the project site, due to existing development. The story pole photographs provided in Attachment B provide a depiction of the potential impact of the proposed residence.

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

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

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

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

The proposed two-story residence would be similar in size and scale to other residential structures in the area, and the architectural style is compatible with the surrounding developments. The ARB reviewed the proposal and determined that the style and colors/materials chosen for the new residence would be compatible both with the existing residence on site and the neighborhood. The proposal includes a new three-foot tall split-rail garden fence along Fourth Street with a trellis and entry gate at the pedestrian entrance to the proposed residence. The front yard facing the street is designated as common open space for the occupants of both units to share. The low fencing and open yard would create a welcoming streetscape. Additionally, the covered porch on the existing unit would add to the charm of the streetscape.

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

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

New exterior lighting is not shown on the project plans at this time. Prior to final project review by the ARB, the applicant will need to specify the exterior lighting fixtures for staff and the ARB to review for consistency with this Objective and Policy. Requirements have been included in the recommended project conditions of approval requiring compliance with the above-listed design standards.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

This project would be required to, at a minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures. Additional energy efficiency measures could be included into the project to help justify the modification needed for the front setback encroachment. The proposed landscaping plan appears to comply with the applicable design policies and water conservation requirements promoting the use of low water use, native or locally adapted species. Appropriate conditions requiring compliance with the state's WELO standards have been included in the recommended conditions of approval.

Community Design Subarea 1 (Beach Neighborhood) Objectives and Policies

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

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

CDS1-Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

CDS1-Implementation Policy 2: *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

CDS1-Implementation Policy 3: Building walls below the ground floor should be solid masonry or stucco bases, solid wood walls, or undercrofts enclosed by lattice. Open carports or crawl spaces between posts or columns should be avoided.

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

CDS1-Implementation Policy 6: Front doors three feet or more above the public sidewalk should open to a front porch or raised dooryard of a usable size – e.g. seven feet by 10 feet recommended minimum.

CDS1-Implementation Policy 7: To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from “walling off” the beach from the town.

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

CDS1-Implementation Policy 9: To avoid “top-heavy” buildings, cantilevered elements of upper floors should be supported by visible brackets or braces consistent with the architectural style.

CDS1-Implementation Policy 10: New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.

The project design would maintain the open space in the front yard, and the proposed residence would be in scale with other newer multi-story residential structures in the area. The design of the proposed residence consists of one- and two-story elements with pitched roofs, so it is not “boxy,” and it does not contain a ground-floor garage within the residence. The design includes a raised foundation with solid “break-away” walls below, a balcony, and several covered porches. A pathway leads to the front entry porch from the street; although the front door does not face the street, the design of the front entry is pedestrian-friendly.

Beach Neighborhood Residential Design Guidelines

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

Neither the proposed residence nor the proposed garage encroach into the side yard encroachment plane, so the proposal is compliant with DG 1. Please see the elevations on Sheets A3.2 and A3.3 of the project plans for a depiction of the project's compliance with this guideline.

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

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

The massing of the proposed residence is variegated between the one- and two-story portions, in addition to the “pop-out” and covered porch. The ARB requested the west elevation be subtly revised to include more articulation in order to help break up the large two-story wall plane. The proposed 12:9 roof pitch would be steeper than other structures in the area, but would also provide additional architectural variety within the already eclectic neighborhood. Overall, the ARB found the proposed contemporary cottage style of architecture to be consistent with the “small beach town” character of the neighborhood.

DG 4: *For single family dwellings, the second story should comprise not more than 40% of the total building square footage (including garages).*

The proposed second-story comprises approximately 33 percent of the total proposed square footage of the residence, excluding the detached garage, thereby complying with design guideline DG 4.

DG 5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

DG 6: *Double wide lots should use larger side and rear setbacks than the minimum required distances.*

DG 7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

DG 8: *Maximum building heights over 20 feet for one story structures are discouraged.*

The proposed design does not comply with Design Guidelines DG 5, DG 6, DG 7, or DG 8. However, during the ARB review of the proposal, the Board found that exceptions could be made for this proposal due to the existing site conditions and constraints. The front façade of the residence is set back 30-feet from the street and is broken up with a lower-level landscaping planter and a second-story balcony. The lot could be considered a “double-wide” lot since it is wider than a typical beach neighborhood lot, but only the minimum setbacks have been used for the proposed structures in order for each residence to maintain its own character and maximize the functional open yard areas. As discussed previously, the maximum height of the proposed residence is 29.38-feet due to the additional 4.5-feet of elevation necessary for SLR, and the taller height is commensurate with other newer multi-story building heights in the area. The proposed garage is 22.5-feet in height, although it does contain a loft in the attic space.

DG 9: *Using a combination of techniques to comply with flood elevation requirements (such as fill, raised floor foundations or below-grade parking) is preferred over relying solely on one technique to achieve required finished floor heights for habitable spaces.*

The proposal uses only one method, a raised floor foundation, to elevate the residence's finished floor to the minimum recommended elevation of 13.5-feet to mitigate potential SLR impacts. Additional methods, such as raising the pad with compacted fill, may exacerbate the impacts of SLR on the adjacent neighboring structures, including the existing residence on site. Note, however, a small fill pad is proposed in front of the southwest corner of the house to help screen the raised floor foundation and give the appearance of the home as being "nested" into the site. Staff and the ARB found the proposed approach to be appropriate for this site to achieve a functional solution that addresses SLR vulnerability without negatively exacerbating flood risks for neighboring properties, and while maintaining the character of the original architectural design.

DG 10: *Building facades longer than 20 feet should incorporate design features such as larger windows or off-set wall planes.*

Although the single-story portion of the front elevation is only slightly recessed from the two-story portion of the proposed residence, the roof lines and exterior finishes add more perceived depth and dimension. The two-story portion has a board-and-batten finish with a 12:9 pitched open gable roof, whereas the single-story portion has shingle siding and a 12:4 pitched shed roof. The western elevation contains a two-foot "pop-out" covered by a shed roof, with a decorative roof eave over the first-floor windows. Additionally, the second-story has a small balcony accessed by French doors to further visually break up the façade.

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

The roof of the proposed residence contains a mix of open gable and shed roof elements of varying pitches. The second-story would have an open gable at the front and rear, and the mass would be interrupted with two shed roofs. The shed roof over the single-story portion of the residence comprises the largest mass of roof, which would not be highly visible from public views along Fourth Street or passersby on the train due to its perpendicular orientation to the street.

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

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

The common area in the front yard would be fenced with a three-foot-tall split-rail garden fence, which would create an open feeling between the public and private spaces. The trellis and entry gate at the pathway to the proposed residence would define the path to the front entry. The proposed residence includes a partially covered entry porch, however the entry faces the side rather than the street. This was an intention design choice by the applicant to direct views into the yard area of the

property rather than towards the street. The inclusion of the planter and other features were done, in part, to help further animate the street-facing elevation and let the entry stairs more prominently stand out. The front porch on the existing residence adds welcoming charm to the front elevation of the structure.

DG 17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

DG 18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

DG 19: *Whenever possible, carports and parking lots should be located out of view from the public realm.*

The proposed two-car garage is located in the rear of the property, at an angle behind the existing residence and garage. The garage mimics the architecture of the proposed residence, and includes a man-door and windows on the north elevation with a window in the loft above the garage doors facing west. The garage would be accessed by a ribbon driveway, and the turn-around area would be hidden from immediate view at the rear of the property.

DG 20: *The selected architectural style should include the primary identifying features indicative of that style.*

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

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

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

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

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

DG 26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

As mentioned above, the architecture is the contemporary cottage style that has become increasingly popular. The style is dominated by clean lines and multiple exterior finishes. The fenestration,

covered porches, balcony, shed roof overhangs, and variety of roof pitches shown in this proposal are all characteristic of the style. The proposed color scheme with a dark gray body and white windows, doors, and accent trim are considered muted tones. However, the proposal is a contrast to the existing all-white exterior residence. The proposed color scheme would allow the proposed residence to maintain a visually separate identity from the existing residence.

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

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

The proposed concrete ribbon driveway will add visual texture and the landscaped ribbon would be permeable. The turn-around area at the rear of the property would be concrete for better durability, and would drain into the surrounding landscaping and lawn areas. The portion of the existing gravel driveway that lies within the street right-of-way will need to be replaced with another type of surface that is acceptable to the Public Works Department and does not track out onto the public street.

DG 33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG 34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, new three-foot-tall split rail garden fencing is proposed along the street frontage with a trellis and entry gate at the pedestrian entrance to the proposed residence. The proposed fencing is consistent with other fencing types in the neighborhood.

DG 36: *Outdoor lighting should include:*

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

The project plans do not show new exterior lighting at this time. Staff and the ARB would review any new fixtures for compliance with these guidelines and the proposed conditions of approval require that existing and proposed exterior lighting comply with the City's night sky-friendly lighting policies.

DG 42: *When solar panels are used, they are encouraged to be placed on rooftops. Solar panels should not detract from the style or architecture of the building, but rather be integrated into the design.*

DG 43: *Solar panels should be low profile and parallel with the plane of the pitched roof.*

DG 44: *Top of panels should not extend above the ridgeline of a pitched roof and should be located away from the edges of a flat roof.*

DG 45: *Placement of panels should be uniform.*

DG 46: *Support structures and frames should be neutral in color and compatible with the roof surface color.*

Flush-mounted solar panels are proposed on the south facing side of the garage roof. From the information provided in the elevation on Sheet A3.3 of the plans, the proposal appears to comply with DG 42, DG 43, DG 44, and DG 45.

Housing Element

Program Category #1. *Make Sites Available to Accommodate the RHNA.*

Goals:

- *Attain additions to the housing supply that meet the housing needs of all economic segments.*
- *Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.*

Policies:

- **Adequate Sites:** *Provide sufficient sites in the General Plan/Coastal Plan and zoning map to meet the housing needs allocated to the City by the Regional Housing Needs Allocation (RHNA) Plan.*
- **Housing Types:** *In the General Plan/Coastal Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.*

The proposal would provide a three-bedroom single-family dwelling, which is one of the types of housing that has been identified as needed within the City. The project would result in a gain of one new market rate housing unit for the RHNA. It should be noted however, that the site is large enough to have accommodated up to a total of five units under current maximum allowed density. The site, was not, however specifically identified in the Housing Element's site inventory as an infill site necessary to meet the City's housing goals; thus the decision to not build out to maximum density does not pose any Housing Element consistency issues for the City.

VI. DEVELOPMENT IMPACT FEES

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

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

Estimated Development Impact Fees
For one new single-family residential unit

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Streets and Thoroughfares	\$1,553.42	\$1,553.42
Highway Interchanges & Bridges	\$7,931.42	\$7,931.42
Traffic Control Facilities	\$638.73	\$638.73
General Facilities & Equipment	\$1,428.36	\$1,428.36
Storm Drainage Facilities	\$4,698.49	\$4,698.49
Quimby/Parkland Acquisition	\$22,010.58	\$22,010.58
Parks and Recreational Facilities	\$5,692.76	\$5,692.76
Aquatics Facilities	\$356.57	\$356.57
TOTAL DIFs		\$ 44,310.33

Other Estimated Fees

Fee Type	Fee Per Unit Unless noted otherwise	Total Fee
Carpinteria-Summerland Fire District		
Fire Mitigation Fee	\$2,297.70	\$2,297.70
Fire Protection Certificate	\$229.00	\$229.00
Carpinteria Sanitary District		
Development Impact Fee	\$6,576/per new EDU	\$6,576.00
Sewer Service Charge	\$777.37/unit/yr.	\$777.37/yr.
School District		
Residential (habitable area)	\$3.48/sq. ft.	\$7,854.36
New Construction Tax	\$500.00	\$500.00
Landscape Bond	\$500.00 or \$0.03/sq. ft.	\$500.00
TOTAL Other Fees		\$ 18,743.43

VII. ACTION OPTIONS

1. Adopt Resolution No. PC-23-008, thereby approving Project 22-2184-DP/CDP/VM/ARB to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft; and accept the CEQA Notice of Exemption; and adopt the Findings for Approval in Attachment A, Exhibit 1 and Conditions of Approval as proposed in Attachment A, Exhibit 3.
(Staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VIII. ATTACHMENTS

- Attachment A- Resolution PC-23-008
Exhibit 1 – Findings for Approval
Exhibit 2 – Plan Set
Exhibit 3 – Recommended Conditions of Approval
- Attachment B- Story Pole Photographs
- Attachment C- Minutes from the May 12, 2022 and April 27, 2023 ARB Meetings
- Attachment D- Conceptual Architectural Plans (Superseded)
- Attachment E- CEQA Notice of Exemption
- Attachment F- Coastal Hazard and Sea Level Rise Discussion

Attachment A
Resolution PC-23-008

Scerni New Residence
22-2184-DP/CDP/VM/ARB

September 5, 2023

RESOLUTION NO. PC-23-008

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION
APPROVING A DEVELOPMENT PLAN AND COASTAL DEVELOPMENT
PERMIT FOR PROJECT 22-2184-DP/CDP/VM/ARB FOR THE
CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND A
DETACHED GARAGE. THE PROJECT IS LOCATED AT 4610 FOURTH
STREET (APN 003-431-005), REQUESTED BY JEREMY ROBERTS.**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan and Coastal Development Permit filed by Jeremy Roberts, Architect, on behalf of Gregg and Beth Scerni on September 13, 2022, to construct a new 2,257 square-foot two-story single-family residence and a detached 504 square-foot two-car garage; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on March 21, 2023; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their April 27, 2023 meeting, wherein the project was recommended for preliminary approval; and

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

WHEREAS, the Planning Commission has considered a request for a modification of the zoning district requirements for the front yard setback as specified in Chapter 14.14.060.1; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act under Guidelines Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(a), (b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects); and

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

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan, including a Modification to the PRD front setback requirement, and Coastal Development Permit are approved, making the Findings for approval outlined in Exhibit 1;

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and
3. The Development Plan and Coastal Development Permit consistent with the plans shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

PASSED, APPROVED AND ADOPTED this 5th day of September 2023, by the following called vote:

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

Jane L. Benefield, Chair

ATTEST:

Nick Bobroff, 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 5th day of September 2023.

**Attachment A
Exhibit 1:
Findings for Approval**

**Scerni New Residence
22-2184-DP/CDP/VM/ARB**

September 5, 2023

**ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL**

**CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 22-2184-DP/CDP/VM/ARB
SEPTEMBER 5, 2023**

**SCERNI NEW RESIDENCE
4610 FOURTH STREET
REQUESTED BY JEREMY ROBERTS**

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

1.0 Administrative Findings

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

1.1 Procedures

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

- a. An application for a Development Plan and Coastal Development Permit was submitted on September 13, 2022, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on March 21, 2023. Said application and all related material have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Architectural Review Board at a duly noticed public meeting which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

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

1.2 California Environmental Quality Act

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(a), (b), (c), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single-family residence, detached garage, and associated grading and landscaping.

1.3 Development Plan Findings

Pursuant to Carpinteria Municipal Code §14.68.030(9), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

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

As presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference, the project involves the construction of a new two-story single-family residence and a detached garage pursuant to Chapter 14.14, Planned Residential Development (PRD) of the City's Zoning Code. The project is in conformance with all of the applicable requirements of the Zoning District with the approval of the Modification to the front setback requirement to allow the "as-built" covered front porch on the existing residence to encroach 4.5 feet into the setback. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family residence and a detached garage that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-scaled design and its decorative architectural elements including a covered front porch. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety, and Housing Elements.

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

The project site is not currently located in a flood hazard area according to the current Flood Insurance Rate Map (“FIRM”) for the area. The project site is, however, located in an area that may become vulnerable to coastal flooding resulting from as little as 1 foot of sea level rise (SLR) according to the City’s “Sea Level Rise Vulnerability Assessment and Adaptation Project.” Consistent with California Coastal Commission guidance and interim City practices, the applicant has provided a Coastal Hazard and Sea Level Rise Discussion for the project which includes recommendations to minimize SLR impacts. Those recommendations have been incorporated into the project design.

The project has also been conditioned to require recordation of a real estate disclosure and waiver document requiring the owner to assume the risk of any damage caused by future sea level rise and to waive any claims for damages for such hazards; and to require the disclosure to any future buyers all permit conditions related to coastal hazards, property defects or vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise. These conditions are necessary to protect public health, safety and welfare; to properly disclose to current and future owners the property’s potential vulnerability to sea level rise impacts and potential coastal flooding hazards due to climate change; to safeguard valuable public coastal resources, which are of statewide importance; and to require the property owner, rather than the City, to accept responsibility for any future damages related to sea level rise.

The project site is not located in an area identified as being a high fire hazard zone. The project site is located in an area that, according to the Safety Element of the City’s General Plan/Coastal Land Use Plan, has high potential for both liquefaction and expansive soils. As such, the project has been conditioned accordingly to require preparation of, and compliance with, a site-specific geotechnical study to more accurately assess risks and provide recommendations for foundation design and construction. The project would result in two residential units on the property, which is well below the five units that could be permitted under the PRD-20 zoning.

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

The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood. There are no known sensitive resources, native vegetation, or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise.

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

There are no known recorded easements on the property for public access or public utilities. No new easements are required of the project as a condition of approval. The

project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

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

The project does not have the potential to adversely affect these services in that these services are currently available for the surrounding residences located throughout the neighborhood and already serve the existing residence on the property. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

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

The project involves the construction of a new single-family residence and detached garage within an urbanized, residential part of the City. The proposed structures are compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated September 5, 2023. The proposed Modification to the front setback requirement is consistent with other setback encroachments granted in the recent past in this part of the City and the structure would not have a negative impact on other single-story residences in the vicinity.

1.4 Development Plan Modification Findings

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

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

The project is required to provide a minimum of 2,311 square feet of common open space/landscaping in order to meet the 20% minimum open space requirements of the base

zone district. As designed, the project includes 21% (2,421 square feet) of the total lot area as common open space/landscaping. Most of this common landscaped area is located along the Fourth Street frontage and can be viewed as a benefit enjoyed by the public.

Additionally, the project includes private open space areas for each unit which occupy an additional 16% of the total lot area. Together, the common and private open space areas comprise 37% of the property, which is nearly double the minimum required by the base zone district. Therefore, the project provides more than the required minimum amount of open space/landscaping and a significant amount of the landscaping would be located near the front of the lot so as to benefit the public, consistent with the third finding above.

Additionally, the residence, if constructed, would have to comply with the current California Title 24 residential building codes, which include the California Green Building Standards for energy efficient heating and cooling, among other energy efficiency and conservation measures. Therefore, the project can also be found to include features that allow for energy efficiency consistent with the first finding above.

1.5 Coastal Development Permit Finding

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

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

The project involves the construction of a new two-story single-family residence and a detached garage pursuant to Chapter 14.14, Planned Residential Development of the City's Zoning Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated in the Medium Density Residential (MDR) land use district.

An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference. As discussed in the staff report, with the granting of the requested Modification to the front yard setback requirement, the project would be consistent with all of the applicable development standards of the Planned Residential Development zone district. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

**Attachment A
Exhibit 2:
Reduced Plan Set**

**Scerni New Residence
22-2184-DP/CDP/VM/ARB**

September 5, 2023

Arbutus 'Mamma'
Common Name: Mamma Strawberry Tree
Generally, maddone species are difficult to keep alive in the nursery for longer than 5 years because they're so susceptible to root rot but this is a robust hybrid, a truly exceptional nursery plant. Drought tolerant, early green and attractive red bark, flowers, and fruit. It's a superb selection for CA and sunny north exposures in the PMW.

Flower Color: Pink
Height: 10-15
Light Needs: Full Sun
Flowering Season: Late Summer
Leaf Color: Green

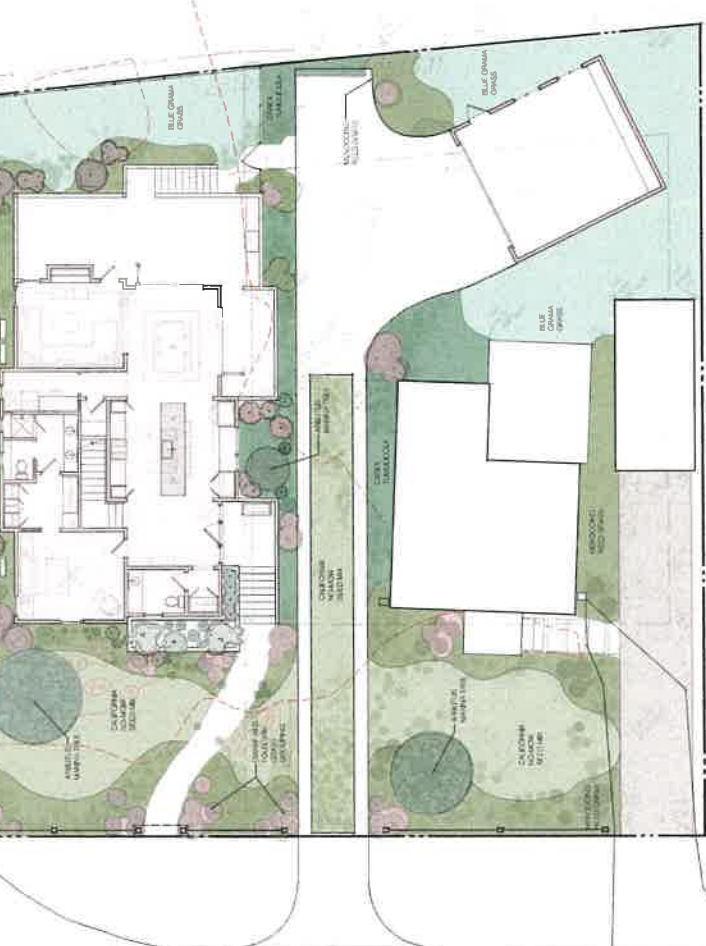


California Native Grasses
California Native Grasses are a group of grasses that are native to the state of California. They are a diverse group of grasses that are adapted to the state's climate and soil conditions. They are a valuable part of the state's natural heritage and are being used in a variety of ways, including in landscaping and in the restoration of native grasslands.

CHARACTERISTICS

- Do not have invasive species
- All perennial grasses
- Longer lived plants
- Fine textured grasses
- Medium appearance
- Excellent for landscaping
- Full establishment
- Extensive root system
- Reduces soil erosion
- Grows in sun and light shade
- Multi-use

NO.	DATE	REVISION
1	10/10/2013	10/10/2013
2	10/10/2013	10/10/2013
3	10/10/2013	10/10/2013
4	10/10/2013	10/10/2013
5	10/10/2013	10/10/2013
6	10/10/2013	10/10/2013
7	10/10/2013	10/10/2013
8	10/10/2013	10/10/2013
9	10/10/2013	10/10/2013
10	10/10/2013	10/10/2013



Plants / Grasses

- Common Name: Dwarf Red Fountain Grass
- Description: Dwarf Red Fountain Grass is a clump-forming grass with a dense, upright habit. It has a distinctive reddish-brown tinge to its foliage and a dense, upright habit. It is a native grass and is drought tolerant.
- Height: 2 feet 6 inches
- Width: 2 feet 6 inches
- Variety: 20' F-120' F
- Requires Full Sun, 120' F-120' F
- Typical Ornamental Grass
- Euphorbia Full Sun
- Height: 2 feet 6 inches
- Width: 2 feet 6 inches
- Variety: 20' F-120' F
- Requires Full Sun, 120' F-120' F



1. LANDSCAPE PLANT AREAS

Periódico de la Universidad de Chile, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 265



6. $\lim_{x \rightarrow 0} \frac{1}{x} = \infty$ (The limit does not exist.)
 7. $\lim_{x \rightarrow 0} \frac{1}{x^2} = \infty$ (The limit does not exist.)

- [illegible]

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Thus, in the simple case, if a response can be directed to expected and unexpected outcomes, the response is extended to all responses to each expected and unexpected outcome. Feed areas can be designed both in terms of volume and location, to direct the fish to a feeding system.

- [illegible]

STORM WATER CONTROL PLAN AREA CALC:

TOTAL NEW IMPERVIOUS AREA (SF):

RESURFACING	1,960 SF
DRAINAGE CANALS	560 SF

TOTAL EXISTING IMPERVIOUS AREA (S.F.):

RESIDUE	717	59
1011-1020	1011	59

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1. DISPOSE RUNOFF FROM ROOF'S OR PAYMENT TO VEGETATED AREAS.
2. PERMISSIBLE PAVING SOME PATHS (ONLY JOBS WITH NO CLOSURE).

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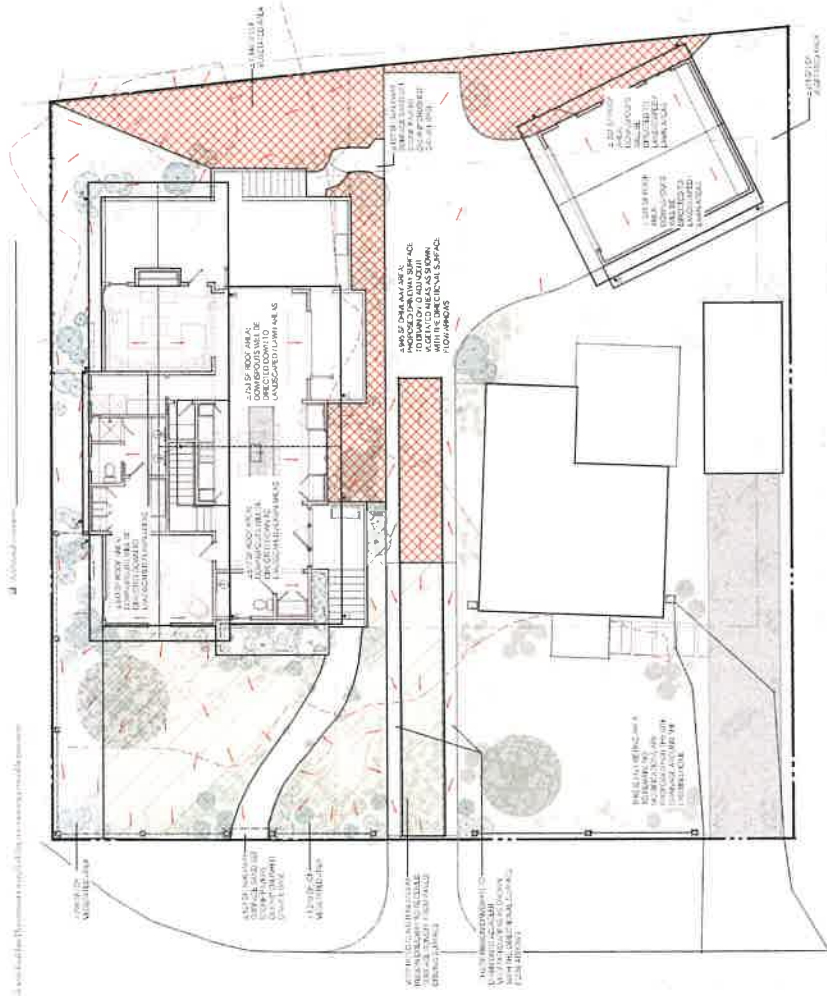
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RESIDENCE
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CARPENTHIA, CA 90013

Journal Pre-proof

TIER I SITE
DRAINAGE PLAN

PROJECT NO.	DATE
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1. TIER I SITE DRAINAGE PLAN



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D E S I G N

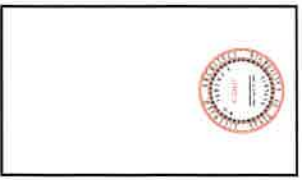
ARCHITECTS & INTERIORS INC.

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SCERNI

RESIDENCE

4600 ELLIOTT STREET

CARPINTERIA, CA 93013

SHEET NAME:

PROPOSED FLOOR PLAN - RESIDENCE

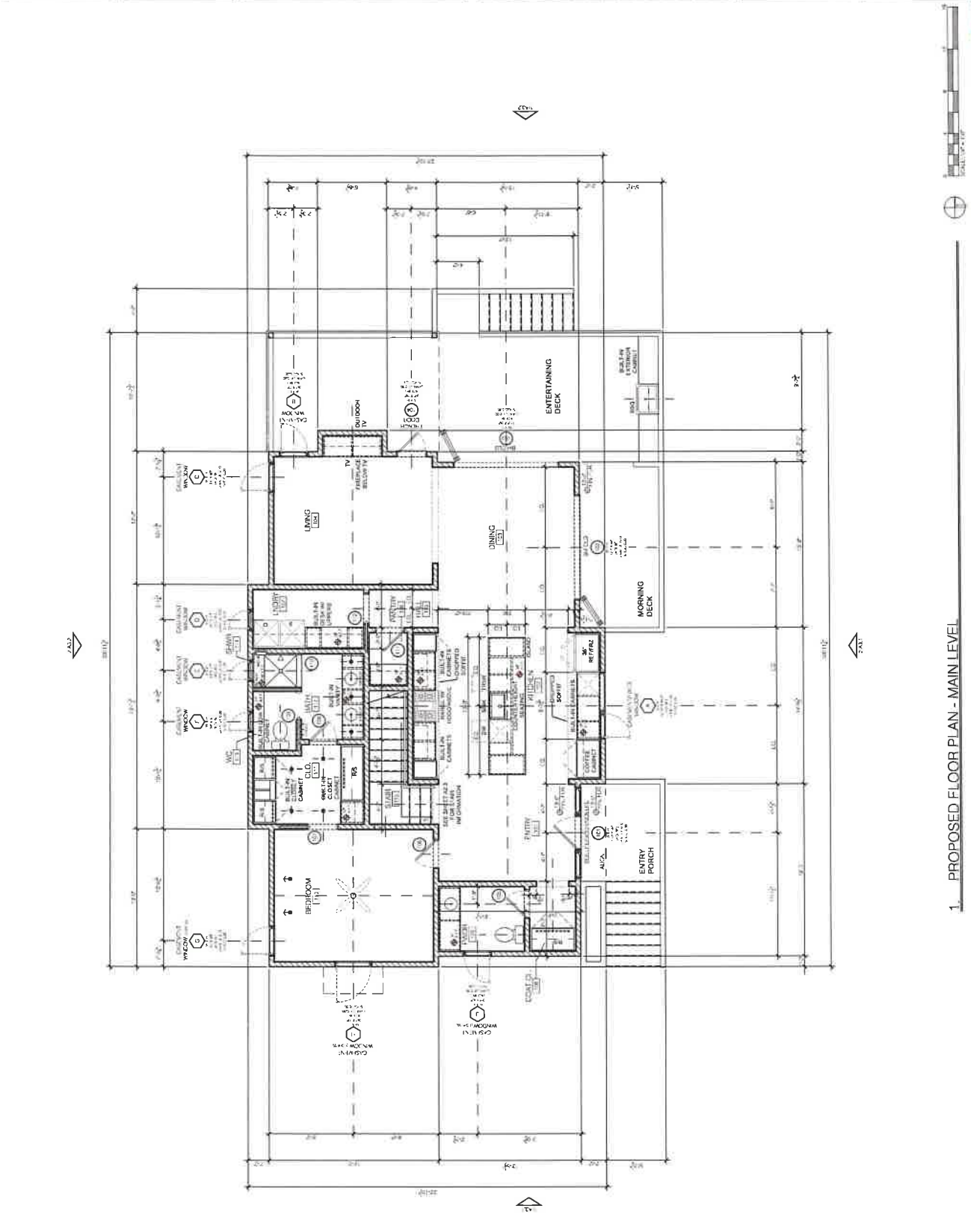
MAIN LEVEL

PROJECT NO:

06-06-23

SHEET NO:

A2.2



1. PROPOSED FLOOR PLAN - MAIN LEVEL

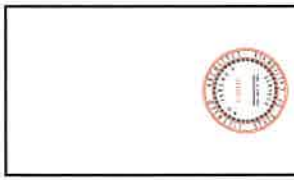
06-06-23 SUBMITTAL DRAWINGS FOR CARPINTERIA PLANNING COMMISSION REVIEW AND APPROVAL

SCALE: 1/8" = 1'-0"

1" = 12'-0"

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 ARCHITECTURE - LANDSCAPE ARCHITECTURE
 1000 CALIFORNIA STREET
 SAN JOSE, CALIFORNIA 95128
 TEL: 415.961.1000 FAX: 415.961.1001
 WWW.ROBERTSDSIGN.COM

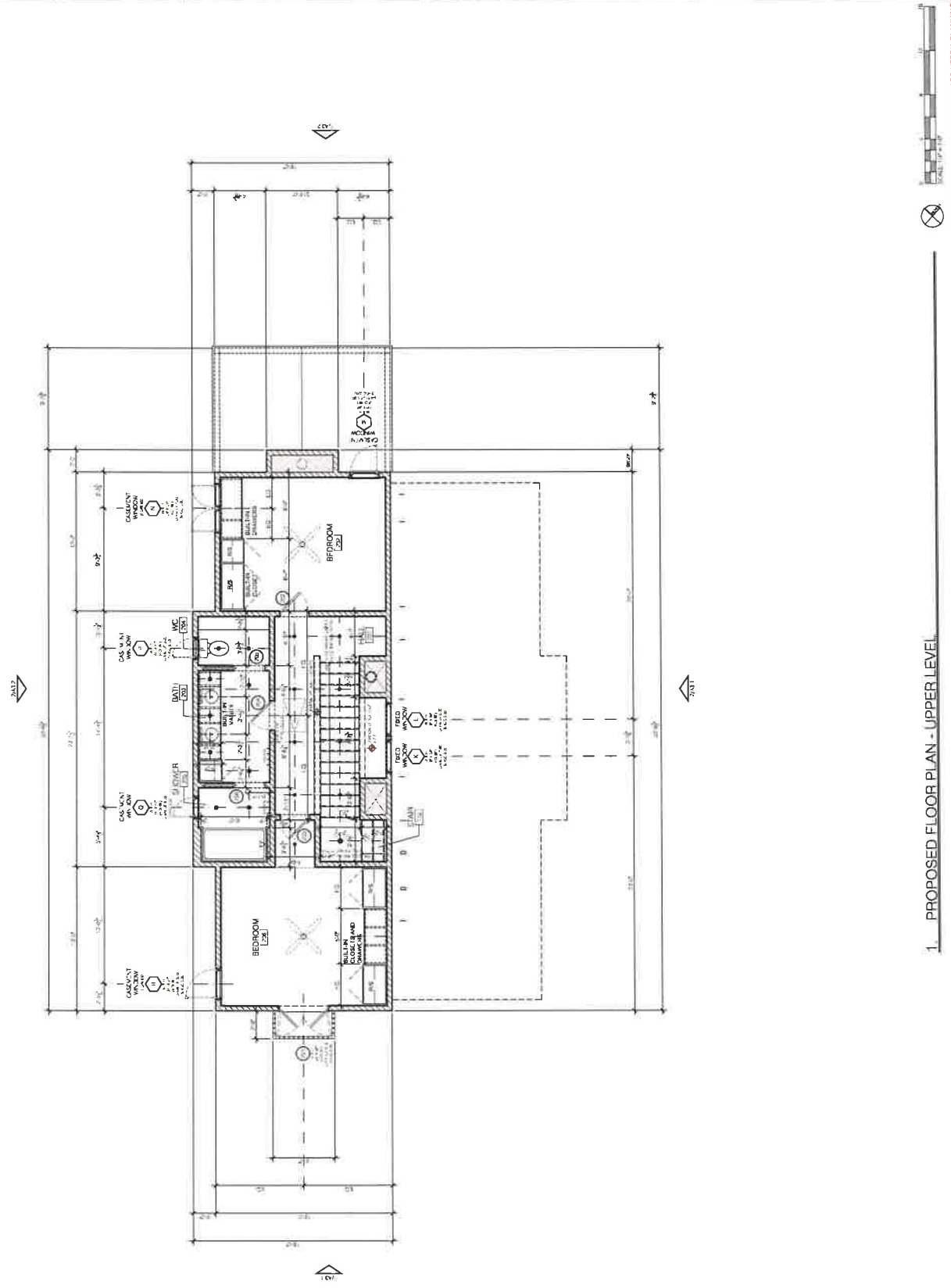
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 RESIDENCE
 4610 4TH STREET
 CARPINTERIA, CA 91013

SHEET NAME: PROPOSED FLOOR PLAN (UPPER LEVEL)
 PROJECT NO: 14-001
 SHEET NO: A2.3



1. PROPOSED FLOOR PLAN - UPPER LEVEL



06/25/23 SUBMITTAL DRAWINGS FOR CARPINTERIA PLANNING COMMISSION REVIEW AND APPROVAL

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DESIGN

ARCHITECTURE & INTERIORS INC.

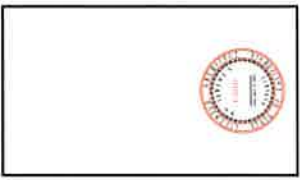
1710 GARFIELD COURT

SAN ANTONIO, TEXAS 78207

210.488.1111

I, the undersigned, being a duly Licensed Architect in the State of Texas, do hereby certify that the above is a true and correct copy of the original drawing as submitted for record.

 Date: _____



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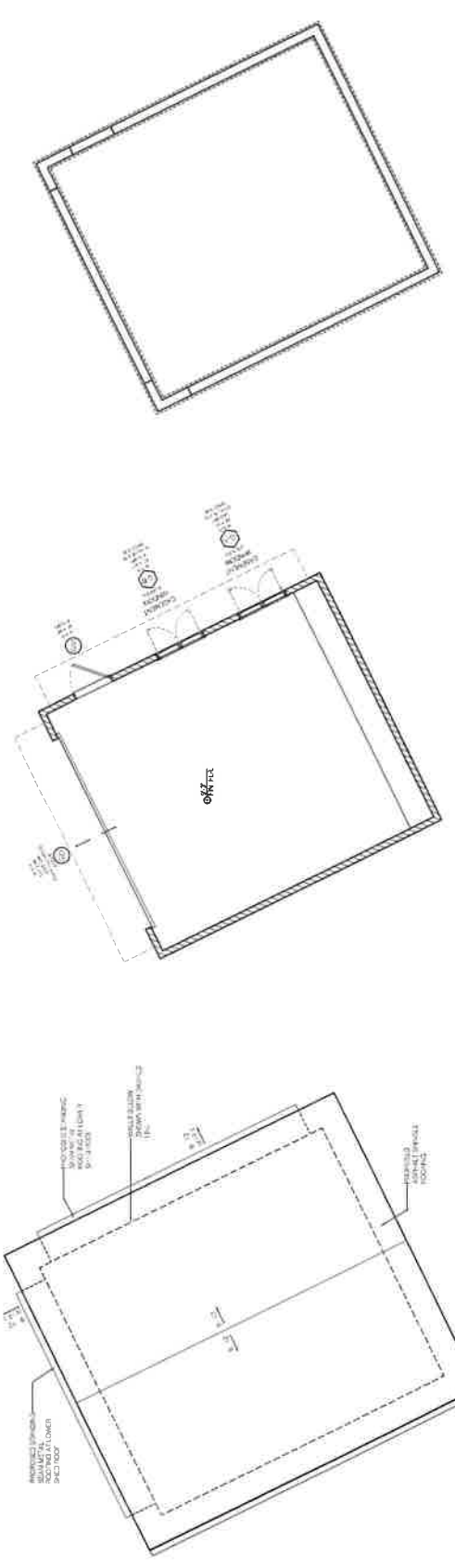
SCERNI
 RESIDENCE
 4514 S. LORAIN
 CARPINTERIA, CA 91013

PROPOSED FLOOR PLAN - GARAGE

PROJECT NO.

SHEET NO.

A2.5



1. PROPOSED FOUNDATION PLAN

2. PROPOSED FLOOR PLAN

3. PROPOSED ROOF PLAN

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730 KINSEY COURT
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806 227 803 FAX

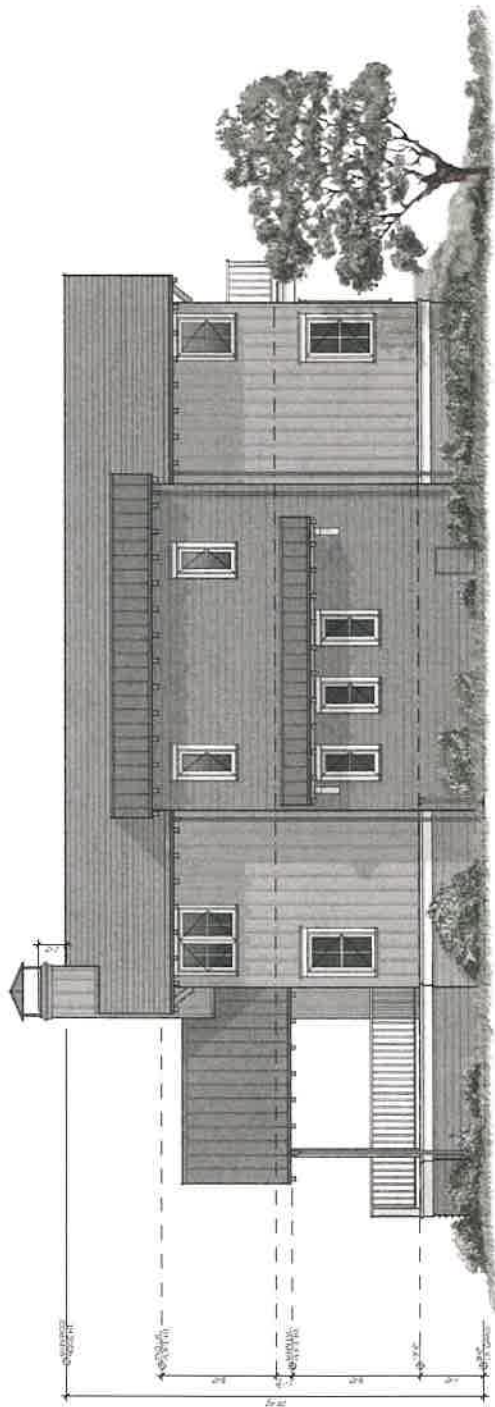
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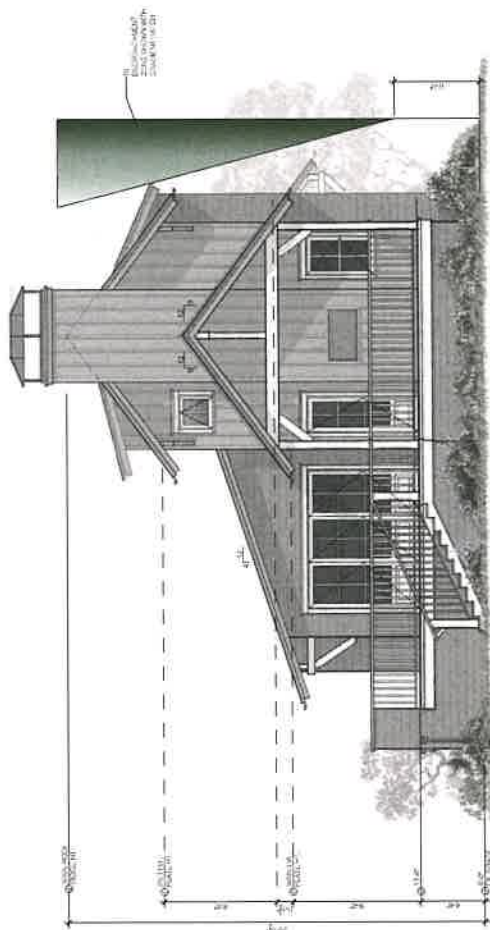
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RESIDENCE
4610 4TH STREET
CARPINTERIA, CA 90013

TEST NAME: **PROPOSED EXTERIOR ELEVATIONS**

A3.2



2. EXTERIOR ELEVATION (WEST)



1. EXTERIOR ELEVATION (NORTH)



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DESIGN

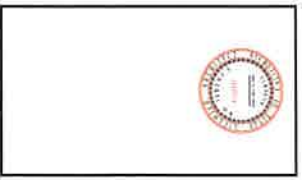
ARCHITECTS - INTERIORS INC.

1700 ANSELMO COURT

10000 10TH STREET

ANTHONYVILLE, CA 95003

I, the undersigned, hereby certify that the above is a true and correct copy of the original as submitted to the Planning Commission for review and approval.



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RESIDENCE

4810 4TH STREET

CARPINTERIA, CA 93013

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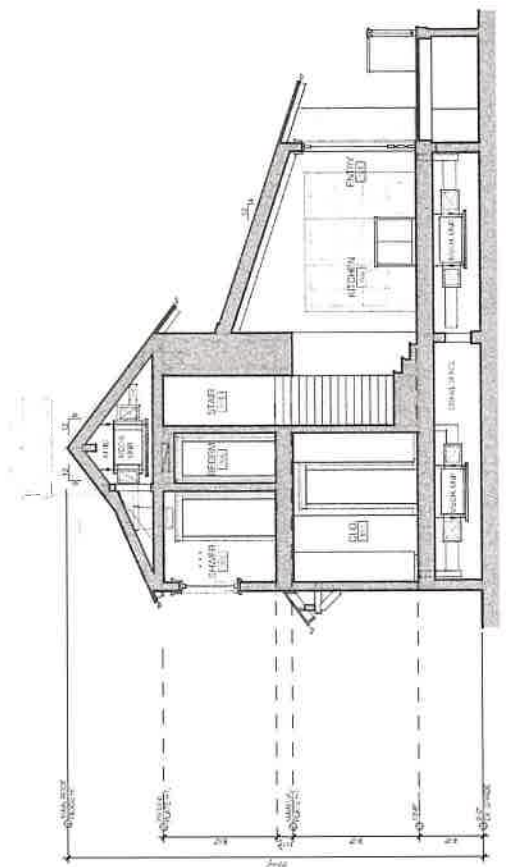
PROPOSED BUILDING SECTION-RESIDENCE

PROJECT NO:

100

SHEET NO:

A4.1



1. PROPOSED BUILDING SECTION - RESIDENCE

Attachment A
Exhibit 3:
Recommended Conditions of Approval

Scerni New Residence
22-2184-DP/CDP/VM/ARB

September 5, 2023

**PLANNING COMMISSION HEARING
PROJECT 22-2284-DP/CDP/VM/ARB
4610 FOURTH STREET (APN 003-431-005)
SEPTEMBER 5, 2023**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
SCERNI RESIDENCE ADDITION**

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

PROJECT DESCRIPTION

1. This Development Plan and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated September 5, 2023) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Development Plan and Coastal Development Permit to allow the construction of a new 2,257 square-foot two-story single-family residence with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum roof ridge height of the proposed residence would be 29.38 feet, and the maximum roof ridge height of the proposed garage would be 22.54 feet, both measured from existing grade. The project includes improvements to the existing one-car garage and a request for a front setback modification to allow an "as-built" covered front porch on the existing residence to encroach up to 4.5-feet into the required front setback and remain as constructed. The project would also include new fencing, landscaping and hardscape. Vehicular access would be provided via a new ribbon driveway off of Fourth Street.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the

approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

2. The design, scale and character of the project architecture and landscape shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this mitigation measure and site inspect during the construction phase.
3. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.
4. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures shall be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review final plans for compliance with this measure prior to approval of a building permit for structures. Building Inspector shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final plans.
5. A building permit shall be obtained for the "as-built" covered porch on the existing residence and for the removal of the paneling and installation of a new garage door on the existing garage. **Plan Requirement and Timing:** The applicant shall submit plans to the Building Division prior to or concurrently with the plans for the new residence, and obtain a building permit for the improvements prior to or concurrently with the issuance of the building permit for the new residence. The improvements shall receive a final inspection prior to issuance of the Certificate of Occupancy on the new residence.
6. In order to adapt to future sea level rise, the construction documents shall include details to demonstrate the ability to accommodate future retrofitting for waterproofing, as needed. **Plan Requirement and Timing:** The applicant shall include the information on the plans submitted to the Building Division with the building permit application. **Monitoring:** Community Development Department staff (CDD) shall review the submitted plans and site inspect for installation prior to issuance of the Certificate of Occupancy for the new residence.

7. By acceptance of this Development Plan and Coastal Development Permit, the Applicant/Owner acknowledges and agrees, on behalf of itself and all successors and assigns:
- a. Coastal Hazards: That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, coastal flooding, and interaction of the same;
 - b. Assume Risks: To assume the risks to the Applicant/Owner and the property that is the subject of this permit of injury and damage from such coastal hazards in connection with this permitted development;
 - c. Waive Liability: To unconditionally waive any claim of damage or liability against the City, its officers, agents, and employees for injury or damage from such coastal hazards;
 - d. Indemnification: To indemnify and hold harmless the City, its officers, agents, and employees with respect to the City's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards;
 - e. Permit Intent: The intent of this permit is to allow for the approved project to be constructed and uses consistent with the terms and conditions of this permit for only as long as it remains reasonably safe for occupancy and use without additional substantive measures beyond ordinary repair and/or maintenance to protect it from coastal hazards, and for only as long as the approved project remains on private property;
 - f. Disclosure: All documents related to any future marketing and sale of the subject property, including but not limited to marketing materials, sales contracts, deeds, and similar documents shall notify buyers of the terms and conditions of this Development Plan Revision and Coastal Development Permit; and
 - g. Property Owner Responsible: That any adverse effects to property caused by the permitted project shall be fully the responsibility of the property owner.

Plan Requirements/Timing: Prior to issuance of a building permit, the Applicant/Owner shall provide to the Community Development Department a conformed copy of an executed and recorded Informational Notice containing the above "coastal hazard risk" acknowledgements, waivers, assumption of risk, and disclosure statements. CDD staff shall provide the Informational Notice. **Monitoring:** CDD staff shall confirm recordation of the Informational Notice prior to issuance of building permits for the as-built construction.

8. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT

INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package to the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

9. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements:** The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.
10. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.
11. Applicant shall have prepared and submitted to the City a project-specific acoustical analysis demonstrating that the proposed construction techniques meet the California Noise Insulation Standards to ensure an acceptable interior noise level of 45 CNEL, or less, in habitable rooms. **Plan Requirements/Timing:** The acoustical study shall be prepared by a qualified acoustical engineer or similarly qualified individual. The prepared report shall either demonstrate that the proposed construction techniques and materials will meet the required interior noise thresholds, or if not, shall recommend necessary measures to comply with this requirement. The acoustical report shall be submitted to CDD for review and approval prior to final review by the ARB. **Monitoring:** CDD staff shall be responsible for ensuring that the report is submitted and approved prior to scheduling the project for final review by the ARB.

12. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.
13. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.
14. Construction activity shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.
15. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.
16. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.

17. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.
18. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.
19. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.
20. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An

erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

21. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
 - b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
 - c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
 - d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

Plan Requirements: All requirements shall be shown on the grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction activities.

Monitoring: CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

22. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

Plan Requirements: The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.

23. The following Diesel Exhaust Control Measures should be implemented during construction activities:
- a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
 - b. The engine size of construction equipment shall be the minimum practical size.
 - c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
 - d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
 - e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
 - f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
 - h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

Plan Requirements: All requirements shall be shown on grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction activities.

Monitoring: CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

24. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

DEVELOPMENT PLAN CONDITIONS

25. Approval of the Development Plan and Coastal Development Permit shall expire one (1) year after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.
26. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional

identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

27. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A, Exhibit 2, dated September 5, 2023. Substantial conformity shall be determined by the Community Development Department Director.
28. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
29. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.
30. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

31. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
32. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
33. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions or Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.
34. Prior to issuance of a Building Permit, a Voluntary Merger shall be recorded to formally merge the property into one legal lot. The Voluntary Merger documents shall be prepared by a licensed land surveyor and will be subject to review and approval by the City Surveyor.

35. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.
36. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.
37. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.
38. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of \$500.00 and comply with the following requirements:
 - a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
 - b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
 - c. Landscaping shall be drought resistant, low water species.
 - d. Where feasible, locally adapted native plants shall be required.
 - e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
 - f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.
39. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.
40. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
41. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
42. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
43. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

44. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.
45. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.
46. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
47. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
48. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

49. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

SPECIAL DISTRICT CONDITION LETTERS

50. Compliance with the attached Departmental and District letters is required as follows:
- a. Carpinteria Sanitary District, dated September 28, 2022,
 - b. City of Carpinteria Public Works Department, dated October 5, 2022,
 - c. Carpinteria Valley Water District Intent to Serve Letter, dated December 2, 2022,
 - d. Carpinteria Valley Water District Condition Letter, dated December 2, 2022, and
 - e. Carpinteria-Summerland Fire Protection District, dated October 4, 2022.

Approved by the Planning Commission on September 5, 2023.

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

Applicant/Property Owner

Date



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 • Fax (805) 684-7213

September 28, 2022

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

Subject: Project No. 22-2184-DP/CDP/ARB
4610 Fourth Street (APN 003-431-005)
Applicant: Greg and Beth Scerni
Agent: Jeremy Roberts

RECEIVED
OCT 03 2022
CITY OF CARPINTERIA

Dear Ms. Souter:

Thank you for the opportunity to provide comments on the subject project. The subject parcel currently has a single-family dwelling unit. The proposed project is to construct an additional single-family dwelling unit on the same parcel.

The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. Any sewer improvements shall conform to approved District construction standards for materials and methods. The sewer lateral currently serving the property is undersized to serve two single-family units. The lateral shall be replaced to the sewer main with a 6-inch lateral that will serve the two units.
2. A sewer construction permit is required for any and all work on the sewer lateral serving the proposed project. The permit shall be procured and applicable fees paid prior to issuance of Building permits. The applicant shall submit a detailed sketch or engineered drawing to the District showing the proposed sewer connections, alterations or additions. During the construction, it is the applicant's and contractor's responsibility to notify the District for inspection and of any sewer improvements or modifications not noted on the approved plans.
3. Please provide a note on the utility plans to inform the Contractor that a permit from the District is required prior to any sewer construction work. Please allow at least 48 hour advanced notice to the District for inspections. The District can be reached at (805) 684-7214 x113.
4. A Development Impact Fee (DIF) shall be paid to the District for each newly constructed residential "equivalent dwelling unit" (EDU). The District currently charges for the one EDU that exists on the parcel. As of July 1, 2022, the DIF is **\$6,230** per residential EDU. A DIF of **\$6,230** for the new second EDU will be due at the time of sewer construction permitting.

September 28, 2022

Page 2

5. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. Beginning July 1, 2022, the current residential SSC per EDU is **\$754.72**. The SSC for the two EDUs will be **\$1,509.44** annually and collected on the property tax roll. A pro-rated SSC fee for the one new EDU will be due at the time of occupancy.

The rates and fees listed above are valid through June 30, 2023. If you have any questions or comments regarding any of the conditions provided, please contact me at (805) 684-7214, ext. 113 or lancel@carpsan.com.

Sincerely,
Carpinteria Sanitary District



Lance Lawhon
Engineering Technician

C: Greg and Beth Scerni
Jeremy Roberts

CITY of CARPINTERIA, CALIFORNIA



Public Works Department Memorandum

To: Syndi Souter, Associate Planner
Community Development Department

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

Date: October 5, 2022

Subject: 4610 Fourth Street, Project No. 22-2184-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated September 16, 2022, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. Applicant shall pay its proportional share of Five Thousand Two Hundred Dollars (\$5,200) for the cost of concrete curb and gutter improvements as a part of the City of Carpinteria's 2022 Pavement Rehabilitation Project.
2. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.
3. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
4. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
5. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
6. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.
7. All new and existing utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.

8. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
9. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.
10. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).
11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
12. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
13. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments



Carpinteria Valley Water District

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

December 2, 2022

Jeremy Roberts
RDG Architecture & Interiors
730 Kirsten Court
Santa Barbara, CA 93111

SUBJECT: Request for Intent to Serve Letter re proposed project at 4610 Fourth Street (the "Project")

Dear Applicant,

In response to your request, this letter will serve as confirmation that Carpinteria Valley Water District (the "District") currently has sufficient water supply to serve the Project, subject to qualifications indicated below.

The Project is for a new 2,257 square-foot two-story single-family residence and a new 504 square-foot detached two-car garage on a property with existing water meters.
Permit #: 22-2184-DP/CDP/ARB

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 3 Drought Emergency (see Ordinance 22-1, www.cvwd.net), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

Accordingly, the confirmation conveyed by this letter is subject to the following conditions and caveats:

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.

5. Upon the expiration of any land use and or building permits for the Project, this "Intent to Serve" confirmation shall be void and you shall be required to submit a new request for confirmation of the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.
6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

Should you have any questions please do not hesitate to contact the District at 805-684-2816.

Very truly yours,
Carpinteria Valley Water District



Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer



Carpinteria Valley Water District

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

December 2, 2022

Jeremy Roberts
RDG Architecture & Interiors
730 Kirsten Court
Santa Barbara, CA 93111

SUBJECT: 4610 FOURTH STREET; APN 003-430-005; ACCOUNT(S) 03-030477-02, 03-030478-02, 03-030479-02, 03-030576-09; PROJECT NUMBER 22-2184-DP/CDP/ARB; NEW SFR WITH DETACHED TWO-CAR GARAGE; CONDITION LETTER

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 3 Drought Emergency; for more information on Ordinance 22-1, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property currently has four $\frac{3}{4}$ " water meters, one of which is being utilized for the existing house. Based on the plans received by the District on September 16, 2022, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off routing sheet.
- The owner must specify which water meter will be plumbed to the new house prior to sign off for building permit issuance.
- A reduced-pressure principle backflow assembly (RP) must be installed at the water meter according to District standard detail W-115-01, attached.
- Fire demand calculations must be supplied to the District to ensure the meter is adequately sized prior to sign off for building permit issuance. Calculations must consider the pressure loss across the backflow assembly installed at the water meter. If the water meter must be upsized to meet fire sprinkler demand, the owner is responsible for paying all fees and deposits to upsize the meter.
- According to Rule 17 in the District's Rules and Regulations, residential properties exceeding 5,000 square feet (5,437 square feet shown sheet A1.4) require a dedicated landscape meter. The owner must specify which water meter will be plumbed to the dedicated landscape system prior to sign off for building permit issuance.
- If the owner wishes to abandon the extra water meter on the property, they will be responsible for paying a construction deposit for its removal.
- A reduced-pressure principle backflow assembly (RP) must be installed at the landscape meter according to District standard W-115-01, attached.

- The backflow assemblies must have passing initial tests submitted by a certified backflow tester before final sign off by the District. The assemblies will be added to the District's Cross-Connection Control Program and will require annual testing thereafter.
- All backflow installation and testing fees are the responsibility of the owner.
- Update the plans to show all four water meters and the two required backflow assemblies on the plans.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

Should changes to the plans, including landscaping, irrigation, or water fixtures occur we require an additional opportunity to review revised plans.

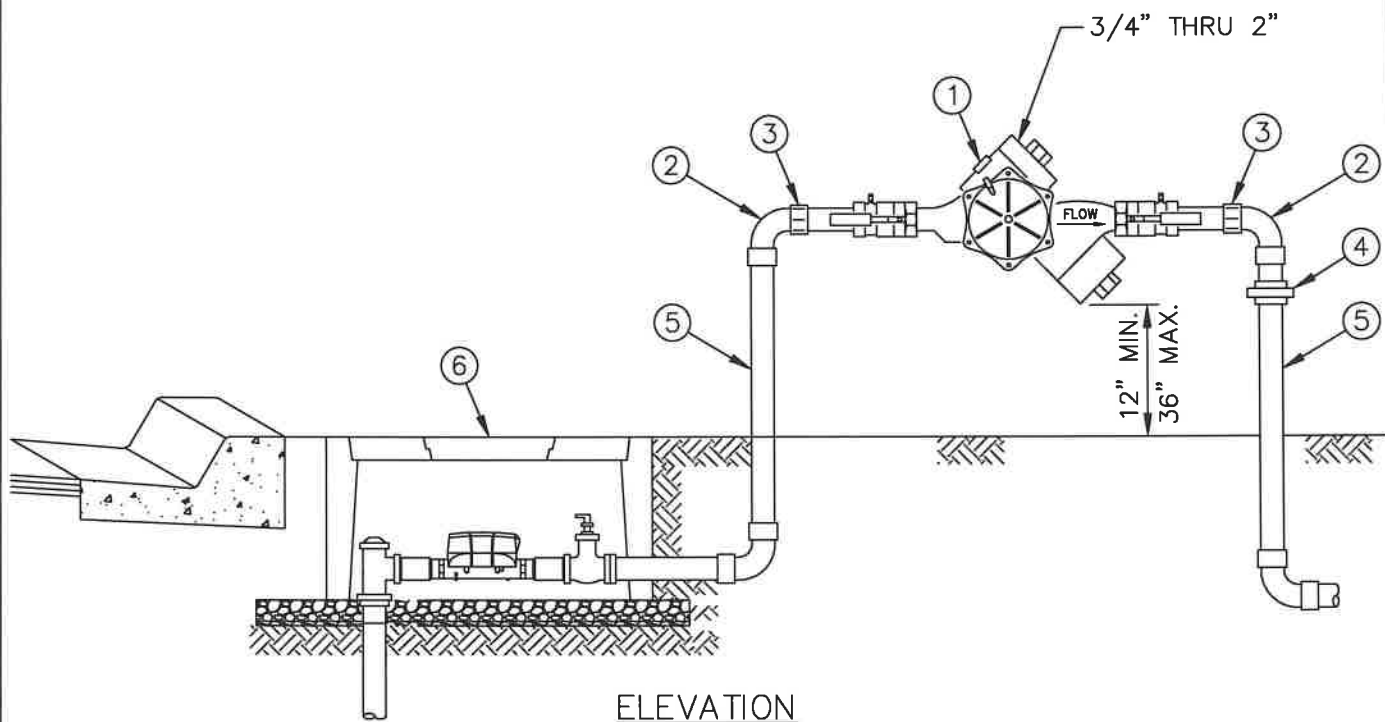
If you have any questions, please feel free to contact me at danielle@cvwd.net or 805-684-2816x121.

Very truly yours,
Carpinteria Valley Water District



Danielle Rose
Engineering Analyst

cc: TCM to account
Brian King, District Engineer



ITEM

DESCRIPTION

- 1 RP WILKINS 975XL2 – LEAD FREE
- 2 COPPER 90 DEGREE ELBOW SILVER SOLDER OR FORD ELL PACK JOINT L44-77-NL
- 3 MIP SOLDER ADAPTOR
- 4 SOLDER UNION
- 5 TYPE K COPPER
- 6 STANDARD SERVICE AND METER INSTALLATION PER W-101, W-102, W-103, OR W-104

GENERAL NOTES:

- A. ALL BACKFLOW PREVENTION DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AFTER INSTALLATION, RELOCATION OR REPAIR AND RESULTS SUBMITTED TO CVWD.
- B. BACKFLOW MUST HAVE MINIMUM 2 FEET CLEARANCE ON ALL SIDES TO FACILITATE TESTING AND SERVICING.
- C. BACKFLOW SHALL BE NO LESS THAN ONE FOOT AND NO MORE THAN THREE FEET FROM THE WATER METER.
- D. PIPEWORK DOWNSTREAM OF THE METER TO THE DEVICE SHALL BE EQUAL OR GREATER DIAMETER THAN THE METER.
- E. NO CONNECTION OR OUTLET BETWEEN METER AND DEVICE.
- F. FOR COMMON LINE OF WATER & FIRE SPRINKLER SYSTEM, RP REQUIRED AT THE METER.

CARPINTERIA VALLEY WATER DISTRICT				REDUCED PRESSURE PRINCIPLE ASSEMBLY (2" OR SMALLER)		STANDARD DETAIL NO.
REV.	DATE	BY	DRAWN BY: TJB			W-115
X	7/2022	SS	SCALE: NONE			
			DATE: 07/31/18			
			APPROVED BY:			
			DISTRICT ENGINEER			SHT 1 OF 3



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

4610 4th Street Carpinteria CA 93013, New 2,257 sqft SFD & 504 SQFT Detached Garage , Yes

Location	34.398946, -119.525967
Status	■ Planning Completed
Submittal Date:	September 20, 2022
Address/Location:	4610 4th Street Carpinteria CA 93013
APN:	003-431-005
Number of stories:	2
Comments:	New 2,257 sqft SFD & 504 SQFT Detached Garage
Submittal Type:	Planning
Applicant:	Greg & Beth Scerni
Address	1904 Pariva Drive Cardiff CA 92007
Phone Number:	760-822-0331
Email:	bcscerni@cox.net
Fire Protection Systems Existing or Required	Yes

Planning/Conceptual Design

Date Plan Review Completed:	October 4, 2022
Permit Number:	22-2184-DP/CDP/ARB
Planner:	Syndi Souter
Submittal Type:	New Construction
Description:	New SFD & Garage
Plans Checked By:	Todd Jenkins
Invoiced	Yes
Items Invoiced:	FPC-P
Invoices Paid	Yes
Date Paid:	October 3, 2022

Project Conditions

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



"Community First"

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



CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

Access and Identification

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction of combustible materials., Access to this project shall conform to the requirements for the private roads and driveways set forth in the current CSFPD California Fire Code Amendment Ordinance and the CSFPD Road and Driveway Standards and the Santa Barbara County Private Road and Driveway Design Standards., Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. The Fire Marshal may extend this length for sprinklered structures., Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

Water Requirements

Fire Protection Systems

All new buildings and structures shall be protected by an approved automatic fire sprinkler system. , Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval., Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Additional Requirements

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

Fees

PURSUANT to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:, A. Estate Single Family Residential Development. A fee of \$2265.92 per Dwelling Unit plus an additional \$0.521 per square foot beyond 2700 square feet of floor space will be assessed on all Estate Single Family Residential development., C. Residential Additions: An additional \$0.521 per square foot of floor space will be assessed on all Single Family Residential development additions.

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CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.org Note: Cash payment will not be accepted. PLEASE NOTE: The conditions that are checked apply to this project as currently described. Future changes including, but not limited, to further division intensification of use or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591.

Inspector's Signature:

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line extending to the right.

Signed 10/4/2022, 3:51:08 PM UTC

"Community First"

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Attachment B
Story Pole Photographs

Scerni New Residence
22-2184-DP/CDP/VM/ARB

September 5, 2023

Looking north from 4th St. @
proposed residence



Looking NE at proposed residence and
garage (in back)



Looking NW at proposed residence



Looking w/NW at proposed residence



Looking NE at proposed garage



Looking north at proposed garage from
4th St.



Attachment C
Minutes from the May 12, 2022 and April 27,
2023 ARB Meetings

Scerni New Residence
22-2184-DP/CDP/VM/ARB

September 5, 2023

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Chair Stein.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Jim Reginato
Jason Rodriguez, Vice Chair
Richard Johnson (arrived at 5:36)
Amy Blakemore

Boardmembers absent: None

OTHERS PRESENT: 8 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Scerni New Residence, 22-2141-CON
Address: 4610 Fourth Street
Applicant: Jeremy Roberts, architect for Gregg and Beth Scerni
Planner: Syndi Souter

Request of Jeremy Roberts, architect for Gregg and Beth Scerni, to consider Project 22-2141-CON for conceptual review of a proposal to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum height of the proposed residence would be 29.35 feet and the maximum height of the proposed garage would be 22.54 feet. The property is a 11,556 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-431-005, addressed as 4610 Fourth Street.

No Ex Parte Communications were disclosed.

Staff presented the conceptual project, including an overview of the neighborhood and an explanation that the property is subject to the Interim Sea Level Rise (SLR) Guidelines. Staff explained that the existing residence and garage will remain and some of the existing improvements will need to be altered and/or permitted. The concept proposal would be for a new single-family residence and detached garage located on the same property. Staff highlighted the need for comments on the proposed heights, setbacks, and colors and materials of the residence and garage. The Boardmembers asked questions about the design guidelines for front-facing entries, the legal nonconforming status of the existing garage, the adjacent configuration of the garages, and inquired if any plumbing was proposed in the new garage.

Brian Banks, agent, introduced the property owners and architect to the Board. He thanked staff for bringing the unpermitted porch on the existing residence to his attention, and acknowledged that the existing garage façade needs to be removed. He shared that the heights on the plans are from existing grade, and that other jurisdictions measure height from finished grade, which could be misleading for

SLR considerations and challenging for civil engineering and drainage. He explained the history of the lot with a portion of the property resulting from the Cypress Avenue right-of-way abandonment.

Jeremy Roberts, architect, shared a landscaping plan with the Board along with other updated materials. He explained how the finished floor of the conceptual residence was raised 4.5 feet for SLR, and that mechanical equipment would be placed below the floor and in the attic with the 12:9 roof pitch. He explained that the roof would be at the same height in space whether the foundation was raised or fill added due SLR. He went on to describe the reasoning for the architecture and function of the living space and design layout. He shared his preference for the side-facing front entry design to create privacy from the public parking along the street. The contrasting exterior colors between the concept and existing residence were intentional to create the feeling of two separate lots. He went on to elaborate on the landscaping plan and proposed plantings.

Public Comment: Bob Jordan inquired about the type of fireplace that was proposed and commented that the chimney seemed large. The architect and Board clarified that the chimney would be located at the rear of the conceptual residence.

Boardmember Discussion:

Boardmember Johnson began the discussion by sharing that he liked the project. He commented that more could be done to enhance the front entry from the street, such as adding a cross-gable to the extended sloped roof with posts. He suggested that the new garage should be pushed back to be as close to the rear property line as possible to create a larger open yard area for the existing residence. He added that the garage could even be at an angle to be more whimsical. He felt the colors were okay and liked the contrast with the existing residence. He shared that the chimney was handsome, but could be narrowed if they wanted to do so. He later added that the loft in the garage could be reduced in height to achieve an overall building height of 20-feet.

Boardmember Rodriguez shared that he likes the project and the funky, fun, and unique style that fits with the variety of homes in the neighborhood. He thought the setbacks were acceptable, and appreciated the fill in front to visually reduce the height and screen the raised floor foundation. He suggested that the two residences on the lot should have elements and colors to match and tie into one another. He was okay with the front door not facing the street, and felt the project met the intentions of the design guidelines.

Boardmember Reginato also thought it was a good project for the setting, and was not concerned about the height because the site is next to three-story condos and the railroad. He agreed with Boardmember Johnson that the front entry needs to be more street friendly per the design guidelines. He shared that the new garage, in its proposed location, should better relate to the existing residence due to the close proximity. He felt that the modification for the front porch on the existing residence was acceptable because it adds character to the front entry. He mentioned that he would like to see the new garage moved closer to the rear property line as well.

Boardmember Blakemore agreed with the other Boardmembers' comments, with the exception of the new garage. She felt that it should be relocated on site to better relate to the new residence, or change the colors to match the existing residence. She suggested that the mound in front should be better highlighted with plants. She commented that a hedge could be added along the front property line to increase privacy and reduce headlight glare from parking cars. She suggested that taller trees and other taller plant elements should be used to add variation for screening the new residence.

Boardmember Stein agreed with most of the other Boardmembers' comments. He liked the entry as-is, with the front door facing the side of the residence. He praised the architect and applicants for choosing to do a raised foundation rather than a filled-pad for the benefit of the neighborhood. He agreed unanimously with the other Boardmembers that the new garage should be moved farther back on the property to be more separate from the existing cottage. He commented that he felt it was appropriate to have the different styles and colors on the two residences if the new garage was moved back and separated from the existing residence. He shared that the project fits in the neighborhood, and that he thinks it's a great project.

Gregg Scerni addressed the Board at the end of the hearing and said that they bought the property to have a family home and wanted to fit in with the neighborhood.

ACTION: Public comments received and conceptual feedback provided to applicant team and staff.

VOTE: N/A

- 2) Project: Santa Cruz Island Foundation, 21-2138-DPR/CDP
Address: 4994 Carpinteria Avenue
Applicant: Scott Menzel, for the Santa Cruz Island Foundation
Planner: Nick Bobroff

Request of Scott Menzel, landscape architect and agent for the Santa Cruz Island Foundation, to consider Project 21-2138-DPR/CDP for continued preliminary review of a proposal for an exterior building remodel and site renovation of the former bank building to house the Santa Cruz Island Foundation's (SCIF) new "Chrisman California Island Center". The project entails an exterior remodel of the existing building, new signage, new site fencing, and reconfiguration of onsite landscaping and parking areas. The property is a 0.56 acre parcel zoned Central Business (CB) with a Visitor-serving Commercial (V) Overlay and shown as APNs 003-153-014 & -015, addressed at 4994 Carpinteria Avenue.

Ex Parte Communications:

Boardmember Rodriguez disclosed that he met with Marla Daily at the SCIF Center and toured the grounds and building.

Staff presented and summarized the revisions made to the project since the Board's last review. Staff noted that while several of the revisions appeared to have addressed past ARB comments, other areas, such as softening of the parking lot, screening of the storage shed, and relocation of the mural, required further study/discussion.

The applicant team described further details of some of the changes made to the project. They noted the possibility of adding additional vine pockets to the parking lot perimeter walls and training vines along the wall faces, and adding landscaping to the parking lot median. They also provided further ideas and details on possible screening solutions for the storage shed.

Public Comment:

Bob Jordan expressed his support for the changes to the Carpinteria Avenue fence design and details. He felt that the new sinuous fence alignment encouraged people to enter into the site and thought it

- 3) Project: Scerni New Residence, Project 22-2184-DP/VM/CDP
Address: 4610 Fourth Street
Applicant: Jeremy Roberts, architect for Gregg and Beth Scerni
Planner: Syndi Souter

Request of Jeremy Roberts, architect for Gregg and Beth Scerni, to consider Project 22-2184-DP/VM/CDP for preliminary review of a proposal to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum height of the proposed residence would be 29.38 feet and the maximum height of the proposed garage would be 22.5 feet. The property is a 11,556 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-431-005, addressed as 4610 Fourth Street

No ex parte communications were disclosed.

Syndi Souter described the project and explained the differences to the proposal since the concept review in May 2022, primarily that the design for the proposed new residence did not change and the new location of the detached garage at an angle in the rear yard. She shared photographs of the story poles taken from various angles along Fourth Street.

Jeremy Roberts, architect, shared that the landscaping plan now included an option for arbutus marina instead of the larger Dr. Hurd manzanita tree, and Boardmember Blakemore agreed that the arbutus would be a better choice. He explained how the proposed garage had been relocated to allow more open yard space near the existing residence, and that the ribbon driveway would provide additional guest parking spaces for the residences. He elaborated on the proposed front yard design and functionality, and added that views of the mountains drove the design of the home. He added that the project included a raised foundation to minimize uncontrolled flooding onto neighboring properties from a raised pad. He noted that the western elevation was kept simple since it would not be highly visible. Boardmember Blakemore asked about a symbol on the plans, and he responded that they were the condensing units/heat pumps for the proposed residence.

Brian Banks, agent, clarified that the building height was related to the raised finished floor elevation that was required to mitigate Sea Level Rise impacts. He added that the applicant preferred a raised foundation over a raised fill pad. He noted that the eastern elevation, which includes the front door, would be the primary public view of the new residence. He added that the garage door could easily be replaced on the existing one-car garage.

Public Comment:

One public comment letter was submitted ahead of the meeting. The letter was from an anonymous neighbor and expressed concerns about the height of the proposed residence, the obstruction of mountain views, the size of the storage loft in the garage, and consistency of the project with the small beach town environment. A copy of the letter is one file with the Community Development Department.

Boardmember Discussion:

Boardmember Johnson suggested adding an “eyebrow” or similar roof feature over the bank of three windows on the ground floor west elevation to help further break up and animate the façade. Otherwise, he described it as a nice project.

Boardmember Blakemore suggested the use of Arbutus marina for the two front yard trees. She also suggested the applicants may want to consider some vertical landscaping along the rear yard for privacy and screening from neighbors' properties.

Boardmember Stein commented that it is a great project and he liked the look of it as presented. He was glad to see the project would utilize existing grades and raised floor foundation to address flood hazards rather than a raised fill pad, and that building heights were measured from existing grade.

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

VOTE: 3-0

- 4) Project: Bono Duplex Addition & Remodel, Project 23-2199-CON
Address: 4788 & 4792 Dorrance Way
Applicant: Dylan Chappell, architect for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect for Brandon Bono, to consider Project 23-2199-CON for conceptual review of a proposal to construct a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car carport, for a total size of 2,152 square feet. The maximum height of the duplex would be 21.58 feet above existing grade. The property is a 4,400 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

No ex parte communications were disclosed.

Syndi Souter described the conceptual proposal which included a second-story addition and interior remodel of the existing duplex. She noted that the proposed height was kept lower by maintaining the eight-foot plate height on the first floor and a plate height of 7.5 feet with open beam ceilings on the second floor. She explained that several portions of the duplex are legal non-conforming in relation to the required front, side, and rear setbacks. She added that the new owner has already begun to clean up the appearance of the property, but that the fencing on the property needs a cohesive design.

Boardmember Stein asked why Holly Avenue was considered the front yard when both of the front doors and addresses were on Dorrance Way, and staff responded that it is unusual, but that is how the Municipal Code defines the setbacks.

After the presentation, a discussion occurred between staff, the applicant, and the Boardmembers regarding an oversight on the plans where the front "pop-out" over the garage was not accurately drawn on the east elevation.

Dylan Chappell, architect, explained that the project would include exterior architectural articulation and details for both units, including outlookers, rafter tails, knee braces, and beams. The front (smaller) unit would have a simple interior remodel with new cabinets and paint, and the larger unit would be significantly remodeled and become the primary dwelling for the owners. He shared that

Attachment D
Conceptual Architectural Plans (Superseded)

Scerni New Residence
22-2184-DP/CDP/VM/ARB

September 5, 2023

[illegible]

- [illegible]

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THESE DOCUMENTS AND INFORMATION CONTAINED HEREIN ARE UNCLASSIFIED
--RECORD ON A THE PROJECT HAVE APPROVED THE DOCUMENTS AND ISSUED THE REQUIRED BUILDING
PERMITS FOR CONSTRUCTION.

- THESE DOCUMENTS AND INFORMATION CONTAINED HEREIN ARE UNCLASSIFIED
--RECORD ONE-- THE PROJECT HAS APPROVED THE DOCUMENTS AND ISSUED THE REQUIRED BUILDING
PERMITS FOR CONSTRUCTION.

DESIGN

130 KRISTEN COURT

MINIMUM REQUIRED NOTIFICATIONS

1. **QUESTIONS**
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LOT AREA	11,556.35 SQ. FT. / 0.27 AC.
HIGH FIRE (SBCO ORD. #419):	NO
FIRE SPRINKLER SYSTEM	YES (P10-POSED)
OCCUPANCY	R3 / U1
TOTAL OF CONSTRUCTION	V.B.

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PLANTING	PLANTING	BY	BY
PLANTING DATE: 10 AUG 62	PLANTING DATE: 10 AUG 62	BY: 51	BY: 51
NO OF PLANTS PLANTED: 1	NO OF PLANTS PLANTED: 1	51	51
NO OF PLANTS PLANTED: 1	NO OF PLANTS PLANTED: 1	51	51
TOTAL:	TOTAL:	51	51
PROPOSED PLANTING DATE:	PROPOSED PLANTING DATE:	51	51

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- ARCHITECTURAL

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CAHWINTERIA, CA 91

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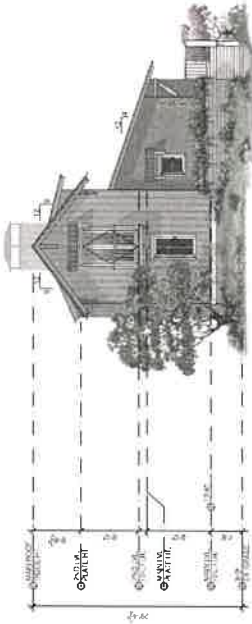
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SUPERSEDED

ROBERTS
DESIGN

ARCHITECT
1000 10TH STREET
SUITE 100
CARPINTERIA, CA 91013
TEL: 805.481.1111
WWW.ROBERTSDSIGN.COM

SCHEMATIC
A1.1
DECEMBER 15, 2021



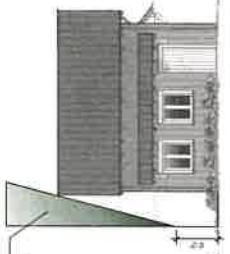
5. EXTERIOR ELEVATION (SOUTH)



6. BUILDING SECTION



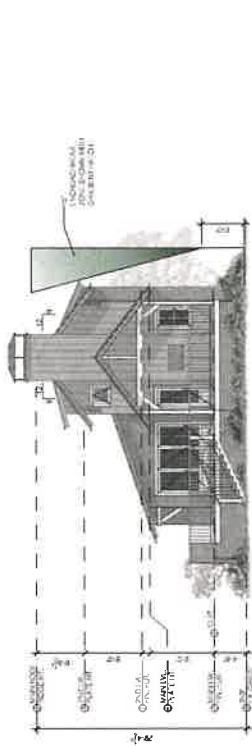
7. EXTERIOR ELEVATION (WEST)



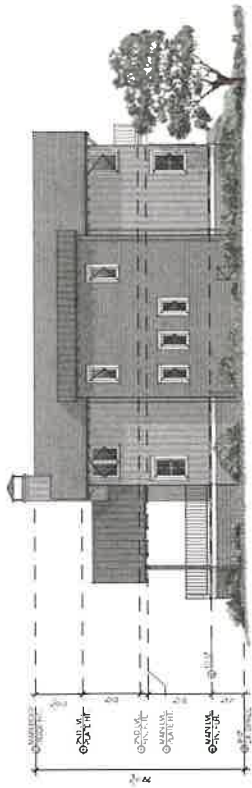
8. EXTERIOR ELEVATION (NORTH)



4. EXTERIOR ELEVATION (EAST)



3. EXTERIOR ELEVATION (NORTH)



2. EXTERIOR ELEVATION (WEST)

SITE COVERAGE STATISTICS:

ITEM	AREA (SQ. FT.)	PERCENT (%)
PROPOSED DEVELOPMENT:		
RESIDENTIAL	1,800	75
LANDSCAPE	600	25
EXISTING DEVELOPMENT:		
RESIDENTIAL	717	30
LANDSCAPE	213	9
TOTAL	2,317	39

LANDSCAPE:
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1. SITE PLAN WITH MAIN LEVEL FLOOR PLAN

This is a detailed architectural floor plan of a single-story house. The layout includes the following rooms and features:

- Bedroom:** Located on the left side, featuring a bed, dresser, and a walk-in closet.
- Bathroom:** Adjacent to the bedroom, containing a toilet, sink, and shower.
- Living Room:** A large central space with a fireplace, a large sofa, and a television.
- Dining Room:** Features a dining table and chairs, and a built-in bench.
- Kitchen:** Includes a sink, stove, refrigerator, and a breakfast bar.
- Staircase:** A central staircase with a railing, leading to an upper level.
- Entry:** A small entryway with a coat closet and a built-in bench.
- Outdoor Spaces:**
 - Entertaining Deck:** A large deck area with a built-in grill and a hot tub.
 - Morning Deck:** A smaller deck area with a built-in bench.
- Other Features:** The plan includes various closets, a linen closet, and a laundry room. The exterior is landscaped with trees and shrubs.

Attachment E
CEQA Notice of Exemption

Scerni New Residence
22-2184-DP/CDP/VM/ARB

September 5, 2023

Notice of Exemption

Appendix E

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

County Clerk

County of: Santa Barbara

105 East Anapamu Street

Santa Barbara, CA 93101

From: (Public Agency): City of Carpinteria

5775 Carpinteria Avenue

Carpinteria, CA 93013

(Address)

Project Title: Scerni New Residence

Project Applicant: Jeremy Roberts, Roberts Design Group

Project Location - Specific:

4610 Fourth Street, Carpinteria, CA 93013 (APN 003-431-005)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would allow the construction of a new 2,257 square-foot two-story single-family residence and a detached 504 square-foot two-car garage.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Gregg and Beth Scerni, property owners

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

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

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

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

☒ Categorical Exemption. State type and section number: §15303(a)(e), §15304(a)(b)(c)(f), & §15332

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project includes only the construction of a new SFD & 2-car garage with grading and landscaping, wherein the project is consistent with the City's GP/LCP & Zoning Code, is within city limits on a project site of no more than five acres substantially surrounded by urban uses, and the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects.

Lead Agency

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

If filed by applicant:

1. Attach certified document of exemption finding.

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

Signature: _____ Date: _____ Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR: _____

Attachment F
Coastal Hazard and Sea Level Rise Discussion

Scerni New Residence
22-2184-DP/CDP/VM/ARB

September 5, 2023



Geotechnical • Geologic • Coastal • Environmental

5741 Palmer Way • Carlsbad, California 92010 • (760) 438-3155 • FAX (760) 931-0915 • www.geosoilsinc.com

October 14, 2020

Saticoy Development
4610 4th Street
Carpinteria, CA 93013
ATTN: Tim Finnigan

SUBJECT: Coastal Hazard and Sea Level Rise Discussion for 4610 4th Street,
Carpinteria, California.

Dear Mr. Finnigan:

In accordance with your request and authorization, GeoSoils, Inc. (GSI) is pleased to provide this discussion regarding the potential coastal hazards, including the impact of future sea level rise (SLR), on the proposed new residence at 4610 4th Street, Carpinteria, California. The purpose of this report is to provide the hazard information for your development permit application requested by the City of Carpinteria and the California Coastal Commission (CCC). Our scope of work includes a review of the, CCC SLR Guidance Update (November 2018), the City of Carpinteria Sea Level Rise Vulnerability Assessment and Adaptation Project (March 2019), a discussion of the proposed new residence plans, and preparation of this letter report.

INTRODUCTION

The proposed project is a new residence on a ½ of the subject site in coastal Carpinteria. There is a raised floor residential building on the other ½ of the site. Figure 1, downloaded from Google Maps (Bird's Eye View), shows the site in relation to the adjacent properties. The site grade is on average about +9.5 feet NAVD88. The adjacent street, 4th Street, flow line elevation is about elevation +7.6 feet NAVD88. The site is about 1760 feet from the Pacific Ocean. There are a few blocks of residential and commercial development between the site and the ocean. Behind the site is the railroad. To the north west of the site is Franklin Creek, about 400 feet away. There are typically three different potential coastal hazards: shoreline movement/erosion, waves and wave runup, and flooding. Because the site is over 1700 feet from the ocean, the hazards of shoreline erosion and wave runup flooding are not possible. The discussion herein will look at the potential for flooding of the site due to SLR and from storm events.



Figure 1. Subject site, 4610 4th Street, adjacent properties, Franklin Creek, and railroad.

DATUM & INFORMATION

The datum used in this report is North American Vertical Datum (NAVD88), which is about 2.65 feet below Mean Sea Level (MSL), and is 0.04 feet above Mean Lower Low Water (MLLW). The units of measurement in this report are feet (ft), pounds force (lbs), and seconds (sec). Site elevations, relative to NAVD88, were provided by Waters Land Surveying. The existing site is in the FEMA X zone shown in Figure 2. Tides are taken from the National Oceanic and Atmospheric Administration (NOAA) tidal station at Santa Barbara, see Figure 3. The historical design ocean water level will be 7.6 feet NAVD88, the “100 Year” water level.



Figure 2. Current FEMA FIRM showing the site (red dot) in the X Zone.

Table 1 - NOAA Tide Data, Santa Barbara (9411340)

Tidal Datum	Vertical Datum			
	MLLW (m)	MLLW (ft)	NAVD88 (ft)	NGVD29 (ft)
100 Year	2.35	7.71	7.57	4.93
Highest Observed	2.25	7.39	7.25	4.61
MHHW	1.65	5.40	5.26	2.62
MHW	1.42	4.64	4.50	1.86
MTL	0.86	2.81	2.67	0.03
MSL	0.85	2.79	2.65	0.01
NGVD29	0.85	2.78	2.64	0.00
MLW	0.30	0.98	0.84	-1.80
NAVD88	0.04	0.14	0.00	-2.64
MLLW	0.00	0.00	-0.14	-2.78
Lowest Observed	-0.88	-2.89	-3.03	-5.67

Figure 3.

HAZARD DISCUSSION

Sea Level Rise

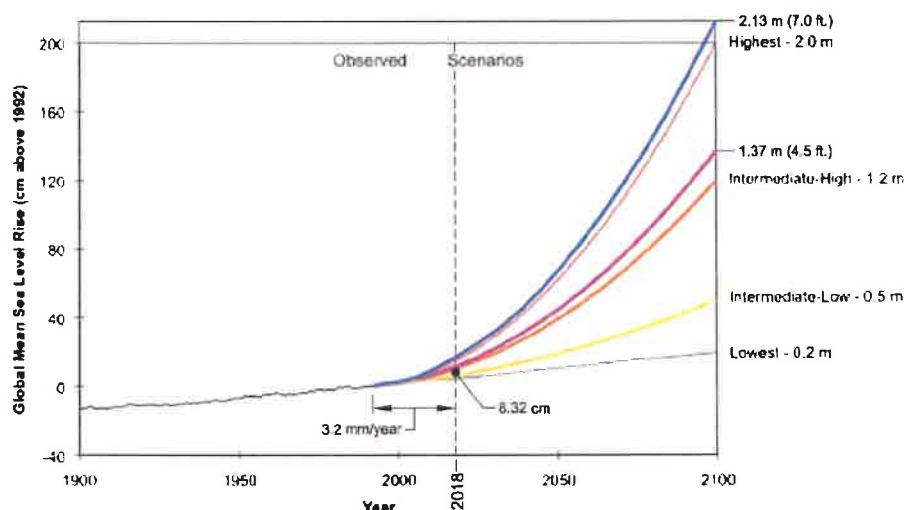
Currently, the available science for SLR estimates is by Kopp, et al., (2014). This paper is the scientific basis for the California Ocean Protection Council (COPC) 2018 SLR document, which the CCC SLR 2018 Guidance states is the best available science. The Kopp, et al. paper does state that “local decisions require local projections that accommodate different risk tolerances that can be linked to storm surge projections”. The SLR tables in the CCC 2018 Guidance have been modified by the CCC and do not provide the complete data set from the COPC document with the best available science. Figure 4 is the SLR probabilities for the Santa Barbara tide station and is taken from the COPC document (Table 22). This table illustrates that SLR in the year 2100 for the likely range, and considering the most onerous RCP (8.5), is 1.2 feet to 3.1 feet above the 1991-2009 mean. Interpolating the above table, the very low probability SLR (0.5%) for the year 2095, low emissions, SLR is ~4.8 feet, and the high emissions, SLR is ~5.9 feet. Based upon this table there is a much lower probability (0.5%) of SLR of about 5.4 feet $((4.8+5.9)/2)$.

**Santa Barbara
COPC Table 22**

		Probabilistic Projections (in feet) (based on Kopp et al. 2014)				Risk scenario (Sweet et al. 2017) *Single scenario
		MEDIAN	LIKELY RANGE	1-IN-20 CHANCE	1-IN-100 CHANCE	
		50% probability sea-level rise meets or exceeds...	65% probability sea-level rise is between...	5% probability sea-level rise meets or exceeds...	0.5% probability sea-level rise meets or exceeds...	
				Low Risk Aversion	Medium-High Risk Aversion	Extreme Risk Aversion
High emissions	2025	0.3	0.2 - 0.4	0.3	0.7	1.0
	2040	0.5	0.3 - 0.7	0.7	1.1	1.6
	2060	0.7	0.4 - 1.0	1.0	1.8	2.5
Low emissions	2025	0.2	0.1 - 0.4	0.2	0.7	1.0
High emissions	2040	0.5	0.3 - 0.7	0.7	1.1	1.6
Low emissions	2060	0.7	0.4 - 1.0	1.0	1.8	2.5
High emissions	2075	1.1	0.7 - 1.7	1.7	2.8	4.9
Low emissions	2075	1.0	0.6 - 1.5	1.5	2.6	4.6
High emissions	2100	1.4	0.9 - 2.1	2.1	4.3	6.3
Low emissions	2100	1.3	0.8 - 1.9	1.9	4.1	6.1
High emissions	2100	1.7	1.1 - 2.6	2.6	5.3	7.9
Low emissions	2100	1.2	0.6 - 2.0	2.0	5.1	7.7
High emissions	2100	2.1	1.2 - 3.1	3.1	6.6	9.8

Figure 4. COPC probabilities that SLR will meet or exceed, from best available science.

The Kopp et al. paper used 2009 to 2012 SLR modeling for the probability analysis, which means the “best available science” as determined by the CCC is almost 10 years old. The CCC SLR Guidance requires the use of the “best available science.” Dr. Reinhard Flick from the Scripps Institution of Oceanography has provided information that global sea level from 1992 to 2018 has resulted in 8.32 centimeters of relatively uniform SLR in the past 26 years. This information is shown on Figure 5 taken from the 2015 CCC SLR Guidance. This current, 2018, measurement shows that SLR is tracking more on the intermediate SLR prediction curves, which is more like a 50% (median) probability SLR in the year 2100, as shown in Figure 4.



Modified from Figure 5 of the California Coastal Commission Sea Level Rise Policy Guidance document adopted August 12, 2015.

Figure 5. Current, 2018, global SLR plotted on SLR prediction curves (graphic taken from TerraCosta Consulting).

The typical design life of residential development is 75 years or about the year 2095. Based upon Figure 4, the high emission 0.5% SLR is 5.9 feet in 75 years. The likely, 66%, SLR in the year 2095 is 2.8 feet for the high emissions scenario. Using the design ocean water elevation 7.6 feet NAVD88, the potential range of ocean water level in the year 2095 is 10.4 feet NAVD88 to 13.5 feet NAVD88. It should be noted that in the future flooding will more likely come from Franklin Creek and salt marsh than from storm flooding from the ocean along the streets to the site.

Future Site Flooding

Using the Coastal Resilience Modeling (CRM) recommended in the City of Carpinteria Sea Level Rise Vulnerability Assessment and Adaptation Project (March 2019), the threshold for the site from both SLR, and storms and SLR, can be discussed. As confirmed by the fact that there has been no significant historical flooding at the site, and by the FEMA modeling and FIRM, the site is currently not in a high risk flood zone. Figure 6 is the CRM output that shows that the threshold for flooding of the site area from only SLR is about 4 feet of SLR. For the 0.5% high emissions probability SLR this is about the year 2075. Using a more likely probability SLR the threshold would be beyond the year 2095, and beyond the expected life of the development. However, Figure 7 is the CRM output for SLR and storms that show the site and adjacent area (except the railroad berm) is flooded in the year 2060 using the high emission SLR estimate.



Figure 6.



Figure 7.

Tsunami

Tsunami are waves generated by submarine earthquakes, landslides, or volcanic action. The maximum tsunami runup in the Carpinteria open coast area is less than 1 meters in height. Any tsunami, that approaches the site in will be modified, and reduced in height by the development as it travels towards the site. Due to the infrequent nature and the relatively low 500-year recurrence interval tsunami wave height, and the elevation of the proposed improvements, the site is reasonably safe from tsunami hazards.

It should be noted that the site is mapped within the limits of the California Office of Emergency Services tsunami inundation map, Carpinteria Quadrangle (State of California, 2009). The tsunami inundation maps are very specific as to their use. Their use is for evacuation planning only. The limitation on the use of the maps is clearly stated in the **PURPOSE OF THIS MAP** on every quadrangle of California coastline. In addition, the following paragraph is taken from the CalOES Local Planning Guidance on Tsunami Response concerning the use of the tsunami inundation maps.

Inundation projections and resulting planning maps are to be used for emergency planning purposes only. They are not based on a specific earthquake and tsunami. Areas actually inundated by a specific tsunami can vary from those predicted. The inundation maps are not a prediction of the performance, in an earthquake or tsunami, of any structure within or outside of the projected inundation area.

The CalOES maps model the inundation of a tsunami with an approximate 1,000 year recurrence interval (0.1% event). The Science Application for Risk Reduction (SAFRR) tsunami study headed by USGS investigated a tsunami scenario with a 200-240 year recurrence interval. The SAFRR modeling output is shown in Figure 8 and reveals that the

site is just within the more probable (0.4% event) tsunami inundation zone. The City of Carpinteria has clearly marked tsunami evacuation routes for the entire area.



Figure 6. SAFRR tsunami output for the 4610 4th Street area.

CONCLUSIONS

- The site and adjacent areas are currently NOT vulnerable to flooding. The vulnerability of the site to flooding will increase depending upon the amount of SLR.
- The site is in an area recognized by the City of Carpinteria as needing a plan to eliminate the vulnerability to flooding in consideration of SLR. The City of Carpinteria Sea Level Rise Vulnerability Assessment and Adaptation Project discusses area specific adaptation strategies such as raising the banks along Franklin Creek and the salt marsh, beach nourishment, seasonal berm construction, living shorelines, and other non site specific strategies.
- Because the future flooding vulnerability is a regional problem, there is limited action that can be done specifically at this site to mitigate the hazard of flooding. Elevating the lot and the structure are important adaptation methods, but most flooding will first occur along the city streets, which is outside of the applicant's control.
- The design and materials of the proposed structure should be such that waterproofing could be retrofitted in the future, if necessary. The residence can be retrofitted with waterproofing to an elevation above the flooding potential elevation along with flood shields and other flood proofing techniques.
- The lowest finished floor elevation should be above the highest ocean water level

in 75 years at 13.5 feet NAVD88. Depending upon the foundation this may require the building up of the pad and or a raised foundation.

- There is no need for shore protection for the development due to the site location over 1700 feet from the ocean. The risk from erosion and wave runup is mitigated by the distance from the beach to the site.

RECOMMENDATIONS

The FF elevation should be at a minimum of +13.5 feet NAVD88. The structure should be design such that waterproofing can be added in the future. Because the risk of future flooding due to SLR is a regional problem, the owners of properties in this neighborhood are expected to participate in future recommendations by the City to reduce and/or adapt to future flood risk. The solutions could include the formation of a Geologic Hazard Abatement District or other assessment mechanism.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to contact me.

Respectfully submitted,



GeoSoils, Inc.
David W. Skelly MS, PE
RCE#47857



REFERENCES

California Coastal Commission, "Sea Level Rise Guidance Update," November 2018.

City of Carpinteria, "Sea Level Rise Vulnerability Assessment and Adaptation Project," dated March 2019.

Kopp, Robert E., Radley M. Horton Christopher M. Little Jerry X. Mitrovica Michael Oppenheimer D. J. Rasmussen Benjamin H. Strauss Claudia Tebaldi Radley M. Horton Christopher M. Little Jerry X. Mitrovica Michael Oppenheimer D. J. Rasmussen Benjamin H. Strauss Claudia Tebaldi "Probabilistic 21st and 22nd century sea-level projections at a global network of tide-gauge sites" First published: 13 June 2014

Moffatt & Nichol, 2018, "Venice Sea Level Rise Vulnerability Assessment," dated May 25.

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State of California, Sea Level Rise Guidance 2018 Update, by Ocean Protection Council, dated in March 2018.

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: September 5, 2023

ITEM FOR CONSIDERATION

Caltrans Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension; and Carpinteria Portion (Segment 4a) of the Highway 101: Carpinteria to Santa Barbara High Occupancy Vehicle Lanes Projects

PROJECTS 09-1522-CUP/CDP & 18-1920-CUP/CDP

A report to the Planning Commission on the completion of the Caltrans “Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension” project (09-1522-CUP/CDP) and the Carpinteria Portion (Segment 4a) of the Highway 101: Carpinteria to Santa Barbara High Occupancy Vehicle (HOV) Lanes project (18-1920-CUP/CDP); and the status of fulfillment of adopted project condition of approval.

Report prepared by: Nick Bobroff, Director
Community Development Department



SIGNATURE

I. RECOMMENDATION

The Planning Commission should receive and file this status report. The Planning Commission may also refer comments to the City Council.

II. BACKGROUND

The California Department of Transportation (Caltrans) has undertaken a multi-decade series of inter-related projects on the stretch of U.S. Highway 101 between the City of Santa Barbara and Mussel Shoals in unincorporated Ventura County to provide a continuous High Occupancy Vehicle (HOV) lane in each direction and to complete needed interchange and roadway improvements. Both the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension” project (09-1522-CUP/CDP) (“Linden-Casitas Project”) and the Carpinteria Portion (Segment 4a) of the Highway 101: Carpinteria to Santa Barbara High Occupancy Vehicle (HOV) Lanes project (“Carpinteria 4a HOV Lanes Project”) (18-1920-CUP/CDP) occurred within the permit jurisdictional boundaries of the City of Carpinteria and are part of this larger series of U.S. Highway 101 widening projects.

The “Linden-Casitas Project” received approval from the Carpinteria City Council (Resolution No. 5632) in November 2015 for a Conditional Use Permit and Coastal Development Permit, subject to adopted project conditions of approval (see Attachment A). Key elements of the approved project included a reconfiguration of both the Linden Avenue and Casitas Pass Road interchanges; widening

of the each road's respective highway overpass; extension of Via Real between Bailard Avenue and Linden Avenue; replacement of the U.S. Highway 101 bridge over Carpinteria Creek; extension of the Carpinteria Creek Bike Path to Casitas Pass Road; and construction of sound walls along portions of the U.S. Highway 101 within the project footprint. All construction activities associated with the "Linden-Casitas Project" have been completed and accepted by the City.

The "Carpinteria 4a HOV Lanes Project" was approved by the Carpinteria Planning Commission (Resolution No. PC-19-005) in April 2019. As for the Linden-Casitas Project, this project also required a Conditional Use Permit and Coastal Development Permit from the City and was approved subject to adopted project conditions of approval ([see Attachment B](#)). Key elements of this project included adding a third vehicle travel lane to U.S. Highway 101 in both directions, construction of new sound walls along the portion of the highway within the project footprint, and improvements to the on- and off-ramps, and related intersections at (the west end of) Carpinteria Avenue, Reynolds Avenue and Santa Monica Road. Major construction associated with the Carpinteria 4a HOV Lanes Project has recently completed and Caltrans is presently completing re-landscaping of the project area.

Both projects included a number of special conditions placed on them, to address among other things, mitigation of environmental impacts associated with approved construction activities; City acceptance of project improvements located outside of Caltrans jurisdiction and related long-term maintenance implications; and the balancing of unavoidable impacts to coastal wetlands and prime farmland through enhancements to public coastal access/recreation opportunities, and agriculture-related educational programming. As both of the U.S. Highway 101 projects located within city jurisdiction are now either completed or nearing completion, staff is providing the Planning Commission with a status report documenting project compliance with pertinent project conditions of approval ("COAs").

III. ENVIRONMENTAL

This discussion item is not subject to the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and Title 14 of the California Code of Regulations Section 15060(c)(2) (the status report will not result in a direct or reasonably foreseeable indirect physical change in the environment), 15060(c)(3) (the status report is not a "project" as defined in section 15378), and 15061(b)(3) (the preparation of a status report is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the report in question may have a significant effect on the environment, the activity is not subject to CEQA).

Both of the respective projects, however, have their own certified Environmental Impact Report (EIR) and Environmental Assessment (EA). The mitigation measures included in the project EIRs/EAs were adopted and incorporated into the respective projects' conditions of approvals. The status with respect to having fulfilled those project conditions and mitigation measures is discussed in this report.

IV. DISCUSSION

The following discussion provides a summary of each project's compliance with its respective key project conditions of approval.

Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension" project (09-1522-CUP/CDP)

1. Permitted Development. All major elements of the approved project description have been completed per plan. Primary components included: replacing, widening and lengthening the highway bridges over Carpinteria Creek to accommodate an additional vehicle travel lane in each direction and to improve freeboard for flood flows capacity; extending Via Real from the vicinity of San Roque Mobile Home Park over Carpinteria Creek to Linden Avenue, including one vehicle travel lane in each direction, a class II bicycle lane in each direction and a five-foot wide sidewalk on the north side of Via Real; widening of a portion of Carpinteria Creek to accommodate the new widened highway and Via Real bridges over the creek; replacement of the class I Carpinteria Creek bicycle path and extension to Via Real and Casitas Pass Road; reconfiguration and reconstruction of the U.S. Highway 101/Casitas Pass Road interchange; replacement of the Casitas Pass Road overcrossing of U.S. Highway 101 with a five-lane bridge structure, including bicycle lanes and sidewalks on each side (the middle lane is planted as a center lane median that can be removed, if needed, to accommodate increased traffic volumes; reconfiguration of the U.S. Highway 101/Linden Avenue interchange, including construction of a new roundabout at Ogan Road; replacement of the Linden Avenue overcrossing of U.S. Highway 101 with a three-lane bridge structure, including bicycle lanes and sidewalks on both sides; installation of new signalized intersections; relocation of an aboveground sewer line crossing Carpinteria Creek to a below grade location parallel to the Via Real extension; and construction of a series of soundwalls along the edges of the highway within the project footprint.

2. Plan Review and Approval by City. Pursuant to the requirements of this condition, the 95% completion plans were reviewed and approved by the City's Architectural Review Board in March 2016. The ARB recommended approval of the plans as presented, noting that Caltrans had successfully responded to previous feedback provided by City decision-makers and the community concerning design details such as lighting fixtures, fencing, landscaping and decorative treatments for concrete work.

3.1. Storm Water Quality Measures. Project stormwater measures were reviewed and approved by the Public Works Department for compliance with applicable requirements, including those outlined in the City's Transportation Corridor Wetland Overlay District (CMC §14.45.030.5). Public Works' contract inspector monitored installation and completion of required stormwater improvements throughout construction.

3.5. Recycling Plan. Pursuant to requirements, Caltrans submitted a waste reduction plan, including a Construction and Demolition Waste Diversion Plan to Public Works for review and approval to demonstrate a minimum of 65% of project demolition and construction waste would either be re-used or recycled. Waste quantities were reported to Public Works on a semi-annual basis throughout construction.

3.6. Traffic Management Plan. A detailed traffic management plan describing construction phases, truck routes, ramp closures and detours, city street closures and detours, public awareness and public

relations, motorist information measures, alternative transportation measures and incident response measures, among other elements, was submitted to Public Works, Community Development, Carpinteria-Summerland Fire Protection District and the Santa Barbara County Sheriff's Office for review and approval prior to the start of construction. Key to the success of the program was a robust public relations campaign headed by Ayars and Associates that provided regularly-scheduled and ongoing outreach efforts to the community throughout construction via emails, postcards, and informational briefings to the City Council.

3.7.1. Parks and Recreation (EIR Mitigation 2.1.1.4). Consistent with project requirements, new public access to Carpinteria Creek Park was provided from the Via Real extension. Access includes a new sidewalk leading from Via Real into the park and a new driveway and off-street parking area. The previous Carpinteria Creek bicycle path was upgraded to an ADA-compliant pathway and extended to Casitas Pass Road and the new Via Real extension. The reconfigured bicycle path removed the previous "at-grade" crossing of the creek that was prone to seasonal flooding and closure. The new path provides both pedestrian and cyclist connections to the sidewalk and class II bicycle lanes on Via Real to provide pedestrians and cyclists with a safe crossing of Carpinteria Creek. Construction of the new bicycle path, Via Real extension and widened highway bridge over Carpinteria Creek necessitated the closure of the bicycle path during periods of major construction. Following reopening of the bicycle path, periodic temporary closures were required to facilitate completion of final project design details (e.g., lighting, signage) and landscaping of the creek corridor and adjacent upland areas. Signage and detour routes were posted ahead of planned closures of the bicycle path during construction.

3.7.3. Natural Communities (EIR Mitigation 2.3.1); and 3.7.4. Wetlands and Other Waters. As part of the project, Caltrans was required to comply with a number of measures to protect sensitive habitat areas in and near the project area, particularly concerning Carpinteria Creek and related environs. Protective measures included exclusion fencing of habitat areas and specimen trees slated for protection; conducting bird nesting surveys ahead of construction during nesting season; and restoration and revegetation planting post-construction, including compensatory mitigation for trees, vegetation had habitat areas removed to accommodate the project. Caltrans' own biological monitors assumed the lead role in overseeing all protective measures and required habitat restoration activities. Other regulatory agencies with oversight of these habitats and resources, including the City of Carpinteria, California Coastal Commission, Department of Fish and Wildlife, and the U.S. Army Corps of Engineers, also played an ongoing role in ensuring compliance throughout construction. In the case of the City, our contract biologist, Vince Semonsen, periodically visited and inspected the sites in and around Carpinteria Creek to ensure all requirements were being complied with. When needed, Mr. Semonsen would convene meetings of Caltrans and City staff to remedy any identified compliance issues (such as staging of construction materials within the dripline of protected trees). Monitoring of restoration areas is required to be ongoing for five years following the completion of the restoration activities to ensure all restoration areas are successfully reestablished.

3.7.5. Animal Species (EIR Mitigation 2.3.4); 3.7.6. Steelhead Trout (EIR Mitigation 2.3.5); 3.7.7. Tidewater Goby (EIR Mitigation 2.3.5); and 3.7.8. Western Pond Turtle and Two-striped Garter Snake (Addendum Mitigation). Similar to above, Caltrans biologists and regulatory staff from the state and/or federal agencies with jurisdiction over various sensitive species were responsible for primary monitoring and avoidance measures. Again, city contract biologist, Vince Semonsen, provided additional monitoring on behalf of the City.

3.7.9. Invasive Species (EIR Mitigation 2.3.6). Consistent with permit requirements, invasive species found in the project area were removed as part of clearing and/or revegetation work, and all new landscape plantings were reviewed and approved as not including any invasive or noxious weeds. Caltrans biologists and the City's contract biologist were responsible for ensuring habitat areas in and around Carpinteria Creek were cleared of invasive species and that all new plantings were appropriate to their setting. For decorative landscape areas elsewhere in the project footprint, City planning staff and the City's contract inspector, through the Public Works Department, were responsible for ensuring that all planting areas were consistent with the approved plans. Ongoing upkeep and maintenance of landscape areas, including weeding, is the responsibility of Caltrans and the City, depending upon the location of the facility or planting area in questions (e.g., City right-of-way or Caltrans right-of-way).

3.7.10. Visual/Aesthetics (EIR Mitigation 3.3). The approved plans for the project included a number of specific design features approved by the City that were intended to address visual or aesthetic concerns, including but not limited to specified light fixtures, color schemes for improvements, fencing/railing styles, aesthetic treatments on bridge structures, hardscape treatments, landscaped areas, and undergrounding of utilities. Many of these design features were reviewed and specifically addressed in ARB, Planning Commission and/or City Council meetings, and Caltrans was responsible for updating the pertinent construction drawings to reflect the approved design specifications. Planning and Public Works staff were then responsible for reviewing the construction drawings prior to final acceptance and the start of construction. During construction, the City's contract inspector/monitor played the primary role in monitoring compliance with approved details. In cases where an issue came up, such as light fixtures that were not painted the correct color, the matter was referred back to the appropriate City staff and Caltrans for resolution.

3.7.12. Road Surfacing. Consistent with recommendations from City decision-makers, the repaved sections of U.S. Highway 101 utilize a lower-noise generating paving material and installation technique in order to reduce highway noise and vibration effects.

3.7.13. Agricultural Resources. To offset unavoidable impacts to prime farmland as a result of the reconfiguration of the Casitas Pass Road/U.S. Highway 101 interchange, Caltrans was required to transfer the remaining portion of the former "Whitney" property that was not developed with transportation improvements to the City. The property was to be encumbered with a permanent agriculture easement prior to transfer. Transfer of the property to the City was completed in April 2023. The signed and executed Director's Deed incorporated the required agricultural deed restriction called for in the project conditions.

Caltrans was required to also provide \$538,947 to the City to be placed in an escrow account and distributed for the implementation of an Agriculture Preservation Program ("Program"). The Program includes the following constituent elements:

- Improvements to citywide community garden sites.
- Development of a uniform agreement or lease template.
- Development of an agreement with the Carpinteria Unified School District for Children's Project Garden.
- Funding of part-time program position.
- Development of Agriculture Adult Education Program.
- Development of age-appropriate specific garden or agriculture curriculum.

The City received the specified funds from Caltrans in September 2016, and has begun expending the funds consistent with the budgets assigned to each of the elements described in the Program.

3.7.15. Coastal Access and Recreation. To offset unavoidable impacts to wetlands associated with the project and to enhance public coastal access and recreational opportunities by completing a regionally important alternative transportation route, Caltrans was required to complete construction of the Rincon Trail between the east end of Carpinteria Avenue and Rincon Beach County Park near the Santa Barbara/Ventura county line. Project conditions clearly stipulate that completion of the trail is solely Caltrans' responsibility, but that the City, County and SBCAG commit to working cooperatively with Caltrans to ensure completion of the project. The Rincon Trail project was required to be completed and open to the public prior to the completion of the Linden-Casitas Project.

Despite the requirements of this condition, the Rincon Trail project has yet to be completed. The original trail alignment being contemplated at the time of approval of the Linden-Casitas Project was ultimately found to be technically infeasible. Subsequent efforts to complete permitting and environmental clearances for a redesigned alignment remain ongoing. Efforts to complete and deliver the project have been further hampered by funding challenges. While the project condition makes clear that Caltrans is obligated to deliver the project regardless of any extenuating circumstances, including but not limited to funding, with the completion of the Linden-Casitas Project and the still pending status of the Rincon Trail project, there is currently no firm timeline for delivery of the project or fulfillment of this project condition. In the event the Rincon Trail project is not completed, this could be grounds for the City to pursue corrective actions from Caltrans.

3.7.16. Noise/Soundwalls. Several lengths of soundwalls were required to be constructed as part of the Linden-Casitas Project. These include a new soundwall to be built between the remaining portion of the Whitney property and the adjacent residential parcels to the north. Following completion of construction of this wall, 24-hour sound level measurements are to be completed in the rear yards of three of the residential properties to ensure the noise levels described in the EIR are met.

The soundwalls along the highway travel lanes were installed and completed per plan. The soundwall between the Whitney property and the Cameo Road residences has not yet been completed. A portion of the agreed upon funding budgeted for improvements to the City's community garden sites as described in the Agricultural Preservation Program are to be used towards construction of this wall.

3.8. Mitigation Compliance, Monitoring and Reporting Requirement; and 3.9. Biologist. As required by the project conditions of approval, a Mitigation Monitoring and Reporting Program ("MMRP") was prepared detailing all required mitigation measures from the adopted EIR and all adopted project Conditions of Approval. The MMRP was to include timing and responsible party for all required measures, as well as procedures and timing for the reporting of compliance with all measures to the City. The MMRP was to be overseen by a qualified biologist paid for by Caltrans. The MMRP was submitted to the City prior to the granting of final approvals for construction, and the MMRP was followed throughout construction to document ongoing compliance and reporting.

4. Final Plans. Prior to the start of construction, Caltrans was required to complete a number of pre-construction activities including clean-up/remediation of any known areas of hazardous material contamination; proof of notification and collaboration with local fire and law enforcement staff

concerning road or lane closures or other circulation alternations or restrictions; execution of an Agency Cooperative Agreement (Agreement) with the City, and hosting of a pre-construction conference. All of these measures were complied with, although the Agreement was not finalized and fully executed until after construction was completed in May 2022. Importantly, the Agreement delineates which agency is responsible for ongoing maintenance and repairs of the various improvements installed as part of the project. The Agreement also stipulates some of the specific terms and obligations of the transfer of the remainder of the Whitney property to the City and the Agricultural Preservation Program, described above.

6.8. Noise and Vibration. Given the proximity of residential neighborhoods to the project site, a number of special conditions and mitigation measures were placed on the project to address construction-related noise impacts including construction hours; limitations on when and under what circumstances overnight construction activities were permitted; limitations on the siting of staging areas and equipment maintenance; allowed maximum measurable noise levels during overnight construction activities; advanced neighbor notification; and offering of temporary relocation assistance for households particularly affected by specified construction activities. Overall, the noise and vibration mitigation measures worked as intended. Through the use of Ayars and Associates, Caltrans instituted a widespread public information campaign to keep the community apprised of project status, key timelines, and anticipated periods of increased overnight construction activity. While complaints were still received throughout construction activities, Caltrans made a responsive effort to acknowledge and address these complaints to the extent feasible. Given the large scale of the project, close proximity to residences, and the inability to fully shut down U.S. Highway 101 during daylight hours, it was understood that there would be unavoidable noise impacts requiring the patience and cooperation of affected neighbors in order to allow the project to be completed in as timely a fashion as possible.

6.18. Project Implemented as Approved by City. The City's Public Works Department oversaw the ongoing day-to-day compliance of the project with the City-approved plans and project conditions through their engineering plan check and inspection contractor, Canon Corporation. Caltrans was responsible for conducting their own construction inspections; the City's contract inspector was instead tasked with ensuring all improvements and details (aesthetic treatments, etc.) were consistent with the approved plans. While several minor compliance issues came up during construction, most notably the installed City light standards that were initially painted the wrong color, these matters were promptly identified and resolved. As part of final sign-off on the project, the City's contract inspector verified and confirmed all improvements were completed per plan.

6.19. Annual Report. Throughout construction, Caltrans was required to provide Public Works with ongoing reports on the progress and status of the project. These reports, in turn, were utilized to help provide the City Council and Carpinteria community with ongoing, regular updates on project status.

7. Design. As noted previously, the final plans were required to be reviewed and approved by the ARB, which occurred in March 2016. During construction, the City's contract inspector/monitor confirmed that all improvements were constructed and installed in conformance with the final design review plans approved by the ARB.

8. Graffiti Abatement. Caltrans is obligated to clean up graffiti within 72 hours of notification, and to implement measures such as the use of vertical landscaping and/or use of anti-graffiti paint, to discourage graffiti. In the event that graffiti or abatement of graffiti becomes a more serious problem,

the City may require a graffiti prevention plan from Caltrans. As part of the landscape plan, a number of vertical plantings were selected to make areas unattractive for graffiti. Likewise, when graffiti has occurred, to date, Caltrans has been responsive in promptly removing or painting over the graffiti.

29. Pre-project Flood Risk Determination; and 30. Project Related Flood Risk Determination.

A series of revisions to the Flood Insurance Rate Maps (FIRM) prepared and issued by the Federal Emergency Management Agency (FEMA) are triggered by the widening of the Carpinteria Creek channel and the bridge replacements over Carpinteria Creek. The Letters of Map Revision (LOMRs) necessary to carry out these changes were placed on hold due to a larger restudy of the Carpinteria Creek watershed by FEMA; the findings of which may ultimately affect these LOMRs. For example, properties removed from the Special Flood Hazard Area (SFHA) by one of the LOMRs could revert back to a SFHA as a result of the larger restudy. FEMA is aware of the pending LOMRs and references their supporting engineering studies and relevant technical data in the Carpinteria Creek watershed restudy. FEMA completed the restudy in 2022 and estimates issuing a preliminary flood insurance study and accompanying revised FIRMs in January 2024.

Carpinteria Portion (Segment 4a) of the Highway 101: Carpinteria to Santa Barbara High Occupancy Vehicle (HOV) Lanes project (18-1920-CUP/CDP)

1. Permitted Development. All major project components have been completed per plan. Key improvements included the addition of an HOV travel lane to U.S. Highway 101 in both directions between Bailard Avenue and the western terminus of the City of Carpinteria near Cravens Lane; resurfacing of the highway within the project footprint with lower-noise producing materials and construction techniques; installation of 4-way stop sign control at the Bailard Avenue/U.S. Highway 101 intersection; reconfiguration and reconstruction of the Santa Monica Road/Via Real/U.S. Highway 101 intersection; modifications to the Reynolds Avenue ramps; modifications to the Carpinteria Avenue ramp; construction of a series of soundwalls along portions of the highway located within the project footprint; removal or undergrounding of existing overhead utilities crossing U.S. Highway 101 or running alongside the highway;

2. Plan Review and Approval by City. Consistent with project conditions, Caltrans submitted "95% completion plans" prior to the release of bid specifications to contractors and "final plans" prior to commencement of construction, in order to allow the City to ensure that all design specifications and improvements were accurately incorporated into the construction plans.

3. 95% Project Plans. The 95% completion plans were required to include the following items for the review and approval by the Community Development and Public Works Departments.

- A. Storm Water Quality Measures.** Project stormwater measures were reviewed and approved by the Public Works Department for compliance with applicable requirements, including those outlined in the City's Transportation Corridor Wetland Overlay District (CMC §14.45.030.5). Public Works' contract inspector monitored installation and completion of required stormwater improvements throughout construction.
- D. Agency Cooperative Agreements- Pre-Construction.** Caltrans was required to enter into an executed Agreement with the City concerning ownership and maintenance obligations, among other items, for Caltrans-installed improvements located outside of the Caltrans right-of-way. Particular areas to be addressed included the southbound Bailard Avenue ramps; the

northbound Via Real/Santa Monica Road ramp/intersection; and the southbound Reynolds Avenue ramps. The Agreement(s) were finalized in January 2022, although an amendment to the Agreement is currently being negotiated to address maintenance obligations associated with the Santa Claus Lane Bicycle Path.

- G. Construction Traffic Management Plan.** A detailed traffic management plan describing construction phases, truck routes, ramp closures and detours, city street closures and detours, public awareness and public relations, motorist information measures, alternative transportation measures and incident response measures, among other elements, was submitted to Public Works, Community Development, Carpinteria-Summerland Fire Protection District and the Santa Barbara County Sheriff's Office for review and approval prior to the start of construction. Key to the success of the program was a robust public relations campaign headed by Ayars and Associates that provided regularly-scheduled and ongoing outreach efforts to the community throughout construction via emails, postcards, and informational briefings to the City Council.
- H. Long-Term Mitigation Measures.** The following long-term measures required in the certified EIR and/or included in the approved Project Description were completed:
- a. Transportation/Pedestrian Facilities.** Pedestrian improvements and modifications were installed per plan at Reynolds Avenue/Carpinteria Avenue; Via Real/Santa Monica Road; and Bailard Avenue. These improvements enhanced pedestrian mobility through the affected intersections, improved safety and upgraded existing facilities to meet ADA requirements.
 - b. Visuals.** Design details for features such as the split-face texture on all exposed surfaces of retaining walls and soundwalls; sandstone coloring for median barriers and planters; open railing on highway bridges; traffic management improvements (e.g., signals, etc.) were installed in conformance with ARB-approved plans. The Public Works Department's contract inspector was responsible for field verification of all visual details during construction. Installation of landscaping in a manner consistent with the ARB-approved plans is currently underway and will be verified by City staff or contractors prior to final sign-off.
 - e. Road Surfacing.** Throughout the highway repaving and widening, Caltrans utilized noise reducing paving materials and construction techniques to minimize long-term noise associated with vehicle travel on the highway.
 - f. Biological Habitat.** Detailed restoration plans were provided for all affected habitat areas, including but not limited to impacts to wetlands and riparian areas. Restoration and compensatory mitigation for these impacts remains ongoing, and is being completed in compliance with the requirements of the City's Transportation Corridor Wetland Overlay district. Various replacement ratios are established for different habitat types (e.g., natural wetlands, riparian habitats, low functioning wetlands, etc.) and severity of impacts (e.g., temporary or permanent). Final confirmation of compliance with all restoration obligations will be completed as part of final inspection and sign-off.
 - g. Native Oaks.** Removal of any oak trees greater than 6 inches in diameter is being addressed and mitigated as part of the ongoing restoration and landscaping efforts at a 3:1 replacement ratio. Documentation of the replacement plantings will be confirmed

as part of final signoff of the project once all landscaping and restoration areas have been completed.

- i. **Coastal Access and Recreation.** As required by the Transportation Corridor Wetland Overlay District, and in an effort to enhance alternative transportation and public coastal access in the project area, Caltrans was required to complete the Santa Claus Lane Bicycle Path project prior to the completion of construction of the 4A segment of the HOV lanes project. All major construction related to the bike path was completed in Summer 2023 and the pathway is currently open on a temporary basis through the end of summer, at which time the path will be temporarily closed to allow Caltrans to install the permanent safety railing and fencing along the edges of the pathway. Once completed, the pathway will be re-opened to the public. The bike path project was subject to its own permit approvals from the City of Carpinteria and County of Santa Barbara for their respective segments. Compliance with project conditions related to the bike path remains ongoing.
- k. **Ramps/Intersections Improvements.** Pursuant to the approved plans, all required ramp and intersection improvements called for as part of the project, including installation of a 4-way stop sign at the southbound on-/off-ramps at Bailard Avenue; the installation of curb bulb-outs or extensions, crosswalks, street lighting and flashing pedestrian crossing warning signs at Reynolds Avenue/Carpinteria Avenue; and the installation of traffic signals and reconfiguration of the intersection approach legs at the northbound on-/off-ramps at Via Real/Santa Monica Road have all been completed. Pursuant to an agreement between Caltrans and the City, the installation of two-way stop signs at the Reynolds Avenue/Carpinteria Avenue intersection has been deferred until warranted by traffic counts.

- I. **Mitigation Compliance, Monitoring and Reporting Requirement; and J. Project Environmental Coordinator Required; Monitoring/Reporting.** As required by the project conditions of approval, a Mitigation Monitoring and Reporting Program ("MMRP") was prepared detailing all required mitigation measures from the adopted EIR and all adopted project Conditions of Approval. The MMRP was to include timing and responsible party for all required measures, as well as procedures and timing for the reporting of compliance with all measures to the City. The MMRP was to be overseen by a qualified Project Environmental Coordinator paid for by Caltrans. The MMRP was submitted to the City prior to the granting of final approvals for construction. Final documentation of compliance with the MMRP will be submitted to the City prior to final sign-off of the project.

4. Final Plans. Prior to the start of construction, Caltrans was required to complete a number of pre-construction activities including providing proof of notification and collaboration with local fire and law enforcement staff concerning road or lane closures or other circulation alternations or restrictions; execution of an Agency Cooperative Agreement (Agreement) with the City, and hosting of a pre-construction conference. All of these measures were complied with, although the Agreement was not finalized and fully executed until after construction was underway in January 2022. Importantly, the Agreement delineates which agency is responsible for ongoing maintenance and repairs of the various improvements installed as part of the project.

5. Construction Mitigation. The following measures were required to be implemented in order to reduce or avoid construction-related impacts.

- A. Temporary Construction Staging Areas.** Temporary construction staging areas were required to be located in Caltrans right-of-way whenever possible and screened to the maximum extent feasible. Within the City, the main construction staging area occurred near the southbound Carpinteria Avenue off-ramp and was screened from view per plan. As construction progressed westward towards Summerland and Montecito, the main staging areas for the HOV lanes project also migrated farther from the City.
- H. GHG Emissions Mitigation Measures.** Consistent with project requirements, various measures were implemented to reduce greenhouse gas emissions associated with the project, including but not limited to, use of LED lighting and incorporation of “smart” technology irrigation controllers (currently being installed).
- I. Noise and Vibration.** Given the proximity of residential neighborhoods to the project site, a number of special conditions and mitigation measures were placed on the project to address construction-related noise impacts including construction hours; limitations on when and under what circumstances overnight construction activities were permitted; limitations on the siting of staging areas and equipment maintenance; allowed maximum measurable noise levels during overnight construction activities; advanced neighbor notification; and offering of temporary relocation assistance for households particularly affected by specified construction activities. Overall, the noise and vibration mitigation measures worked as intended. Through the use of Ayars and Associates, Caltrans instituted a widespread public information campaign to keep the community apprised of project status, key timelines, and anticipated periods of increased overnight construction activity. While complaints were still received throughout construction activities, Caltrans made a responsive effort to acknowledge and address these complaints to the extent feasible. Given the large scale of the project, close proximity to residences, and the inability to fully shut down U.S. Highway 101 during daylight hours, it was understood that there would be unavoidable noise impacts requiring the patience and cooperation of affected neighbors in order to allow the project to be completed in as timely a fashion as possible.
- M. Project Implemented as Approved.** The City’s Public Works Department has been overseeing the ongoing day-to-day compliance of the project with the City-approved plans and project conditions through their engineering plan check and inspection contractor, Canon Corporation. Caltrans is responsible for conducting their own construction inspections; the City’s contract inspector is tasked with ensuring all improvements and details (aesthetic treatments, etc.) are consistent with the approved plans. This work will continue through completion of all project components. Separately, the City is contracting with a different party to monitor compliance with project conditions and approved plans for the related Santa Claus Lane Bicycle Pathway project, which also remains ongoing.
- N. Annual Report.** Throughout construction, Caltrans has been providing Public Works with ongoing reports on the progress and status of the project. These reports, in turn, are utilized to help provide the City Council and Carpinteria community with ongoing, regular updates on project status.

6. Graffiti Abatement. Caltrans is obligated to clean up graffiti within 72 hours of notification, and to implement measures such as the use of vertical landscaping and/or use of anti-graffiti paint, to discourage graffiti. In the event that graffiti or abatement of graffiti becomes a more serious problem,

the City may require a graffiti prevention plan from Caltrans. As part of the landscape plan, a number of vertical plantings were selected to make areas unattractive for graffiti. Likewise, when graffiti has occurred, to date, Caltrans has been responsive in promptly removing or painting over the graffiti.

27. Project Related Flood Risk Determination. Revisions to the FEMA FIRMs for the project area that have been affected by the bridge replacements over Franklin or Santa Monica Creeks remain ongoing and cannot be finalized until the LOMRs associated with the Linden-Casitas Project are completed and approved. Public Works is monitoring the status of all Map revisions.

V. ACTION OPTIONS

The Planning Commission may receive and file this status report. Alternatively, the Commission may request staff to return with additional information about any of the matters raised in this report. Finally, the Commission may forward along any comments concerning the contents or findings of this report to the City Council.

VI. ATTACHMENTS

Attachment A: Adopted Project Conditions of Approval for the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension Project (09-1522-CUP/CDP)

Attachment B: Adopted Project Conditions of Approval for the Carpinteria Portion (Segment 4a) of the Highway 101: Carpinteria to Santa Barbara HOV Lanes Project (18-1920-CUP/CDP)

Attachment A.

Adopted Project Conditions of Approval for the Linden Avenue
and Casitas Pass Road Interchanges and Via Real Extension
Project (09-1522-CUP/CDP)

Caltrans Projects Status Report
September 5, 2023 Planning Commission Hearing

EXHIBIT C
CONDITIONS OF APPROVAL
PROJECT 09-1522-CUP/CDP

Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension

November 23, 2015

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

- 1. Permitted Development.** The development approved by the City Council on November 23, 2015 is limited to the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension (Project 09-1522-CUP/CDP), consisting of the improvements shown on the plans and written project description below, and the conditions of approval on file at the City of Carpinteria, subject to further City review and approval as detailed below.

The Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension consists of replacing both the Linden Avenue and Casitas Pass Road US 101 overcrossings, reconfiguring the northbound on and offramps at Casitas Pass Road, extending the northbound Linden Avenue onramp, rebuilding the southbound Linden Avenue offramp, replacing the US 101 freeway bridges over Carpinteria Creek, constructing four soundwalls along the US 101 corridor and extending Via Real to Casitas Pass Road and to Linden Avenue. The following bulleted summary provides highlights of the major components of the proposal.

- Replace, widen, lengthen and raise the northbound and southbound US 101 Carpinteria Creek Bridges.
- Extend Via Real from the cul de sac at San Roque Mobile Home Park over Carpinteria Creek to Linden Avenue, building a new bridge for Via Real over Carpinteria Creek (including one vehicle travel lane in each direction, one Class II bike path in each direction and a five-foot wide sidewalk on the north side).
- A 535-foot linear section of Carpinteria Creek would be widened to accommodate the US 101 and Via Real bridges over Carpinteria Creek. The width of the channel bottom would be widened from approximately 35 feet to 65 feet. The width between the creek banks would be widened from approximately 110 feet to 140 feet. An estimated 5,000 cubic yards of material would be excavated from the creek channel, including 638 cubic yards of material below the new widened channel. An estimated 4,850 cubic yards of rock slope protection (RSP) would be installed along the restored banks of Carpinteria Creek and in adjacent areas, including approximately 393 cubic yards of RSP below the widened channel.

- Construct a Class I bike lane between Casitas Pass Road and the existing Carpinteria Creek Class I bike lane adjacent to Carpinteria Creek and remove the existing bike path that crosses Carpinteria Creek connecting to the cul de sac terminus of Via Real near Carpinteria Creek Park.
- Reconstruct the US 101 Casitas Pass Road southbound on and offramps. Remove the existing US 101 Casitas Pass Road northbound on and offramps and build new northbound on and offramps to be accessed from the Via Real frontage road extension. Install signals at the intersections of Via Real and the northbound US 101 Casitas Pass Road on and offramps, Casitas Pass Road and Via Real, and Casitas Pass Road and the southbound US 101 on and offramps.
- Replace the Casitas Pass Road US 101 overcrossing with a five-lane bridge structure including bike lanes and sidewalks on both sides. The overcrossing would initially include a planted median in the center lane leaving four lanes for vehicle traffic; the center planted median could be removed to accommodate future traffic volumes, if necessary, to be replaced by a two-way left turn to facilitate northbound and southbound US 101 onramp turning movements.
- Remove the existing US 101 southbound offramp and build a new southbound offramp at Linden Avenue. Remove the existing US 101 northbound Linden onramp and build a new roundabout, including the new northbound onramp as one of the four legs. Reconfigure Ogan Road to form a third connection to the new roundabout, located on its northeastern side. Install signals at the intersections of Linden Avenue and Ogan Road, and Linden Avenue and the southbound US 101 offramp.
- Replace the US 101 Linden Avenue overcrossing with a three-lane bridge structure, including bike lanes and sidewalks on both sides.
- Prior to construction of the new Via Real bridge, relocate the existing aboveground sewer line at Carpinteria Creek 20 feet below the creek bed parallel to Via Real.
- Construct the following soundwalls:
 - Soundwall B-4 along northbound US 101 located between Via Real and US 101, between the existing soundwall and the Verizon property (APN 003-161-001);
 - Soundwall B-7 along southbound US 101, between Church Lane and Vallecito Road;
 - Soundwall B-2 along northbound US 101, between Linden Avenue and Franklin Creek Bridge;
 - Soundwall B-9 along southbound US 101, between Franklin Creek and the end of the existing soundwall along the Linden Avenue southbound offramp.

As a condition of project approval, the following project elements and variations shall be incorporated into proposed plans and the project description and detailed more specifically subject to approval of the Community Development Director in consultation with the Public Works Director as follows:

- 1.1. ***Nipomo Drive Soundwall (B-2):*** The installation of this soundwall shall be achieved at the earliest practical point in the construction of the project.

- 1.2. **Temporary Construction Staging Areas:** The applicant shall submit to the Public Works Director for approval any areas intended for temporary staging of construction equipment and materials which are proposed to be located outside of the US 101 right-of-way.
 - 1.3. **Road Surfacing:** Road surfacing shall be made as smooth as possible and lower-noise generating surfacing materials shall be utilized to minimize long-term noise and vibration effects.
 - 1.4. **Construction Storm Water Pollution Prevention:** The following measures shall be implemented during project construction:
 - 1.4.1. Best available erosion and sediment prevention and control measures, both structural and non-structural, such as:
 - Stabilize disturbed areas with vegetation, mulch, geotextiles or similar method;
 - Trap sediment onsite using fiber rolls, silt fencing, sediment basin or similar method;
 - Ensure vehicles onsite are parked on areas free from mud; monitor site entrance for mud tracked offsite; and
 - Prevent blowing dust from exposed soils.
 - 1.4.2. Best Management Practices to provide adequate sanitary and waste disposal facilities and prevent contamination of runoff by construction chemicals and materials, such as:
 - Control the storage, application and disposal of pesticides, petroleum and other construction and chemical materials;
 - Site washout areas to be located more than 50 feet from a storm drain, open ditch or surface water and ensure that runoff flows from such activities do not enter receiving water bodies;
 - Provide sanitary facilities for construction workers;
 - Provide adequate disposal facilities for solid waste produced during construction and recycle where possible.
2. **Plan Review and Approval by City.** At several steps in the development of the improvement and construction plans, the project shall be subject to further review and approvals from City Departments, the Architectural Review Board (ARB) and other agencies (e.g., Carpinteria-Summerland Fire Protection District). Caltrans shall submit design plans for the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension on State of California plan format for City approval at the following intervals: 95% completion plans prior to final ARB review and *final plans* prior to commencement of construction. The applicant shall submit project plans in accordance with the City of Carpinteria final Architectural Review Board process. Plans shall address design comments made by the ARB as identified in their meeting minutes of May 16, 2013. The Architectural Review Board shall review the architectural design of all structures, landscaping and proposed project signage for aesthetics, compatibility and community character issues in accordance with General Plan/Coastal Plan policies.

3. **95% Project Plans.** The following plans and information shall be submitted to the City prior to or concurrently with submittal of 95% Completion Project Plans for review and approval by Community Development in consultation with Public Works prior to final review by the Architectural Review Board.

- 3.1. ***Storm Water Quality Measures.*** Storm water treatment system details shall be submitted for approval by the Public Works Department. Plans shall identify and describe the proposed storm water treatment devices to be installed for treating runoff from the new overcrossing and bridge structures, freeway ramps and Via Real, including any new drains installed as part of the project. Storm water treatment devices shall consist of vegetated strips, bio-swales or equivalent. Treatment devices shall have the capacity to treat the first one inch of rainfall and shall have pollutant removal rates consistent with Caltrans' approved NPDES permit if placed on Caltrans property, and shall meet the Central Coast Regional Water Quality Control Board Post-Construction Requirements if placed on City or private property. Plans submitted for approval shall include all systems, including vegetated swales, filters, detention ponds, trash racks, interceptors, etc. Plans shall show any proposed connections or upgrades to the City storm drain system on drainage plans, flow conveyance systems (ditches, dikes, berms and swales), energy dissipaters, hard surface for slope protection systems and vegetated systems, and shall preserve existing vegetation where possible. Permanent storm water systems shall comply with post-construction coastal water quality standards contained in the Transportation Corridor Wetland Overlay District (CMC Section 14.45.030.5).
- 3.2. ***Drainage Plans.*** Final drainage design and calculations shall be submitted to Public Works for review and approval of all drainage improvements and shall reflect all upgrades to existing infrastructure required by additional flows. Where feasible, construction of any new culverts shall commence at the downstream end and may be completed in phases according to the overall construction schedule. Applicant shall provide Storm Water Pollution Prevention Plan (SWPPP) requirements to bidders for proposed construction prior to accepting bids.
- 3.3. ***Agency Cooperative Agreements - Pre-Construction.*** Provide a draft Agency Cooperative Agreement between Caltrans, SBCAG, City of Carpinteria and any other entities carrying forward the project, setting forth pre-construction activities affecting City streets and facilities related to the subject project, including responsibility for environmental permitting, project design, drainage considerations, coordination of City permits for improvements (encroachments) located outside of the US 101 corridor, relocation of existing utilities, provision for any applicable fees, identification of any required project construction staging areas specifically located on City-owned properties and rights-of-way, if any, and other essential elements.
- 3.4. ***Right-of-Way Map(s) and Actions.*** Provide copies of Right-of-Way Record Maps showing data applicable to the project area as necessary to verify location of US 101 rights-of-way, City rights-of-way and any affected adjacent properties (in lieu of preliminary title reports). Depict locations of affected City streets adjacent to US 101 travel lanes on all plans (i.e., Layout plans, Drainage plans, Utility plans, etc.).

- 3.5. *Recycling Plan.*** Submit to the Public Works Director for approval a waste reduction plan including a completed Construction and Demolition Waste Diversion Plan that demonstrates how at least 65% of the project demolition and construction waste will either be re-used or recycled. Construction and Demolition Waste quantities shall be reported to Public Works on a semi-annual basis during construction.
- 3.6. *Traffic Management Plan.*** Provide a detailed Traffic Management Plan for review by Public Works, Community Development, Carpinteria-Summerland Fire Protection District and the Santa Barbara County Sheriff's Office, and obtain approval from the Public Works Director in consultation with the Community Development Director. The plan shall identify:
- 3.6.1.** Construction Phases. Project construction stage exhibits including work descriptions.
 - 3.6.2.** Staging and Parking Areas. Equipment staging, materials storage and construction worker parking areas.
 - 3.6.3.** Truck Routes. Construction truck routes to minimize noise and traffic effects to residential neighborhoods.
 - 3.6.4.** Ramp Closures and Detours. Any proposed closures of US 101 ramps and/or detours, by construction stage.
 - 3.6.5.** City Street Closures and Detours. Any proposed closures of City streets and/or detours, by construction stage.
 - 3.6.6.** Signs and Traffic Control Measures. Signage and other planned temporary traffic control measures, by construction stage.
 - 3.6.7.** Public Awareness. A program for public awareness and outreach to commuters, property owners, businesses, residents and agencies affected by project construction.
 - 3.6.8.** Public Relations Committee. Applicant is required to form and support a Public Relations Committee consisting of Caltrans, SBCAG, a public relations consultant, business representatives, residents, transit and public safety agencies and City representatives. The Committee shall meet regularly prior to and during construction. Applicant shall review construction, construction phasing, mitigation measures, public relations efforts and permit conditions of approval with the committee. Applicant shall consider feedback and comments from the committee and the general public throughout project construction and make necessary adjustments in response to problems and/or concerns when possible.
 - 3.6.9.** Maintenance of Access. Plans for providing access to businesses, coastal dependent uses and recreational uses during construction.
 - 3.6.10.** Motorist Information Measures. Elements such as radio announcements and appropriate signage.

- 3.6.11. Incident Response Measures.** Strategies such as COZEEP and freeway service patrol.
- 3.6.12. Alternative Transportation and Transportation Demand Management (TDM).** Incentives and other measures to increase use of alternative modes of transportation, flexible hours and TDM.
- 3.6.13. Coordination and Reporting.** A program for ongoing reporting and coordination with the City and other affected agencies throughout construction.
- 3.7. *Long-Term Impact Mitigation Measures:*** Applicant shall submit the following information describing long-term mitigation measures required in the EIR and Addendum and/or included in the Project Description:
- 3.7.1. Parks and Recreation.** [EIR Mitigation 2.1.1.4]
- Public access to Carpinteria Creek Park shall be provided from the proposed extension of Via Real.
 - The Class I bicycle path shall be replaced with an Americans with Disabilities Act (ADA) compliant bicycle path.
 - When the Class I bicycle path requires closure, Caltrans shall provide a minimum seven-day public notice of the closure and designated detour routes.
- 3.7.2. Population Relocation.** [EIR Mitigation 2.1.3.1]
- Adequate replacement housing shall be made available to relocate all permanently displaced residents within the community.
- 3.7.3. Natural Communities** [EIR Mitigation 2.3.1]
- Caltrans shall comply with regulatory agencies' recommendations.
 - Environmentally Sensitive Area (ESA) fencing shall be installed to limit construction activities and protect biological habitats of concern. Proposed ESA fencing shall be established at all wetlands, riparian areas, oak tree areas and all areas of wildlife habitat in order to avoid, minimize and reduce potential impacts to biological resources. ESA fencing locations shall be determined in the Plans, Specifications and Estimates (PS&E) phase of the project. [Addendum Mitigation]
 - All oaks and native trees and shrubs that will remain in the project vicinity shall be delineated on plans and fenced in the field as environmentally sensitive areas.
 - To comply with the Migratory Bird Treaty Act, if an active bird nest is found in the work area, a buffer area shall be identified and delineated in the field (e.g., using stakes, flagging or equivalent) until nesting activity has ceased. The buffer established around the active nest shall have a radius of 50 to 100 feet, as determined by the City Biologist.

- Revegetation shall occur in disturbed areas.
- Replacement planting of riparian trees greater than four inches diameter at breast height (dbh) shall be at a 3:1 ratio.
- Removal of a remaining root ball of invasive giant reed (*Arundo donax*) on the north bank of Carpinteria Creek within and adjacent to the property at 1212 Casitas Pass Road shall be included as part of this project.
- Oak replacement plantings shall be at a 10:1 ratio at one gallon size for each oak tree greater than four inches diameter at breast height (dbh) removed during construction. A reduced ratio of 3:1 may be used for 15-gallon size replacement trees.
- Tree and vegetation removal shall be scheduled from September 2 through February 14 to avoid nesting birds, if possible. If vegetation removal must occur during the nesting season (February 15 - September 1), a qualified biologist shall conduct surveys no more than 14 days prior to removal to ensure no nests are present or have been vacated.
- Removal of ornamental/landscape and non-native trees shall require replacement at a ratio of 1:1 using native trees.
- Both riparian trees and oak trees shall have a three-year plant establishment period.

3.7.4. Wetlands and Other Waters

- Applicant shall submit detailed restoration plans which shall achieve mitigation of project impacts on biological habitat areas at the following minimum ratios, in accordance with the development standards contained in the Transportation Corridor Wetland Overlay District (CMC §14.45.030.3). Adverse direct impacts shall be mitigated at a ratio of 4:1 for natural wetland areas, including salt marsh and wetlands associated with creeks. Adverse direct impacts to riparian habitats shall be mitigated at a ratio of 3:1. Adverse direct impacts to created wetlands (low functioning wetlands associated with freeway infrastructure) shall be mitigated at a ratio of 3:1. Indirect impacts to wetlands, such as development in wetland buffer areas, shall be mitigated by enhancing (e.g., invasive species removal, native screening vegetation, planting appropriate native species, water quality improvement, sound reduction) all portions of the remaining (undeveloped) wetland buffer area within 100 feet of the impacted wetland. Temporary direct and indirect impacts to wetlands and riparian habitat shall be mitigated at a ratio of 1:1.
- The project shall incorporate environmentally sensitive area fencing; diversion shall be restricted to June 1 and October 31; cofferdam construction is required. [EIR Mitigation 2.3.2]

- Restoration of 0.059 acre (2,570 square feet) of wetlands and 0.272 acre/11,761 square feet of federal other waters shall be conducted. [EIR Mitigation 2.3.2]

3.7.5. Animal Species [EIR Mitigation 2.3.4]

- Caltrans shall comply with regulatory agencies' recommendations.
- Environmentally Sensitive Area fencing shall be installed prior to beginning construction and depicted in the final design layout plans.
- Bird nests exclusionary methods shall be employed at the US 101 Carpinteria Creek Bridges prior to and during construction.

3.7.6. Steelhead Trout [EIR Mitigation 2.3.5]

- Applicant shall comply with regulatory agencies' recommendations.
- Construction within or adjacent to Carpinteria Creek shall only take place during low flow conditions between June 1 and October 31 to avoid migrating steelhead trout.
- Following water diversion installation, any remaining fish within the area to be dewatered shall be removed using a seine and dip nets. Any steelhead trout encountered during the seining of the dewatered area shall be relocated to a suitable location in Carpinteria Creek.
- Soil exposed as a result of the project shall be revegetated using native hydroseeding or live planting methods.
- Applicant shall grade and contour the slope and surrounding area of the creek bed to widen the channel, per project plans, and restore habitat in and around Carpinteria Creek.
- Applicant shall remove the at-grade concrete bike and pedestrian crossing over Carpinteria Creek to create a free-flowing and natural channel bottom.
- A 3:1 areal replacement ratio shall be employed for all riparian vegetation (other than riparian trees) removed.
- Removal of a remaining root ball of invasive giant reed (*Arundo donax*) on the north bank of Carpinteria Creek within and adjacent to the property at 1212 Casitas Pass Road shall be included as part of this project.
- Applicant shall consult with National Oceanic and Atmospheric Administration Fisheries under Section 7 of the Endangered Species Act and comply with all requirements of the Biological Opinion.
- Fish passage shall be maintained during and after construction.
- Applicant shall obtain a Construction General Permit under the existing Caltrans National Pollution Discharge Elimination System Permit (WQO 2012-0011 DWQ) from the State Water Resources Control Board.

3.7.7. Tidewater Goby [EIR Mitigation 2.3.5]

- Applicant shall comply with regulatory agencies' recommendations.
- The window of work for construction within or adjacent to Carpinteria Creek and Franklin Creek shall be during the low flow period between June 1 and October 31.
- Only qualified personnel authorized under the Biological Opinion shall participate in activities associated with the capture, handling and relocation of tidewater gobies. The names and credentials of personnel who will conduct these activities shall be supplied to the US Fish and Wildlife Service for review and approval at least 30 days prior to the onset of these activities.
- Pump intakes shall be completely screened with wire mesh no larger than three millimeters.
- If present during the de-watering effort, as many tidewater gobies as possible shall be removed prior to draining the site. After barriers are constructed, tidewater gobies shall be captured, transported in buckets and released in the most appropriate habitat immediately adjacent to the de-watered area. If a beach seine is used, it shall be pulled to shore in a deliberate manner with care being taken to avoid rolling the lead line inward. The number of tidewater gobies shall be estimated prior to release. All debris and aquatic and emergent vegetation in the pumped area shall be carefully inspected for tidewater gobies and other vertebrates. As the work site is diverted, remaining pools shall be inspected for tidewater gobies. As many individuals as possible shall be captured using dip nets and other appropriate tools and moved as described above. Handling time for tidewater gobies shall be minimized.
- In work areas that have been dewatered, water above the barrier shall be released or pumped downstream at an appropriate rate to maintain downstream flows during construction. Upon completion of construction activities, the barriers to flow shall be removed in a manner that will allow flow to resume with the least disturbance to the substrate.
- Fish passage shall be maintained during and after construction.
- Environmentally Sensitive Area fencing shall be installed prior to beginning construction and depicted in the final design layout plans.
- Applicant shall restore the contour, slope and surrounding area of the creek bed to pre-construction conditions or better outside of the area of Carpinteria Creek to be widened.
- Applicant shall consult with the U.S. Fish and Wildlife Service under Section 7 of the Endangered Species Act and shall comply with all requirements of the Biological Opinion.

3.7.8. Western Pond Turtle and Two-striped Garter Snake [Addendum Mitigation]

- Applicant shall comply with regulatory agencies' recommendations.
- Prior to construction, a City-approved biologist shall survey the ADI and, if present, capture and relocate any western pond turtles or two-striped garter snakes to suitable habitat downstream of the project area.
- Observations of Species of Special Concern (SSC) or other special status species shall be documented on CNDDDB forms and submitted to CDFW upon project completion.
- If these species or other SSC aquatic species are observed during construction, they shall likewise be relocated to suitable downstream habitat by a City-approved biologist.

3.7.9. Invasive Species [EIR Mitigation 2.3.6]

- In compliance with Executive Order 13112 Non-Invasive Species and subsequent guidance from the Federal Highway Administration, landscaping and erosion control shall not use species listed as noxious weeds.
- In areas of particular sensitivity, extra precaution shall be taken if invasive species are found in or adjacent to construction areas. These include the inspection and cleaning of construction equipment and eradication strategies to be implemented should an invasion occur.
- Invasive species shall be removed within the project footprint including sticky snakeroot (*Ageratina adenophora*), sweet fennel (*Foeniculum vulgare*) and bristly ox-tongue (*Helminthotheca echioides*). [Addendum Mitigation]

3.7.10. Visual/Aesthetics [EIR Mitigation 3.3]

- All new lighting in the vicinity of the residential neighborhoods north of US 101 shall be minimized to reduce excess light and glare.
- Sufficient area shall be designated for landscaping.
- Landscaping shall be included at retaining walls, sound walls, roundabouts and medians.
- Aesthetic treatments and design shall be integrated into all new bridge structures.
- Trees or large shrubs shall be planted at the bridge abutments. Street trees shall be included along all new local roads.
- Planting shall be included along Via Real in the vicinity of the Ogan property at APNs 003-161-003 and -011.
- Native vegetation planting shall be included in the vicinity of the Via Real/Carpinteria Creek bridge and the bicycle path.

- The US 101/Carpinteria Creek bridges and the Via Real/Carpinteria Creek bridge shall include open-style bridge rail.
- Any existing median planting removed or damaged shall be replaced in the median, to the greatest extent possible.
- All paving and base material shall be removed, the earth shall be ripped or scarified, and topsoil placed and made ready for planting.
- Yellow barrel-type crash cushion end treatments shall not be permanently installed but may be used during construction.
- Utility Undergrounding. To preserve and enhance views, existing aerial utility lines in conflict with the project shall be removed or relocated underground and/or in bridge structures at the Linden Avenue and Casitas Pass Road overcrossings and at Vallecito road at US 101.

3.7.11. Hazardous Waste. Applicant shall submit hazardous waste/materials investigation reports and evidence of compliance with applicable regulatory requirements for any clean-up and/or disposal of hazardous materials to the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) for review. This same information shall be submitted to Community Development with comments from DTSC for City review.

3.7.12. Road Surfacing. Applicant shall submit information demonstrating how road surfacing specified for the project will reduce vehicle noise and vibration impacts.

3.7.13. Agriculture Resources.

- Prior to commencement of construction, applicant shall provide funding for the Agriculture Preservation Program in the amount of \$538,947 to the City of Carpinteria to be placed in an escrow account and distributed for the implementation of the Program. The applicant shall also transfer to the City, as a single legal parcel, the remaining portion of the former Whitney property not developed with transportation improvements at the time of completion of the Casitas Pass Road Interchanges and Via Real Extension. A permanent agriculture easement shall be placed on the property prior to or at the time of transfer to the City.
- Caltrans shall furnish to the City of Carpinteria the LAFCO application fee for the request to remove two agricultural parcels which are currently included in the City's Sphere of Influence on Via Real (APN 001-080-033 and APN 001-180-026).

3.7.14. Storm water Quality.

- Applicant shall submit plans and information demonstrating compliance with the post-construction coastal water quality standards contained in

Carpinteria Municipal Code Section 14.45.030.5, the Transportation Corridor Wetland Overlay District.

- Revegetation shall occur for disturbed areas along creeks. Work in the creekbed shall be performed during the dry season. Contractor shall comply with Storm Water Pollution Prevention Plan.

3.7.15. Coastal Access and Recreation.

- Applicant shall complete construction of the Rincon Trail as described in the Mitigated Negative Declaration prepared by City for the project and as depicted in the City Planning Commission May 4, 2015 approval of Project 15-1760-CUP/CDP and subject to approval by the County of Santa Barbara and California Public Utilities Commission. This requirement for applicant to complete the trail shall not be contingent on any other factors or conditions such as, but not limited to, applicant's ability to secure funding from outside sources. While construction and completion of the trail remains the applicant's sole responsibility, City, County, SBCAG and Caltrans commit to continuing to work cooperatively to complete construction of the Rincon Trail. If the Rincon Trail cannot be completed along the route described in the Mitigated Negative Declaration dated May 4, 2015, applicant shall provide an alternative route. The trail shall be open to the public prior to completion of the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension.
- Prior to issuance of a Grading Permit, applicant shall submit to the City for review and approval a construction schedule setting forth key tasks to be completed and deadlines to complete such tasks to ensure the Rincon Trail is completed and open to the public prior to completion of the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension.

3.7.16. Noise/Soundwalls.

- Soundwalls shall be included in the project varying in height from eight feet to 12 feet. [EIR noise abatement technique 2.2.7]
- Applicant shall submit information demonstrating soundwall construction in the locations indicated in the project description and shown on the project plans, including length, height, surface materials and landscaping.
- Following completion of construction, including installation of the privacy wall between the Cameo Lane residences and agriculture parcel to the south, 24-hour sound level measurements shall be performed in the rear yards of three Cameo Road residences. The verification sound level measurements are intended to confirm the conclusions of noise impact analysis performed for the EIR as well as the assumptions employed for design of the privacy wall.

- 3.8. Mitigation Compliance, Monitoring and Reporting Requirement.** Applicant shall submit to the Community Development Department a draft monitoring program for the mitigation measures identified in the Certified EIR, approved Project Description and Conditions of Approval for review and comment. A City-approved biologist and mitigation monitors responsible for permit compliance monitoring shall be retained and paid for by the applicant. The mitigation monitoring program shall include, but not be limited to:
- 3.8.1. Mitigation Measures.** A list of the project's mitigation measures.
 - 3.8.2. Implementation of Mitigation.** Timing and party responsible for implementation of each mitigation measure.
 - 3.8.3. Mitigation Monitoring.** Timing and party responsible for monitoring of each mitigation measure and a list of mitigation monitors to be retained.
 - 3.8.4. Mitigation Reporting.** Procedures, timing and responsible party for reporting to the City on project mitigation compliance and monitoring.
- 3.9. Biologist.** A qualified biologist from the County of Santa Barbara approved consultants list of biologists (or other environmental professionals) shall be designated by the applicant. The biologist shall be responsible for ensuring compliance with the provisions of the Mitigation Monitoring and Reporting Program. The biologist shall have authority over all other environmental monitors provided by the applicant. The applicant shall submit the name, contact information and qualifications of the biologist and obtain approval from the Community Development Director prior to commencement of construction.
- 3.10. Archaeologist and Native American Monitors.** Applicant shall submit to the Community Development Department the names of archaeologists and Native American monitors for the project who are familiar and experienced with local archaeological conditions.
- 3.11. Dust Control Plan.** Applicant shall submit a Dust Control Plan that incorporates mitigation measures and includes complaint resolution procedures and a reporting structure, consistent with SBCAPCD requirements, for approval by the City.
- 4. Final Plans.** Prior to final approval for project site preparation, earthwork or construction, applicant shall submit final project construction plans and the following, or evidence of completion of the following, for approval by the Community Development Director in consultation with the Public Works Director:
- 4.1. Hazardous Materials Clean-Up/Remediation.** Applicant shall submit evidence to Community Development verifying completion of required soil and/or groundwater clean-up or remediation in accordance with applicable regulations and approved plans and shall obtain DTSC approval of remediation completion.
 - 4.2. Fire District/Sheriff's Office Notification.** The Fire District and Sheriff's Office shall be contacted prior to ramp or lane closures and/or circulation alterations and restrictions. A final Traffic Management Plan (TMP) with projected dates including

closures and restrictions of ramps and lanes shall be provided to the Fire District and Sheriff's Office for review and approval prior to the commencement of construction.

- 4.3. **Agency Cooperative Agreement.** Prior to commencement of project construction, the applicant shall obtain City approval of an Agency Cooperative Agreement for the project.
- 4.4. **Pre-Construction Conference.** Prior to commencement of construction, a preconstruction conference shall be held by the Resident Engineer to include construction processes and environmental mitigation and monitoring. The conference shall include representatives from Public Works, Fire District, Sheriff's Department, Community Development, Project Engineer, Landscape Architect, Contractor and Subcontractor(s), Biologist, Archaeologist and Mitigation Monitors.
5. **Record Drawings.** Upon completion of construction of the project, the applicant shall submit record drawings, stamped and signed by a registered civil engineer, to the City for review, approval and signature by the City Engineer. The record drawings shall include, but not be limited to, all facilities that will be relinquished to the City including all traffic signal and electrical plans, roadway improvements, drainage structures, soundwalls and the Via Real bridge over Carpinteria Creek.
6. **Construction Mitigation.** The following measures shall be implemented by the applicant during project site preparation, demolition, grading and/or construction processes to mitigate environmental impacts. Mitigation monitoring and reporting shall be implemented in accordance with the City-approved plan.
 - 6.1. **Temporary Construction Staging Areas:** Temporary staging of construction equipment and materials outside of the US 101 right-of-way shall be restricted to locations approved by the Public Works Director. Staging areas shall be screened to the maximum extent feasible.
 - 6.2. **Traffic and Parking.** The Traffic Management Plan approved by Public Works shall be implemented by the applicant throughout project construction.
 - 6.2.1. Detour routes shall be provided for all full closures. [EIR Construction Impact Mitigation]
 - 6.2.2. The Traffic Management Plan shall include: Public Awareness Campaign - flyers, brochures, press releases, website and advertising as required to inform travelers of the project; a Construction Zone Enhanced Enforcement Plan (COZEEP); additional strategies for motorist information, incident management, construction, demand management and alternate route(s); and temporary facilities such as changeable message signs as listed in the Caltrans Transportation Management Plan Guidelines. [EIR Construction Impact Mitigation]
 - 6.3. **Recreation Access.** Vehicular, pedestrian and bicycle access to Carpinteria Creek Park shall be maintained to the maximum extent during construction. For short periods of time when direct vehicle access cannot be maintained, temporary parking

proximate to the park shall be provided along with a pedestrian route from the parking area to the park. When the park will be inaccessible to the public, applicant shall provide notification of closure no less than seven business days prior to such closure. Notification shall be in the form of posted notices at the entrance to the park and at the bike path entrances at Carpinteria Avenue and Via Real. Notices shall be hand-delivered to adjacent mobile home park residents.

6.4. *Cultural Resources Mitigation.* Applicant shall implement EIR mitigation measures and standard City monitoring and archaeological resource discovery procedures as identified in the City's archaeological guidelines. The following apply:

- 6.4.1.** Construction Worker Notification. Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the project area, and procedures that shall occur in the event of discoveries.
- 6.4.2.** Archaeological and Native American Monitors. Ground disturbance in areas sensitive for subsurface archaeological resources as identified in the EIR shall be monitored by a qualified archaeologist and Native American monitor. Reports on monitoring shall be provided in accordance with the approved Mitigation Monitoring and Reporting Plan.
- 6.4.3.** Discovery Procedures. If cultural resources are encountered, work shall be halted immediately in the vicinity of the find. The Biologist and Native American Heritage Commission shall be notified, a qualified archaeologist shall be consulted to evaluate the find, and mitigation measures shall be undertaken as necessary to avoid significant impacts in accordance with Public Resources Code Section 5097.98. If the discovery potentially consists of human remains, the Santa Barbara County Coroner shall also be contacted. Work in the area may only proceed after authorization is granted by the Biologist.

6.5. *Water Quality BMPs.*

- 6.5.1.** Temporary measures to protect water quality as required by an approved Storm Water Pollution Prevention Plan (SWPPP) shall include sediment control, soil stabilization, concentrated flow conveyance systems, scheduling of ground disturbance activities with respect to rainy season, preservation of existing vegetation, clear water diversion, dewatering operations, wind erosion control, sediment tracking, solid waste management, materials handling, concrete waste management, vehicle and equipment operations, paving operations, stockpile management, water conservation practices, illegal connection or discharge detection and reporting, storm drain inlet protection and contaminated soil management.
- 6.5.2.** There shall be storm water inspections both by the contractor and Caltrans during construction. The project shall be subject to the Caltrans General

Permit from the Regional Water Quality Control Board. Work in the creek bed shall be performed during the dry season (June 1 - October 31). Contractor shall acquire SWPPP. [EIR Construction Impact Mitigation]

6.6. *Hazardous Materials.* Measures shall be implemented in the event of discovery of hazardous materials during project construction to ensure protection of the public, construction workers and environment from hazardous exposure and assessment and remediation of contamination in accordance with regulatory requirements and procedures. Any contaminated soil identified with the proposed project shall be transferred to an appropriate disposal site during construction. All procedures governing the handling or disposal of hazardous waste shall be in accordance with the appropriate regulatory agencies. California regulatory criteria for determining whether excavated soils are to be classified as hazardous waste for disposal purposes based on their metal content are contained in the California Code of Regulations, Title 22, Division 4.5, Chapter 11, Article 3, Section 66261.24. [EIR Construction Impact Mitigation]

6.7. *Air Quality Mitigation Measures.*

6.7.1. Caltrans' Standard Specifications pertaining to dust control and dust palliative requirements are a required part of all construction contracts and should effectively reduce and control emission impacts during construction. The provisions of Caltrans Standard Specifications for Air Pollution Control require the contractor to comply with the more stringent of local or state rules, regulations and ordinances regarding air quality (Government Code § 11017). The Standard Specifications also regulate dust control. California Health and Safety Code requires the contractor to keep visible dust from blowing offsite. [EIR Construction Impact Mitigation]

6.7.2. A final dust control plan is required to be prepared by Caltrans and approved by Santa Barbara County Air Pollution Control District and shall include standard APCD construction-related control measures that mandate: minimizing disturbed areas; watering of disturbed areas and stockpiles; stabilization and paving of disturbed areas; covering of trucks; and reduction of vehicle speeds on unpaved construction areas. Construction equipment and vehicles shall be maintained in proper tune and low sulfur fuel shall be used in construction equipment.

6.8. *Noise and Vibration.* Applicant shall implement mitigation measures identified in the EIR and Addendum as follows:

6.8.1. Construction Hours. Construction hours shall be limited to weekdays between 7:00 a.m. and 7:00 p.m. Nighttime construction shall be permitted Sunday through Friday with adequate prior notice and temporary relocation services provided to nearby residents (within 100 feet of nighttime construction activities). The Community Development Director may allow exceptions to these hours for special circumstances.

- 6.8.2. Equipment Maintenance and Mufflers. All construction equipment shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
- 6.8.3. Staging Areas. Staging and equipment areas shall be sited to minimize noise effects to residential uses to the extent feasible.
- 6.8.4. Noise Barriers. Temporary noise barriers shall be provided around the construction site as necessary to avoid extended disturbance to residents from construction noise.
- 6.8.5. The noise level from the contractor's operations, between the hours of 7:00 p.m. and 7:00 a.m., shall not exceed a maximum of 86 dBA (Lmax) at a distance of 50 feet.
- 6.8.6. Neighbor Notification. Within 10 days prior to commencement of each construction stage, applicant shall provide the construction schedule to surrounding neighborhoods impacted by noise and vibration in accordance with locations and in a manner specified in the City-approved Construction Management Plan. Applicant shall post information onsite in a location visible to the public, including the hours of construction and contact person with telephone number.
- 6.8.7. Vibration. Applicant shall notify residents two weeks prior to pile driving and use vibratory pile driving when available. Rubber-tired vehicles shall be used to the extent possible in areas immediately adjacent to residential neighborhoods. Severe vibration activities shall be restricted to daylight hours as much as possible. Nighttime demolition work shall be limited to the US 101 overcrossings and US 101 bridges over Carpinteria Creek. Applicant shall arrange hotel/motel rooms for residents living within 100 feet of the proposed activity when protracted vibrations in excess of the threshold are expected at the residence during hours that the residents normally sleep. [EIR Construction Impact Mitigation]
- 6.9. ***Fish and Wildlife Mitigation.*** Measures for the protection of fish and wildlife species during project construction as identified in the EIR and Addendum and required by any resource agency permits shall be implemented by the applicant during project construction as follows.
 - 6.9.1. Migratory Birds: In project construction areas, trees and shrubs shall be removed prior to the start of migratory bird nesting season. If vegetation removal must occur during nesting season (February 15 - September 1), a qualified biologist shall conduct surveys no more than 14 days prior to removal to ensure no nests are present or have been vacated. If nests are present, removal shall not occur until after nests have been certified as vacated by a qualified biologist. Exclusionary netting may be used, if necessary, to prevent birds from nesting on structures.
 - 6.9.2. Fish: Approved fish removal and relocation techniques shall be implemented; environmentally sensitive area fencing shall be employed; downstream flows

shall be maintained; worker education programs shall be provided. [EIR Construction Impact Mitigation]

6.10. *Habitat Protection.* Measures for the prevention of impacts to habitat area and native plant communities during project construction as identified in the EIR and Addendum and required by any resource agency permits shall be implemented by the applicant during project construction as follows.

6.10.1. Natural Communities: The number of access routes, size of staging areas and total area of activity shall be limited to the minimum necessary. [EIR Construction Impact Mitigation]

6.10.2. Wetlands and Other Waters: Compliance with California Coastal Commission and US Army Corps of Engineers; Environmentally Sensitive Area fencing; silt fencing; diversion restricted to summer months (June 1 - October 31); use of cofferdams; restoration to natural channel bottom; project shall incorporate Best Management Practices and abide by Storm Water Pollution Prevention Plan. [EIR Construction Impact Mitigation]

6.10.3. Animal Species: Environmentally Sensitive Area fencing shall be installed to prevent damage to environmentally sensitive areas (that may provide habitat for special status wildlife species) from construction activities and equipment. [EIR Construction Impact Mitigation]

6.11. *Pre-construction Surveys.* [Addendum Mitigation]

6.11.1. To ensure that potential impacts to biological resources are avoided and/or minimized, and due to the long lead-time until construction, pre-construction surveys shall be conducted by a City of Carpinteria approved biologist for the following species: steelhead trout, tidewater goby, western pond turtle and two-striped garter snake. Pre-construction surveys shall also be conducted for the California red-legged frog to allow time to coordinate use of the Programmatic Biological Opinion if California red legged frogs are found. If work is proposed to occur from February 15 to September 1 during the nesting season, surveys for nesting birds shall be conducted by a City approved biologist no more than 14 days prior to initiation of construction.

6.11.2. If any federally listed species are found during the pre-construction surveys, other than steelhead trout and tidewater goby, construction shall cease until Formal Section 7 Consultation between Caltrans/FHWA and USFWS is completed. If California red-legged frog is found during pre-construction surveys, Caltrans shall coordinate with USFWS to use the Programmatic Biological Opinion as Formal Section 7 Consultation.

6.11.3. If any state-listed endangered or threatened species are found during the pre-construction surveys, the project shall cease until consultation between Caltrans and CDFW is completed.

6.12. Duties of the Biologist. [Addendum Mitigation]

6.12.1. If any special status species are found in the ADI during construction, the City approved biologist shall be present at the construction site until such time as instruction has been given to the Caltrans Resident Engineer, the special-status species has been allowed to move out of the ADI on its own, or the special-status species has been relocated outside of the ADI.

6.12.2. A biologist shall be onsite during construction activities that may impact special status species and/or migratory birds. This includes clearing and grubbing of Carpinteria Creek, the stream diversion/dewatering of Carpinteria Creek and the removal of trees during the nesting season (February 15 to September 1).

6.13. Authority of the Biologist. The City approved biologist shall have the authority to halt any action that might result in impacts that exceed the anticipated levels of impact determined during agency review (by Caltrans, City, U.S. Army Corps of Engineers, CDFW, California Coastal Commission and/or USFWS). If work is stopped, the appropriate regulatory agencies shall be notified immediately by the Environmental Monitor.

6.14. Equipment Maintenance and Staging and Materials Storage Restrictions. All refueling and maintenance of equipment and vehicles shall be conducted at least 50 feet from any aquatic habitat, wetland area or any water body. The contractor shall ensure contamination of habitat does not occur during such operations. All workers shall be informed of the importance of preventing spills of fuels and of the appropriate measures to take should a spill occur. Equipment staging and materials storage shall be located outside of stream corridors and associated riparian habitat.

6.15. Geology and Soils. Recommendations of the geotechnical report shall be followed, including a likely fill delay period and/or a fill surcharge before placement of the bridge piles and the pavement structural section at Linden Avenue and at the Casitas Pass Road/Via Real Interchange. Erosion control or slope stabilization shall be required for slope angles to 1:1.5. The project shall incorporate a revegetation program, including irrigation required on both cut and fill slopes. [EIR Construction Impact Mitigation]

6.16. Paleontology. Because there still exists the potential to find sensitive paleontological remains in low sensitivity formations, the following statement shall be included in the Resident Engineer's Instructions: If any vertebrate or plant fossils are discovered during construction, it is required that construction be halted in the immediate vicinity (33-foot radius) of the discovery until the District Paleontology Coordinator has the opportunity to review the find. Remediation of any sensitive resources encountered before or during construction may include removal, preparation and curation of any significant finds. [EIR Construction Impact Mitigation]

6.17. Solid Waste. The project solid waste management plan for demolition and construction waste shall be reviewed and approved by the Public Works Department prior to project construction and shall be implemented throughout construction.

Demolition and/or excess construction materials shall be separated for reuse/recycling or proper disposal (e.g., concrete asphalt) with a minimum 65% diversion rate. During grading and construction, separate bins for recycling of construction materials and brush shall be provided. This requirement shall be printed on grading and construction plans. Applicant shall provide Public Works with receipts for recycled materials. Materials shall be recycled as necessary. During construction, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly.

- 6.18. *Project Implemented as Approved by City.*** Applicant shall implement the project in accordance with the final plans and provisions approved by the City of Carpinteria as outlined in these conditions of approval. After final design approval, any minor alterations in project components, design or construction processes shall require prior approval by the Community Development Director and any major alterations shall require prior approval by the Planning Commission and/or City Council. Project structures, facilities and landscaping shall be maintained for the life of the project.
- 6.19. *Annual Report.*** Annually through completion of project construction, the applicant shall submit a report to the Public Works Department on the progress and status of the project.
- 7. *Design.*** The project shall obtain final design review by the Architectural Review Board (ARB) prior to commencement of construction. Structural improvements of the project, including but not limited to overcrossings, bridges, retaining walls, soundwalls, railings, light standards, sidewalks, etc., and landscaping, shall be constructed and installed in conformance with the final design review.
- 8. *Graffiti Abatement.*** Applicant shall clean up graffiti within 72 hours. If the problem persists, as determined by Community Development, a plan for preventing recurrence shall be submitted to Community Development for review and approval, and shall be implemented as approved. Suggested anti-graffiti measures include the use of vertical landscaping or vines along affected wall surfaces and/or the use of anti-graffiti paint. This condition shall be printed on final construction plans. A graffiti prevention plan shall be submitted upon determination of need by Community Development.
- 9. *Staging Area Closeout.*** Applicant shall clear the project staging areas of all excess construction debris. This requirement shall be noted on final construction plans. Debris clearance shall occur upon project completion and obtain approval from Public Works.

CONDITIONAL USE PERMIT

- 10.** This Conditional Use Permit is not valid until a Grading Permit for the development and/or use has been obtained. Failure to obtain said Grading Permit shall render this Conditional Use Permit null and void. Prior to the approval of the Grading Permit, all of the conditions listed in this Conditional Use Permit that are required to be satisfied prior to approval of a Grading Permit must be satisfied. Upon issuance of the Grading Permit, the Conditional

Use Permit shall be valid. The effective date of this Permit shall be the date of action by the City Council, or if appealed, the date of action by the Coastal Commission.

11. If the Planning Commission or City Council determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), the Planning Commission or City Council is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.
12. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Building Permit issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit.
13. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
14. Within two years after the effective date of this permit, construction shall commence. Construction cannot commence until a Grading Permit has been issued. Failure to commence the construction pursuant to a valid Grading Permit shall render the Conditional Use Permit null and void.
15. All time limits may be extended by the Planning Commission or City Council for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.
16. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Grading Permit.
17. Before commencing any work pertaining to the erection, alteration, enlarging or rebuilding of any structure or improvement, the applicant shall obtain a Grading Permit. The permit is necessary to ensure implementation of the conditions required by the City Council. Before any Permit will be issued by Community Development, the applicant must obtain written clearance from all agencies having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
18. Prior to issuance of a Grading Permit, applicant shall notify in writing all property owners and occupants of parcels within 300 feet of the project site of its approval and conditions. Proof of mailing the notices shall be provided to Community Development.

19. If, at any time, the Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Conditional Use Permit and Coastal Development Permit, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. Applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
20. City Manager and/or Community Development Director shall be informed of any minor changes to the project scope. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a revision application to be considered by the Planning Commission.
21. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
22. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.
23. Any and all damage or injury to public property resulting from this development, including without limitation, City streets and storm drain infrastructure, shall be corrected or result in being repaired and restored to its original or better condition.
24. No Grading Permit shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a Grading Permit or prior to commencement of construction when allowed by the Community Development Director.
25. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.
26. Compliance with the Carpinteria Valley Water District letter dated June 12, 2015.
27. All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction plans submitted to Community Development. These shall be graphically illustrated where feasible. The approved set of plans shall be retained at the construction site for review by the Public Works Director during the course of construction.

28. Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, applicant agrees to contact Community Development at least two weeks prior to commencement of construction activities to schedule an onsite pre-construction meeting agency personnel and key construction personnel.
29. *Pre-project Flood Risk Determination* – Applicant shall bear primary responsibility for assisting the City in obtaining a Federal Emergency Management Agency (FEMA) Letter of Map Revision under the National Flood Insurance Program for City of Carpinteria area Flood Insurance Rate Map (FIRM), Panel No. 0683C1420G. The Letter of Map Revision (LOMR) shall address the pre-project flood risk associated with US 101. The pre-project risk condition shall include the previously mapped diversion of the 1% chance per year flood flow to the Franklin Creek watershed caused by the existing US 101 bridges over Carpinteria Creek and the risk that all of the floodwaters will follow Carpinteria Creek to the ocean. The LOMR shall be approved by FEMA prior to commencement of construction. Applicant shall reimburse all costs the City of Carpinteria may incur, including cost for staff time, to obtain the LOMR from FEMA. Applicant shall also assist the City with and pay all City and all property owner costs for the preparation and filing of Flood Determination Letters and Elevation Certificates for all properties that are affected by the resultant change in the pre-project FIRM.
30. *Project Related Flood Risk Determination* - Applicant shall prepare all FEMA required documents and Flood Insurance Rate Map revisions that may be required as result of the proposed project. This shall include, but is not limited to, all costs the City of Carpinteria may incur. If a Conditional Letter of Map Revision (CLOMR) is required, the FEMA-approved CLOMR shall be obtained by the applicant prior to commencement of construction.
31. Prior to issuance of a Grading Permit, the applicant shall provide a signed copy of the Conditions of Approval on a form acceptable to Community Development. Such form may be obtained from the Community Development Department. Written authorization to proceed and consent to conditions of approval by the applicant shall be provided to the City prior to commencement of any demolition or construction activity.
32. Prior to issuance of a Grading Permit, applicant shall pay all applicable CDD permit processing fees in full.
33. The applicant (Caltrans) hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Linden Avenue – Casitas Pass Road Interchanges and Via Real Extension (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Applicant further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys'

fees or court costs made in connection with any Claim. Applicant further agrees to pay any and all City costs, permit fees, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

34. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Developer/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
35. Written authorization to proceed and consent to conditions of approval by the applicant shall be provided to the City prior to grading permit issuance.

Approved by the City Council on November 23, 2015

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

Applicant

Date



Carpinteria Valley Water District

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

BOARD OF DIRECTORS

Alonzo Orozco
President
Polly Holcombe
Vice President
Richard Forde
Matthew Roberts
June Van Wingerden

GENERAL MANAGER

Charles B. Hamilton

June 12, 2015

City of Carpinteria
Attention Jackie Campbell
5775 Carpinteria Ave.
Carpinteria CA. 93013
Summerland, CA. 93067

SUBJECT: LINDEN AVENUE AND CASITAS PASS BRIDGES CONDITIONS LETTER

Hello Mrs Campbell

Please be advised, this parcel is within the Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage II Drought Emergency for more information on the recently passed Ordinance 15-2, please visit the District website www.cvwd.net.

Listed are the Carpinteria Valley Water District conditions for the project.

The Owner will be required to pay the necessary Capital Cost Recovery Fees CCRF for the new meters for the project. These fees will be required to be paid prior to the meters being installed and the District signing off on the Final sign off. (See attached fee estimate)

The Owner will need to supply to the District a copy of the irrigation plan that includes flow demands and plant list.

If you have any questions please feel free to contact me at brian@cvwd.net or 684-2816x103.

Very truly yours,
Carpinteria Valley Water District

Brian King, P.E.
Associate Engineer

BVK/bvk
C: file copy

CARPINTERIA VALLEY WATER DISTRICT

FEE ESTIMATE FOR NEW SERVICES

Project Name CAL TRANS 101 IMPROVEMENT

Description:

DOWNSIZE TWO EXISTING 2 INCH METERS TO 1 1/2 INCH METERS AND GET 4 NEW 3/4 INCH METERS

Owner CAL TRANS

Date of Fee estimate 06/12/2015

Estimate valid through: 06/30/2016

Capital Cost Recovery Fees (CCRF) CREDIT

Description	Qty	Unit Fee	Fee
2 INCH METER EXISTING	2	\$50,941.00	\$101,882.00
			\$0.00
CCRF SUBTOTAL CREDIT =			\$101,882.00

Capital Cost Recovery Fees for new meters

Description	Qty	Unit Fee	Fee
1 1/2 inch meter	2	\$33,217.00	\$66,434.00
3/4 inch meter	4	\$12,579.00	\$50,316.00

CCRF SUBTOTAL = \$116,750.00

CCRF Subtotal = \$116,750.00
MINUS CCRF SUBTOTAL CREDIT = \$101,882.00
CCRF DUE= \$14,868.00

These fees will be required to be paid prior to the meters being installed.

At the time the meter is installed the account will be opened.

Brian King , Associate Engineer
Carpinteria Valley Water District

Signature
Owner

*****Notes:** District Rule #4 "Credit of Applicant" Establishment of Credit. No later than 7 working days after the commencement of service, each applicant must establish credit with the District by one of the following methods:

(1) If the applicant provides sufficient evidence of creditworthiness established on another Carpinteria Valley Water District service account, as determined solely by the Manager or his designee, credit will be deemed established.

(2) By a cash deposit with the District in the amount required by Rule Number 6.

(3) By receipt of a letter or e-mail from another public water agency with the following information confirming the customer's good credit account history for a current account with that agency:

i. Date account was open.

ii. Statement that there have been no shut offs for non-payment or door tags in the last 2 years.

A current account includes an account closed at the request of the customer within 60 days of the date of the new service request. The District must receive a customer's letter of credit prior to the service start date.

District Rule #6a Deposit Amount. The amount of cash deposit to establish credit, as required by Rule Number 4 for all classes of service, shall be a sum equal to twice the estimated average bill for the type of service rendered.

Attachment B.

Adopted Project Conditions of Approval for the Carpinteria
Portion (Segment 4a) of the Highway 101: Carpinteria to Santa
Barbara HOV Lanes Project (18-1920-CUP/CDP)

Caltrans Projects Status Report
September 5, 2023 Planning Commission Hearing

EXHIBIT 1
ATTACHMENT C: CONDITIONS OF APPROVAL

PLANNING COMMISSION HEARING
PROJECT NO. 18-1920-CUP/CDP



Segment 4A of the Highway 101: Carpinteria to Santa Barbara Project

April 1, 2019

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

1. **Permitted Development.** The development approved by the Planning Commission on April 1, 2019 is limited to the Segment 4A of the Highway 101: Carpinteria to Santa Barbara Project (18-1920-CUP/CDP), consisting of the improvements shown on the plans and written project description and the conditions of approval on file at the City of Carpinteria, subject to further City review and approval as detailed below.

As a condition of project approval, the following project elements and variations shall be incorporated into proposed plans and the project description and detailed more specifically subject to approval of the Community Development Director in consultation with the Public Works Director as follows:

- A. **Overhead Utilities:** Existing overhead utilities shall be removed or shall be placed underground consistent with preliminary plans contained in Exhibit 1, Attachment B-5, subject to the following refinements.
 - a. **Location 1** – As illustrated, the existing overhead line crossing the US 101 corridor shall be removed or placed underground. Also as illustrated, the existing overhead line on the west (south) side of Via Real from north of Via El Rincon to the unnamed dirt road south of Via Linda shall be placed underground. In addition, Caltrans shall work with the City and utility providers to explore funding options to underground the remaining approximately 330 feet southward (eastward) of this overhead line that is situated on the western (southern) side of Via Real (the existing overhead line crosses to the eastern (northern) side of Via Real at this point, substantially reducing the visibility of this feature for US 101 travelers).
 - b. **Location 2** – As illustrated, the existing overhead lines around the western (southern) end of Cramer Circle shall be placed underground, reducing the number of overhead facilities visible from US 101.
 - c. **Location 3** – As illustrated, the existing overhead line crossing the US 101 corridor shall be placed underground. Also as illustrated, the existing

overhead lines intersecting at points above and adjacent to the Via Real/Santa Monica Road intersection shall be placed underground. In addition, Caltrans shall work with the City and utility providers to explore funding options to underground the remaining approximately 3,000 feet northward (westward) of this overhead line that is situated on the western (southern) side of Via Real from the existing Chevron gas station location to Cravens Lane (the existing overhead line crosses to the eastern (northern) side of Via Real at this point, substantially reducing the visibility of this feature for US 101 travelers).

- d. **Location 4** – As illustrated, the existing overhead lines around the eastern (northern) end of Plum Street shall be placed underground, reducing the number of overhead facilities visible from US 101.
 - e. **Location 5** – As illustrated, the existing overhead line crossing the US 101 corridor shall be removed or placed underground, thus removing this overhead facility from US 101 traveler views.
 - f. **Location 6** – As illustrated, the existing overhead line crossing the US 101 corridor shall be placed underground. Also as illustrated, the existing overhead lines along the western (southern) side of the southbound Carpinteria Avenue off-ramp shall be placed underground, removing this overhead facility from US 101 traveler views.
- B. **Soundwalls:** The project includes installation of up to twelve sound wall segments, as described below. The entire exposed face of sound walls shall be clad or constructed of a split-face texture and climbing vines shall be planted and maintained in accordance with the Project 4A Planting Concept (Exhibit 1, Attachment B-3) to soften the sound wall appearance as well as to provide a graffiti deterrent. Sound wall installation shall be consistent with preliminary locations illustrated in layout sheets (Exhibit 1, Attachment B-1) and in accordance with the preliminary dimensions detailed below.
- a. **Soundwall SW1** – Located along the south (west) side of Via Real from east of Via Linda to east of Carpinteria Creek, as illustrated on Layout L-3 and L-4. Total wall length of 1,710 feet and average height of 16 feet.
 - b. **Soundwall SW2A** – Located along the south (west) side of Via Real from Franklin Creek to east of Santa Ynez Avenue, as illustrated on Layout L-7. Total wall length of 136 feet and average height of 11 feet.
 - c. **Soundwall SW2B** – Located along the south (west) side of Via Real from west of Santa Ynez Avenue to east of Santa Monica Road, as illustrated on Layouts L-8 and L-9. Total wall length of 1,729 feet and average height of 14 feet.
 - d. **Soundwall SW3A** – Located along the south (west) side of Via Real from east of Santa Ynez Avenue to east of Santa Monica Creek, as illustrated on Layout L-9. Total wall length of 453 feet and average height of 12 feet.
 - e. **Soundwall SW3B** – Located along the south (west) side of Via Real over Santa Monica Creek, as illustrated on Layout L-9. Total wall length of 307 feet and average height of 12 feet.

CONDITIONS OF APPROVAL

Highway 101: Carpinteria to Santa Barbara Segment 4A

April 1, 2019 (18-1920-CUP/CDP)

Page 3

- f. **Soundwall SW3C** – Located along the south (west) side of Via Real west (north) of Santa Monica Creek, as illustrated on Layout L-9. Total wall length of 191 feet and average height of 13 feet.
 - g. **Soundwall SW4A** – Located along the southern (western) edge of the US 101 southbound travel lanes, from west (north) of Santa Monica Creek to Santa Ynez Avenue, as illustrated on Layout L-9. Total wall length of 523 feet and average height of 14 feet.
 - h. **Soundwall SW4B** – Located along the southern (western) edge of the US 101 southbound travel lanes, over Santa Monica Creek, as illustrated on Layout L-9. Total wall length of 192 feet and average height of 10 feet.
 - i. **Soundwall SW4C** – Located along the southern (western) edge of the US 101 southbound travel lanes, from west (north) of Santa Monica Creek to west (north) of Plum Street, as illustrated on Layouts L-10 and L-11. Total wall length of 1,524 feet and average height of 14 feet.
 - j. **Soundwall SW5A** – Located along the south (west) side of Via Real from west (north) of Kim Market Drain to the east (south) end of Franciscan Courts development, as illustrated on Layout L-11. Total wall length of 415 feet and average wall height of 16 feet.
 - k. **Soundwall SW5B** – Located along the south (west) side of Via Real along Franciscan Courts development, as illustrated on Layout L-11. Total wall length of 440 feet and average wall height of 16 feet.
 - l. **Soundwall SW6** – Located along the south (west) side of Via Real from west (north) of Cravens Lane to the west (north) end of the mobile home park, as illustrated on Layouts L-11 and L-12. Total wall length of 786 feet and average wall height of 15 feet.
- C. **Temporary Construction Staging Areas:** The applicant shall submit to the Public Works Director for approval, any areas intended for temporary staging of construction equipment and materials which are proposed to be located outside of the US 101 right-of-way.
- D. **Road Surfacing:** Road surfacing shall be made as smooth as possible and lower-noise surfacing materials and construction techniques such as a continuous concrete pour surface shall be utilized to minimize long-term noise and vibration effects.
- E. **Construction Storm Water Pollution Prevention:** In order to provide compliance with relevant Coastal Plan policies, the following measures shall be implemented during project construction:
- a. Erosion and sediment prevention and control BMPs, both structural and non-structural, such as:
 - Stabilize disturbed areas with vegetation, mulch, geotextiles or similar method;
 - Trap sediment on site using fiber rolls, silt fencing, sediment basin or similar method;
 - Ensure vehicles on site are parked on areas free from mud; monitor site entrance for mud tracked off-site;

- Prevent blowing dust from exposed soils.
 - b. BMPs to provide adequate sanitary and waste disposal facilities and prevent contamination of runoff by construction chemicals and materials, such as:
 - Control the storage, application and disposal of pesticides, petroleum and other construction and chemical materials;
 - Site washout areas more than fifty feet from a storm drain, open ditch or surface water and ensure that runoff flows from such activities do not enter receiving water bodies;
 - Provide sanitary facilities for construction workers;
 - Provide adequate disposal facilities for solid waste produced during construction and recycle where possible.
- 2. **Plan Review and Approval by City.** At several steps in the development of the improvement and construction plans, the project shall be subject to further review and approvals from City Departments and other agencies (e.g., Carpinteria-Summerland Fire Protection District). Caltrans shall submit design plans for the Segment 4A of the Highway 101: Carpinteria to Santa Barbara Project on State of California plan format for City approval at the following intervals: *95% completion* plans prior to release of bid specifications to contractors and *final plans* prior to commencement of construction.
- 3. **95% Project Plans.** The following plans and information shall be submitted to the City prior to or concurrently with submittal of 95% Completion Project Plans for City review and approval by the Community Development Director in consultation with the Public Works Director prior to release of construction bid specifications and prior to the commencement of any construction activities.
 - A. **Storm Water Quality Measures.** Storm water treatment system details shall be submitted for approval by the Public Works Department. Plans shall identify and describe the proposed storm water treatment methods and devices to be installed for treating runoff from the HOV lane additions, including any new drains installed as part of the project. Storm water treatment devices shall consist of vegetated strips or bio-swales or equivalent. The treatment devices shall meet the requirements of Caltrans' approved NPDES permit or the Central Coast Post-Construction runoff controls. Plans submitted for approval shall include all systems, including vegetated swales, filters, detention ponds, trash racks, interceptors, etc. Plans shall show any proposed connections or upgrades to the City storm drain system on drainage plans, flow conveyance systems (ditches, dikes, berms and swales), energy dissipaters, hard surface for slope protection systems, vegetated systems and shall preserve existing vegetation wherever possible. Permanent stormwater systems shall be demonstrated to comply with post-construction coastal water quality standards contained in the Transportation Corridor Wetland Overlay district (Development Standard #5).
 - B. **Utility Relocation Plans.** Final plans addressing the relocation of utility infrastructure as currently illustrated in Exhibit 1, Attachment B-5, including the undergrounding of overhead utilities, shall be submitted for City review and approval.
 - C. **Drainage Plans.** Final drainage design and calculations shall be submitted for City review and approval for all drainage improvements, and shall reflect all upgrades to existing infrastructure required by additional flows. Construction of any new culverts

shall commence at the most downstream end and may be completed in phases according to the overall construction schedule. Provide Storm Water Pollution Prevention Plan (SWPPP) requirements to bidders for proposed construction prior to accepting bids.

- D. Agency Cooperative Agreements - Pre-Construction.** Provide one or more (as necessary relative to participating agency responsibilities and/or funding sources) executed Agency Cooperative Agreements (Cooperative Agreements) between Caltrans, SBCAG, City of Carpinteria and/or any other entities carrying forward the project, setting forth pre-construction activities affecting City streets and facilities related to the subject project, including responsibility for environmental permitting, project design, drainage considerations, coordination of City permits for improvements (encroachments) located outside of the Highway 101 corridor, relocation of existing utilities, provision for any applicable fees, identification of any required project construction staging areas specifically located on City-owned properties and rights of ways, if any, and other essential elements. Specifically, the appropriate Cooperative Agreement(s) shall include ramp/intersection improvements required to mitigate significant impacts identified in the Final Revised EIR, and the Cooperative Agreements shall set a schedule and specify responsibilities for funding and constructing improvements. The required intersection/ramp improvements include the following.
- a. **Southbound Bailard Avenue Ramps** – Caltrans shall install and maintain 4-Way Stop Sign control at the southbound on-/off-ramps at Bailard Avenue as part of project construction.
 - b. **Northbound Via Real/Santa Monica Road Ramp/Intersection** – Caltrans shall install traffic signals and reconstruct/reconfigure each intersection approach leg with a through-right turn lane and dedicated left-turn lane at the northbound on-/off-ramps at Via Real/Santa Monica Road Intersection as part of project construction.
 - c. **Southbound Reynolds Avenue Ramps** – Caltrans shall construct curb bulb-outs or extensions at the southeast and southwest intersection corners, curb ramps at all intersection corners, crosswalks, street lighting that illuminates the crosswalk areas, and flashing pedestrian crossing warning signs in conjunction with 2-Way Stop Sign control at the Reynolds Avenue/Carpinteria Avenue intersection as part of project construction. At the time of construction, Caltrans shall provide a total quantity of two (2) each Stop Signs including posts, base, and mounting hardware for future installation to allow potential conversion of the intersection to an all-way Stop Sign control. Caltrans shall also provide lump sum funding to the City not later than construction completion to cover the costs for an annual intersection performance evaluation from anticipated construction completion (approximately 2023) through the Year 2040 (cumulative traffic analysis model year), or until the decision is made to convert the intersection to a 4-Way Traffic control.
- E. Right of Way Map(s) and Actions.** Provide copies of Right-of-Way Record Maps showing data applicable to the project area as necessary to verify location of Caltrans rights-of-way, City rights-of-way and any affected adjacent properties (in lieu of preliminary title reports). Depict locations of City's affected streets adjacent to the Highway 101: Carpinteria to Santa Barbara Segment 4A Project on all plans (i.e., Layout plans, Drainage plans, Utility plans, etc.).

- F. *Recycling Plan.*** Submit to the Public Works Director for approval a waste reduction plan including a completed Construction and Demolition Waste Diversion Plan that demonstrates how at least 65% of the project demolition and construction process waste will either be re-used or recycled.
- G. *Construction Traffic Management Plan.*** Provide a detailed construction traffic management plan for review by Public Works and Community Development and the Carpinteria-Summerland Fire Protection District and the Santa Barbara County Sheriff's Department, and obtain approval by the Community Development Director in consultation with the Public Works Director. The plan shall identify:
- a. Construction Phases. Project construction stages and work included.
 - b. Staging and Parking Area. Equipment staging, materials storage and construction worker parking areas.
 - c. Truck Routes. Construction truck routes to minimize noise and traffic effects to residential neighborhoods.
 - d. Ramp Closures and Detours. Any proposed closure of the Bailard Avenue, Reynolds Avenue, Via Real and/or Rincon Road/Hwy 150 access ramps, by construction stage.
 - e. Signs and Traffic Control Measures. Signage and other planned temporary traffic control measures, by construction stage.

Specific measures to be taken to reduce traffic effects shall be identified, including:

- f. Public Awareness. A program for public awareness and outreach to citizens, commuters, property owners, businesses, residents, and agencies affected by project construction;
 - g. Maintenance of Access. Plans for providing access to businesses, coastal dependent uses and recreational uses during construction;
 - h. Motorist Information Measures.
 - i. Traffic Regulations Enforcement/Incident Response Measures. Funding shall be provided by Caltrans to reimburse the City for costs related to enforcement of traffic regulations and traffic management activities on local streets caused by short-term construction-related circulation impacts, as well as for incident response on local streets. Caltrans, SBCAG, and City staff will need to refine expectations for when local enforcement would be needed, and associated costs for this item, prior to commencing construction and to be included in one of the aforementioned cooperative agreements. Within the US 101 mainline R-O-W, enforcement and incident response obligations would be fulfilled by the California Highway Patrol.
 - j. Alternative Transportation and TDM. Incentives and other measures to increase use of alternative modes of transportation, flexible hours, and transportation demand management to minimize traffic effects of project construction.
 - k. Coordination and Reporting. A program for ongoing reporting and coordination with the City and other affected agencies throughout the project construction process.
- H. *Long-Term Impact Mitigation Measures:*** The applicant shall submit the following information describing long-term mitigation measures required in the Certified EIR and/or included in the approved Project Description:

- a. Transportation/Pedestrian Facilities. Submit final plans that demonstrate proposed modifications to pedestrian facilities associated with ramp improvements at Reynolds Avenue/Carpinteria Avenue, Via Real/Santa Monica Road, and Bailard Avenue Southbound would comply with the Americans with Disabilities Act. Plans should also indicate that all existing pedestrian facilities would be retained or replaced as needed. [Mitigation - Final Revised EIR Section 2.1.1]
- b. Visuals. Submit final plans that demonstrate incorporation of split-face textures on all exposed surfaces of retaining walls and sound walls, sandstone coloring for median barriers and median planters, open railing for main-line bridges, and the placement of any traffic management components in the least obtrusive locations possible and colored to reduce visibility. Final landscaping plans shall also be submitted for City approval, and shall be in compliance with the conceptual landscape plans approved by ARB on October 11, 2018. Final plans illustrating the removal or undergrounding of existing overhead utilities to comply with Exhibit 1, Attachment B-5 shall also be submitted to the City for approval. [Mitigation – Final EIR/EA Section 2.1.6]
- c. Hazardous Waste. Submit to the City hazardous waste/materials sampling and laboratory analytical results, and evidence of compliance with the Department of Toxic Substances Control issued variance that allows Caltrans to reuse lead-contaminated soil within the state highway corridor in accordance with the conditions of the variance. Plans should demonstrate that aerially deposited lead contaminated soil would only be used in the construction of new on-ramps and off-ramps or for the widening of fill sections. [Mitigation – Final EIR/EA Section 2.2.5]
- d. Geology. Submit to the City final plans indicating all new cut slopes would be excavated with slopes of 2:1 or flatter whenever feasible, with any affected existing paved top-of-cut ditches to be replaced in kind. Plans must also demonstrate new embankments and widened embankments would be built with slopes of 2:1 or flatter if feasible. Any proposed slopes to be constructed with steeper profiles must include certification they would meet geotechnical unit specifications. [Mitigation – Final EIR/EA Section 2.2.3]
- e. Road Surfacing. The applicant shall submit information demonstrating how road surfacing shall be made as smooth as possible to minimize long-term noise and vibration impacts (continuous pour concrete surface), as well as incorporation of noise-reducing surface treatment for the project to minimize noise and vibration effects. . [Mitigation – Final EIR/EA Section 2.2.7]
- f. Biological Habitat. The applicant shall submit detailed restoration plans which will achieve mitigation of project impacts upon biological habitat areas at the following minimum ratios, in accordance with the development standards contained in the proposed Transportation Corridor Wetland Overlay district (Development Standard #3). Adverse direct impacts shall be mitigated at a ratio of 4:1 for natural wetland areas, including salt marsh and wetlands associated with creeks. Adverse direct impacts to riparian habitats shall be mitigated at a ratio of 3:1. Adverse direct impacts to created wetlands (low functioning wetlands associated with highway infrastructure) shall be mitigated at a ratio of 3:1. Indirect impacts to wetlands, such as development in wetland buffer areas, shall be mitigated by enhancing (e.g., invasive species removal, native screening

vegetation, planting appropriate native species, water quality improvement, sound reduction) all portions of the remaining (undeveloped) wetland buffer area within 100 feet of the impacted wetland. Temporary direct and indirect impacts to wetlands and riparian habitat shall be mitigated at a ratio of 1:1. [Mitigation – Final EIR/EA Section 2.3.2]

- g. Native Oaks. The applicant shall submit final planting plans demonstrating compliance with the EIR mitigation for native oak trees, which requires Impacts to native oak trees greater than 6 inches diameter at breast height be offset by replacement planting within the project limits. Replacement plantings shall be achieved using a 3:1 ratio for each tree removed. . [Mitigation – Final EIR/EA Section 2.3.1]
 - h. Stormwater Quality. The applicant shall submit plans and information demonstrating compliance with the post-construction coastal water quality standards contained in the proposed Transportation Corridor Wetland Overlay district (Development Standard #5) . [Mitigation – Final EIR/EA Section 2.2.2]
 - i. Coastal Access and Recreation. As required under the approved Local Coastal Plan Amendment (LCPA) which addresses US 101 improvements within Carpinteria, the Coast Bike Route shall be constructed no later than the completion of construction for Segment 4A.
 - j. Soundwalls. The applicant shall submit information demonstrating soundwall construction in the locations indicated in project description and illustrated in layout sheets (Exhibit 1, Attachment B-1), including length, height, and surface materials, for any soundwalls approved for installation by necessary resident voting. [Mitigation – Final EIR/EA Section 2.2.7]
 - k. Ramps/Intersections Improvements. The applicant shall submit information detailing the final plans for 4-Way Stop Sign installation at the southbound on-/off-ramps at Bailard Avenue; for the installation of curb bulb-outs or extensions, crosswalks, street lighting that illuminates the cross-walk areas, and flashing pedestrian crossing warning signs to accompany the 2-Way Stop Sign installation at the southbound on-/off-ramps at Reynolds Avenue/Carpinteria Avenue; and, for the installation of traffic signals and reconfiguration of each intersection approach leg with a through-right turn lane and dedicated left-turn lane at the northbound on-/off-ramps at Via Real/Santa Monica. . [Mitigation - Final Revised EIR Section 2.1.1]
- I. *Mitigation Compliance, Monitoring and Reporting Requirement.*** The applicant shall submit to the Community Development Director a monitoring program for the project's mitigation measures as identified in the Certified Final EIR/EA and Certified Final Revised EIR, approved Project Description and Conditions of Approval for review and comment. (In accordance with Condition 3.D.c, the City of Carpinteria will conduct annual monitoring of intersection performance at the Reynolds Avenue/Carpinteria Avenue intersection to determine when mitigation will be applied). A Project Environmental Coordinator (PEC) and mitigation monitors responsible for permit compliance monitoring shall be retained and paid for by the applicant. The mitigation monitoring program shall include, but not be limited to:
- a. **Mitigation Measures.** A list of the project's mitigation measures.

- b. **Implementation of Mitigation.** Timing and party responsible for implementation of each mitigation measure.
 - c. **Mitigation Monitoring.** Timing and party responsible for monitoring of each mitigation measure and a list of mitigation monitors to be retained.
 - d. **Mitigation Reporting.** Procedures, timing and responsible party for reporting to the City on project mitigation compliance and monitoring.
 - J. *Project Environmental Coordinator Required; Monitoring/Reporting.*** A qualified representative for the applicant shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for ensuring full compliance with the provisions of the Mitigation Monitoring and Reporting Program. The PEC shall have authority over all other monitors. The applicant shall submit the name and qualifications of the PEC and obtain approval from the Community Development Director prior to commencement of construction.
 - K. *Archaeologist and Native American Monitors.*** Submit to Community Development Director for approval the names of archaeologists and Native American monitors for the project who are familiar and experienced with local archaeological conditions. Monitors shall be approved by the City prior to commencement of construction.
 - L. *Final Dust Control Plan.*** Submit final construction dust control plan that incorporates EIR mitigation measures and includes complaint resolution procedures and reporting structure, along with SBCAPCD comments, for approval by the City.
- 4. *Final Plans.*** Prior to final approval for project site preparation, earthwork or construction, the applicant shall submit final project construction plans and the following, or evidence of completion of the following, to City Departments for approval by the Community Development Director in consultation with the Public Works Director:
- A. *Fire District/Sheriff's Department Notification.*** The Fire District and Sheriff's Department shall be contacted prior to ramp or lane closures and/or circulation alterations and restrictions. A final construction Traffic Management Plan (TMP) with projected dates including closures and restrictions of ramps and lanes shall be provided to the Fire District and Sheriff's Department for review and approval.
 - B. *Agency Cooperative Agreements.*** Prior to commencement of project construction, the applicant shall obtain City approval of an Agency Cooperative Agreements for the project.
 - C. *Pre-Construction Conference.*** Prior to commencement of construction, a pre-construction conference shall be held by the General Contractor to include construction processes and environmental mitigation and monitoring. The conference shall include representatives from Public Works, Fire District, Sheriff's Department, Community Development, Project Engineer, Landscape Architect, Contractor and Subcontractor(s), Project Environmental Coordinator, Archaeologist and Mitigation Monitors.
- 5. *Construction Mitigation.*** The following measures shall be implemented by the applicant during project site preparation, demolition, grading and/or construction processes to mitigate environmental effects. Mitigation monitoring and reporting shall be implemented in accordance with the City-approved plan.
- A. *Temporary Construction Staging Areas:*** Temporary staging of construction equipment and materials outside of the Caltrans ROW shall be restricted to locations

approved by the Public Works Director. Staging areas shall be screened to the maximum extent feasible.

- B. *Traffic and Parking.*** The Traffic Management Plan (refer to 3.g., above) as approved by Public Works, Community Development, the Carpinteria-Summerland Fire Protection District, and the Santa Barbara County Sheriff's Department shall be implemented by the applicant throughout project construction. In accordance with mitigation from the Final EIR/EA, at least two lanes in each direction would remain open for peak-period travel. U.S. 101 mainline lane closures would occur mainly during off-peak hours to minimize construction-related travel impacts within the corridor. [EIR/EA Construction Impact Mitigation]
- C. *Paleontology.*** The applicant shall implement EIR mitigation measures including monitoring, for portions of the project alignment identified by a qualified principal paleontologist (holds an M.S. or Ph.D. in paleontology or geology, and is familiar with paleontological procedures and techniques) to have the potential for important paleontological resources to be present. [EIR/EA Construction Impact Mitigation]
- D. *Cultural Resources Mitigation.*** The applicant shall implement EIR mitigation measures and standard City monitoring and archaeological resource discovery procedures as identified in the City's archaeological guidelines. The following applies:
- a. Establishment of ESA Boundaries. The location of the eligible portion of the Via Real Redeposited Midden (P- 42003943) outside the [Area of Direct Impact] will be avoided during construction through the establishment and enforcement of an Environmentally Sensitive Area (ESA). The location shall be designated an [Environmentally Sensitive Area] during construction and protected with exclusionary fencing pursuant to Stipulation X.B.2.a.ii and Attachment 5 of the Caltrans Programmatic Agreement. The Via Real Redeposited Midden (P-42-003943) area outside of the [Area of Direct Impact] shall be depicted on construction plans and will be designated an [Environmentally Sensitive Area] with no access allowed during construction. Additionally, the District 5 Environmental Construction Liaison will have a copy of the plan on file and maintain contact with the resident engineer, construction contractor, and archaeologist on [Environmentally Sensitive Area] compliance. [EIR/EA Construction Impact Mitigation]
 - b. Construction Worker Notification. Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the project area, and procedures that shall occur in the event of discoveries. [EIR/EA Construction Impact Mitigation]
 - c. Archaeological and Native American Monitors. Ground disturbance in areas sensitive for subsurface archaeological resources as identified in the EIR shall be monitored by a qualified archaeologist, who shall consult with a qualified Native American representative in the event that resources are discovered. Reports on monitoring shall be provided in accordance with the approved Mitigation Monitoring and Reporting Plan. [EIR/EA Construction Impact Mitigation]
 - d. Discovery Procedures. If cultural resources are encountered, work shall be halted immediately in the vicinity of the find. The Project Environmental Coordinator

and Native American Heritage Commission shall be notified, a qualified archaeologist shall be consulted to evaluate the find, and mitigation measures shall be undertaken as necessary to avoid significant impacts in accordance with Public Resources Code Section 5097.98. If the discovery potentially consists of human remains, the Santa Barbara County Coroner shall also be contacted per regulatory requirements. Work in the area may only proceed after authorization is granted by the Project Environmental Coordinator. [EIR/EA Construction Impact Mitigation]

- E. *Water Quality BMPs.*** Temporary measures to protect water quality as required by an approved Storm Water Pollution Prevention Plan (SWPPP), including sediment control, soil stabilization, concentrated flow conveyance systems, scheduling of ground disturbance activities with respect to rainy season, preservation of existing vegetation, clear water diversion, dewatering operations, wind erosion control, sediment tracking, solid waste management, materials handling, concrete waste management, vehicle and equipment operations, paving operations, stockpile management, water conservation practices, illegal connection or discharge detection and reporting, storm drain inlet protection and contaminated soil management. [EIR/EA Construction Impact Mitigation]
- F. *Hazardous Materials.*** Measures shall be implemented in the event of discovery of hazardous materials during project construction to ensure protection of the public, construction workers and environment from hazardous exposure and assessment and remediation of contamination in accordance with regulatory requirements and procedures.
- G. *Air Quality Mitigation Measures.*** Final dust control plan approved by SBCAPCD incorporating mitigation measures identified in the Certified EIR/EA requiring minimizing disturbed areas, watering of disturbed areas and stockpiles; stabilization and paving of disturbed areas; covering of trucks and reduction of vehicle speeds on unpaved construction areas. Construction equipment and vehicles maintained in proper tune and low sulfur fuel shall be used in construction equipment. [EIR/EA Construction Impact Mitigation]
- H. *GHG Emissions Mitigation Measures.*** Measures identified in the Certified EIR/EA shall be adhered to, including requiring minimization of idling time for lane closures, compliance with SBCAPCD rules and ordinances, use of energy efficient (LED) lighting, disturbed areas seeded with native and drought-tolerant plants, use of compost and soil amendments from recycled products, incorporation of “smart” technology irrigation controllers, and minimization of pesticide use. [EIR/EA Construction Impact Mitigation]
- I. *Noise and Vibration.*** Implement mitigation measures identified in Certified Final EIR/EA and standard City mitigation:

 - a. Construction Hours Limitations. Construction activities would be minimized near any residential areas during evening, nighttime, weekend, and holiday periods. Noise impacts are typically minimized when construction activities are performed during daytime hours. When possible, noisier construction tasks exceeding 87dBA within 50 feet of residential areas would be limited to weekdays from 7:00 a.m. to 5:00 p.m. [EIR/EA Construction Impact Mitigation]
 - b. Equipment Maintenance and Mufflers. All equipment would have sound-control devices no less effective than those provided on the original equipment. Each

internal combustion engine, used for any purpose on the job, or related to the job, must be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine will be operated on the jobsite without an appropriate muffler. [EIR/EA Construction Impact Mitigation]

- c. **Staging Area Siting.** Staging and equipment areas shall be sited to minimize noise effects to residential uses to the extent feasible. [EIR/EA Construction Impact Mitigation]
- d. **Noise Barriers.** Temporary barriers would be used, if needed, to protect residential areas from excessive construction noise generated by such items as compressors, generators, pneumatic tools, and jackhammers. Noise barriers can be made of heavy plywood, moveable insulated sound blankets, or other best available control techniques. Caltrans will also consider constructing any approved permanent noise barriers (i.e., sound walls) before beginning project construction so that the barriers can reduce construction noise transmission to adjacent residents and other land uses. [EIR/EA Construction Impact Mitigation]
- e. **Neighbor Notification.** Within 10 days prior to commencement of each construction stage, the applicant shall provide notification of construction schedule to surrounding neighborhoods impacted by noise and vibration, in accordance with locations and in a manner specified in City-approved construction management plan, and shall post information on the site in a location visible to the public, including the hours of operation and contact person with telephone number.
- f. **Vibration Reduction Plan.** Caltrans shall prepare and adhere to a plan which addresses avoidance of potential adverse effects of construction vibration. In all cases where properties fall within the established buffer zones, impacts from vibration would be avoided by using alternative construction methods near susceptible structures. Elsewhere, minimization measures to reduce the effects would be developed and included in the plan. [EIR/EA Construction Impact Mitigation]
- J. Wildlife Mitigation.*** Measures for protection of wildlife species during project construction as identified in the Certified EIR/EA and required by any resource agency permits shall be implemented by the applicant during project construction. [EIR/EA Construction Impact Mitigation]
- K. Habitat Protection.*** Measures for the prevention of impacts to habitat area and native plant communities during project construction as identified in the Certified EIR/EA and required by any resource agency permits shall be implemented by the applicant during project construction. [EIR/EA Construction Impact Mitigation]
- L. Solid Waste.*** The project solid waste management plan for demolition and construction waste shall be reviewed and approved by the Public Works Director and shall be implemented throughout construction. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. This requirement shall be printed on grading and construction plans. Applicant shall provide Public Works with receipts for recycled materials. Materials shall be recycled as necessary throughout construction.
- M. Project Implemented as Approved by City.*** The applicant shall implement the project in accordance with the final plans and provisions approved by the City of Carpinteria as

outlined in these conditions of approval. After final design approval, any minor alterations in project components, design or construction process shall require prior approval by the Community Development Director and any major alterations shall require prior approval by the Planning Commission. Project structures, facilities and landscaping shall be maintained for the life of the project.

- N. Annual Report.* Annually through completion of project construction, the applicant shall submit a report to the Public Works Department on the progress and status of the project.
6. **Graffiti Abatement.** The applicant shall clean up any graffiti on the property within 72 hours. If the problem persists, as determined by Community Development, a plan for preventing recurrence shall be submitted to Community Development for review and approval, and shall be implemented as approved. Suggested anti-graffiti measures include the use of vertical landscaping or vines along affected wall surfaces and/or the use of anti-graffiti paint. This condition shall be printed on final construction plans. A graffiti prevention plan shall be submitted upon determination of need by Community Development.
 7. **Staging Area Closeout.** The developer shall clear the project staging areas of all excess construction debris. This requirement shall be noted on final construction plans. Debris clearance shall occur upon project completion.
 8. **Compliance with Department/Agency Letters and Emails.** The developer shall comply with the conditions set forth in the following letters applicable to the Highway 101: Carpinteria to Santa Barbara Project, Segment 4A.
 - a. Carpinteria Sanitary District (February 11, 2019)
 - b. Carpinteria Valley Water District (Email March 4, 2019)
 9. This Conditional Use Permit is not valid until a Grading Permit for the development and/or use has been obtained. Failure to obtain said Grading Permit shall render this Conditional Use Permit null and void. Prior to the approval of the Grading Permit, all of the conditions listed in this Conditional Use Permit that are required to be satisfied prior to approval of a Grading Permit must be satisfied. Upon issuance of the Grading Permit, the Conditional Use Permit shall be valid. The effective date of this Permit shall be the date of action by the City Council, or if appealed, the date of action by the Coastal Commission.
 10. If the Planning Commission or City Council determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), the Planning Commission or City Council is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.
 11. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Building Permit issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit.

12. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
13. Within two years after the effective date of this permit, construction shall commence. Construction cannot commence until a Grading Permit has been issued. Failure to commence the construction pursuant to a valid Grading Permit shall render the Conditional Use Permit null and void.
14. All time limits may be extended by the Planning Commission or City Council for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.
15. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Grading Permit.
16. Before commencing any work pertaining to the erection, alteration, enlarging or rebuilding of any structure or improvement, the applicant shall obtain a Grading Permit. The permit is necessary to ensure implementation of the conditions required by the City Council. Before any Permit will be issued by Community Development, the applicant must obtain written clearance from all agencies having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.
17. Prior to issuance of a Grading Permit, applicant shall notify in writing all property owners and occupants of parcels within 300 feet of the project site of its approval and conditions. Proof of mailing the notices shall be provided to Community Development.
18. If, at any time, the Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Conditional Use Permit and Coastal Development Permit, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. Applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.
19. City Manager and/or Community Development Director shall be informed of any minor changes to the project scope. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a revision application to be considered by the Planning Commission.
20. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section

- 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
21. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.
 22. Any and all damage or injury to public property resulting from this development, including without limitation, City streets and storm drain infrastructure, shall be corrected or result in being repaired and restored to its original or better condition.
 23. No Grading Permit shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a Grading Permit or prior to commencement of construction when allowed by the Community Development Director.
 24. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.
 25. All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction plans submitted to Community Development. These shall be graphically illustrated where feasible. The approved set of plans shall be retained at the construction site for review by the Public Works Director during the course of construction.
 26. Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, applicant agrees to contact Community Development at least two weeks prior to commencement of construction activities to schedule an onsite pre-construction meeting agency personnel and key construction personnel.
 27. *Project Related Flood Risk Determination* - Applicant shall prepare all FEMA required documents and Flood Insurance Rate Map revisions that may be required as result of the proposed project, with respect to increasing channel capacity of Franklin Creek and Santa Monica Creek at the US 101 bridge replacements. This shall include, but is not limited to, all costs the City of Carpinteria may incur. If a Conditional Letter of Map Revision (CLOMR) is required, the FEMA-approved CLOMR shall be obtained by the applicant prior to commencement of construction.
 28. Prior to issuance of a Grading Permit, the applicant shall provide a signed copy of the Conditions of Approval on a form acceptable to Community Development. Such form may be obtained from the Community Development Department. Written authorization to proceed and consent to conditions of approval by the applicant shall be provided to the City prior to commencement of any demolition or construction activity.
 29. Prior to issuance of a Grading Permit, applicant shall pay all applicable CDD permit processing fees in full.

CONDITIONS OF APPROVAL

Highway 101: Carpinteria to Santa Barbara Segment 4A

April 1, 2019 (18-1920-CUP/CDP)

Page 16

- 30.** The applicant (Caltrans) hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Segment 4A of the Highway 101: Carpinteria to Santa Barbara Project, described herein, (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Applicant further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claims. Applicant further agrees to pay any and all City costs, permit fees, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claims. If the City or the City's Agents decide to independently defend Claims, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.
- 31.** In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Developer/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.
- 32.** Written authorization to proceed and consent to conditions of approval by the applicant shall be provided to the City prior to permit issuance.

Written authorization to proceed and consent to conditions of approval by the applicant shall be provided to the City prior to commencement of any construction activity.

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

Applicant

Date



CARPINTERIA
Sanitary District

RECEIVED

FEB 1 1 2019

**COMMUNITY DEVELOPMENT
DEPARTMENT**

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 • Fax (805) 684-7213

February 11, 2019

Jonathan Leach
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

**Re: Project No. 18-1920-CUP/CDP
Caltrans – High Occupancy Vehicle (HOV) Lanes**

Dear Mr. Leach;

Thank you for the opportunity to provide comments on the subject project. The Carpinteria Sanitary District (District) has received a copy of the applicant's preliminary plans on February 4, 2019. The State of California Department of Transportation (Caltrans) proposes to construct High Occupancy Vehicle (HOV) lanes within the existing US 101 freeway right-of-way between the Bailard Avenue Overcrossing at PM 1.4 and the City/County of Santa Barbara boundary at PM 4.59.

The District has reviewed the plans provided by the City. District sewer manholes do not appear to exist within the project limits and there is no conflict with District facilities. Access to District infrastructure must be maintained during construction activities. If required, manhole rim elevations shall be adjusted where necessary to match finish grade in accordance with District standards.

These comments reflect our basic concerns with the subject project at this stage. Going forward, it will be important for Caltrans to work directly with the District to achieve a successful project. We look forward to the opportunity to review proposed construction plans for the purpose of providing comments and specific conditions on the project. Please notify us regarding availability for review purposes. If you have any questions regarding the comments provided by the District, please contact me at (805) 684-7214 x13.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon
Engineering Technician

Jonathan Leech

From: Tim Beaman <tim@cvwd.net>
Sent: Monday, March 4, 2019 3:57 PM
To: Jonathan Leech
Subject: RE: 101 HOV 4A: Conditions to Include in Planning Commission Staff Report

Hi Jonathan,

I apologize for the delay. We have met with Wes from Caltrans. We have two overarching comments:

1. CVWD utility mains are in casing for all lines within the Caltrans right-of-way. There was discussion of a variance for the lines that cross through the median, however we would not have access should there be a break. The casings should also extend outside the footing of the sound walls
2. That CVWD valve cans brought to grade. The Reynolds and Santa Monica exits has several critical valves we need access to.

Thank you.

Tim Beaman, P.E.
Associate Engineer
Carpinteria Valley Water District
1301 Santa Ynez Ave.
Carpinteria, CA. 93013
(805)-322-3220

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Chair Stein.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard Little
Patrick O'Connor

Boardmembers absent: Richard Johnson

OTHERS PRESENT: Approximately 8 members of the public were in attendance.

PUBLIC COMMENT:

Bob Franco spoke to the ARB concerning the pending proposal to install solar panels and associated improvements within the Sandpiper Mobile Home Park. He shared photos with the Board and expressed his general concerns with impacts to park amenities, quality of life, and access.

PROJECT REVIEW

- 1) Project: Amended Downtown "T" Encroachment Permit Guidelines, 22-2171-ORD
Address: Downtown "T"
Applicant: City of Carpinteria Public Works Department
Planner: Nick Bobroff

Request of John Ilasin, Public Works Director, on behalf of the City of Carpinteria Public Works Department to consider Project 22-2171-ORD for an in-progress / final review of the draft amended Downtown "T" Encroachment Permit Guidelines (Guidelines). The amended Guidelines would establish a permit process to allow restaurants and other types of food service businesses located within the Downtown "T" to obtain an encroachment permit for the placement of a semi-permanent parklet in the public right-of-way fronting their respective business. The amended Guidelines provide details on permit eligibility, permit terms / requirements, and parklet design standards.

Boardmember Little disclosed that he discussed aspects of the proposed guidelines with CDD staff prior to the meeting. No other ex parte disclosures were announced.

Nick Bobroff summarized the ARB's past review comments and the respective actions and recommendations of the other City decision-making bodies. He noted that the ARB's previous recommendations had been carried through to the draft originally presented to the City Council without any further suggested edits, but that the Council sought additional input from the ARB on new revisions to several of the guidelines concerning signage, roofing, and electrical service, primarily.

John Ilasin, Public Works Director, reiterated the areas where the Council is seeking feedback from the ARB. He also discussed, generally, the ARB's role in the review of the parklet guidelines.

Public Comment: None.

Boardmember Discussion:

The Boardmembers remained generally not in favor of signage on parklets reasoning that businesses already have sufficient signage on their respective buildings, but noted that the proposed parklet sign sizes and locations (on the parklet ends, facing the parked cars) would be of overall limited utility/impact. As a result, they reasoned they would not object to this suggested change.

The Board unanimously continued to oppose provisions for solid roofing on the parklets. They noted that such structures would further impede views of downtown businesses as well as constrain the view corridor up/down Linden Avenue. They also noted that any transparent solid roofing materials were likely to be a maintenance challenge and would be difficult to keep clean and attractive-looking. They noted that non-permanent umbrellas and shade sails were already allowable to provide weather protection to patrons.

All Boardmembers present were in agreement that overhead utility wires should not be allowed, citing both aesthetics and safety concerns. They also did not want to encourage extensive lighting or amplified music that might result from a permanent power supply to the parklets.

All Boardmembers were in support of the proposed language making clear that there would be no “grandfathering” of existing parklets, and that all parklets seeking to obtain a permit must be designed consistent with the standards contained therein.

Finally, all Boardmembers present expressed an ongoing skepticism about the need and benefit of moving forward with a permanent parklet program. They noted that parklets served a purpose during COVID, but are no longer needed. They preferred sidewalk seating as being better suited to downtown Carpinteria. They raised a number of concerns or potential problems with allowing permanent parklets, including concerns over the loss of public on-street parking for customers, the cost of the parklets themselves, the limited business interest in participation in the program, public safety considerations, aesthetic concerns (from parklets blocking views of businesses), maintenance/hygiene concerns with the upkeep and cleaning of parklets, and concerns over the fairness of the program as it only benefits a handful of restaurants. The Boardmembers asked that their lack of support for the parklet program be relayed to the City Council as part of their comments.

ACTION: Motion by Boardmember Stein, seconded by Boardmember Blakemore, to recommend approval to the City Council with their comments attached.

VOTE: 4-0

- 2) Project: Cardenas Residential Addition and Remodel, 22-2218-ARB/CDP
Address: 5401 Cameo Road
Applicant: Shawn Godkin, architect for Joseph and Diane Cardenas
Planner: Marysol Smith

Request of Shawn Godkin, architect for Joseph and Diane Cardenas, to consider Project 22-2218-ARB/CDP for preliminary review of a proposal to convert the existing 460 square-foot two-car garage to living space and construct a new 1,174 square-foot two-story addition to the front of the existing residence that would contain a new two-car garage with living space above. The maximum height of the proposed residence would remain at 26 feet and the maximum

height of the proposed addition would be 22 feet. The property is a 10,900 square-foot parcel zoned Single-Family Residential (7-R-1), and shown as APN 001-300-027, addressed as 5401 Cameo Road.

No ex parte communications were disclosed.

Marysol Smith, presented the project briefly, as the board had seen the project previously on July 29, 2022. She reviewed the Boardmembers' prior comments on the project, including restudying site elevations using landscaping to help highlight the entry, wrapping the brick facade, or adding a false gable; maintaining the existing double-dormer design above the garage; and adding landscaping. She explained that the applicants responded to all comments, and also added a first-floor window on the north side elevation. She explained that the project complies with all applicable development standards and noted story poles were installed in advance of the meeting.

Shawn Godkin, project architect, confirmed that he responded to all the Boardmembers' prior comments, with the exception of incorporating a vertical landscaping element, such as a trellis feature, due to encroachment into a utility easement on the northern side of the property. Although the easement holders ultimately were willing to allow such an encroachment, it would have required drafting of legal documentation for liability and access agreements, and therefore the applicants opted to not pursue the trellis feature.

Public Comment: None

Boardmember Discussion:

Boardmember Little commented that the neighborhood has several larger residences already and hopes the boat being stored in the driveway of the property will be removed. He appreciates the tall hedge on the south side of the property because it helps balance the mass of the garage and addition. He suggested a trellis landscaping type feature on the northern face of the garage, adjacent to the path to the entry could be a nice addition. He acknowledged the challenging constraints of the property and expressed support for the project overall.

Boardmember Blakemore noted that the plan set does not correctly show the extent of the concrete driveway on the south side and that the drawing should be updated. She agreed with Boardmember Little that the hedge, located between the project site and the similarly bulky neighboring home to the south, should remain large and be maintained in healthy condition. She recommended incorporating additional, taller and more "showy", landscaping to help complement the building mass and bring more attention to the front entry. She noted there was no indication on the plan set of where trash and recycling bins are placed, and that a concealed area should be designed or selected for the bins as part of this project.

Boardmember O'Connor commented that the neighborhood is overall becoming denser, and wondered how additions such as this project affect utility usage, to the point that utility infrastructure would need to be adjusted. He was also concerned about the lack of street parking due to dense development in the cul-de-sac. He noted that landscaping and surface-level design can only do so much to mellow large building masses. He suggested that the City's methodology for calculating maximum allowed building coverage should only take into account buildable area of a lot to avoid overbuilding.

Boardmember Stein said the family's reason for the addition—to house more family members—positively affected his opinions on the project and he felt the design was as good as possible on the oddly shaped lot.

ACTION: Motion by Boardmember Stein, seconded by Boardmember O'Connor, to recommend preliminary/final approval with comments attached to the Community Development Director.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

3) Action Minutes of the Architectural Review Board Meeting of April 27, 2023

ACTION: Motion by Boardmember Stein, seconded by Boardmember Blakemore, to adopt the Minutes as proposed.

VOTE: 3-0-1 (O'Connor abstain; Johnson absent)

4) Action Minutes of the Architectural Review Board Meeting of May 25, 2023

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Little, to adopt the Minutes as proposed.

VOTE: 2-0-2 (Stein & Blakemore abstain; Johnson absent)

5) Action Minutes of the Architectural Review Board Meeting of June 29, 2023

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Little, to adopt the Minutes as proposed.

VOTE: 2-0-2 (Stein & Blakemore abstain; Johnson absent)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- Downtown Design Review Committee: Boardmember O'Connor asked that staff prioritize convening meetings of the Downtown Design Review Committee, reasoning that such Committee would be helpful in the review of downtown design matters such as the proposed parklet program.
- Plan Sizes for ARB Meetings: Boardmember O'Connor asked that the ARB be provided with larger plan sizes. After discussion, the Board settled on the following: Provide ARB with half-size plans (12"x18") for their packets and ask applicant to bring a full size set of the plans to the meeting to share. Electronic copies of the plans would continue to be provided ahead of the meeting.

ADJOURNMENT

Acting Chair Johnson adjourned the meeting at 6:50 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, August 17, 2023. All Boardmembers present indicated they expected to be present.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board

SEPTEMBER

Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
					1 9am Megan SR	2
3	4 CITY HALL CLOSED IN OBSERVANCE OF LABOR DAY 	5 10am Supervisor's meeting CC 1pm Admin Services Mtg. CM 5:30 Planning Commission CCTV	6 9am Monica Solorzano SR 1pm HR Meeting SR 2pm PW Staff Meeting CC 5:30pm Fire District Meeting CCTV	7 8:30am DTBAB 10am Admin Services Mtg. CM 11am Parks Department Mtg. CM 2:30pm All CDD Staff Mtg. CM	8	9 9am Carp Beautiful 9am -1pm ABOP – PW Yard
10	11 3pm City Council Closed Sess. CM 5:30pm City Council Mtg. CCTV	12 10am Supervisor's meeting CC 1pm Admin Services Mtg. CM 2pm Admin EP Meeting LR 2:30pm CDD Staff Mtg. CM 4:30pm School Dist. Closed Sess. SR 5:30pm School Dist. Mtg. CCTV	13 9:30am S.C. Youth Safety Partnership CC 2pm PW Staff Meeting CC 4:30pm Water District Closed Sess. SR 5:30pm Water District. Mtg. CCTV	14 10:30am IDAG Mtg. CC 11am Parks Department Mtg. CM 11am Interdepartmental Mtg. CC 2:30pm Code Compliance Mtg. CM 5:30pm ARB CC	15	16
17	18	19 10am Supervisor's meeting CC 1pm Admin Services Mtg. CM 2:30pm CDD Staff Mtg. CM 4pm H/R Admin. meeting LR	20 9am Monica Solorzano SR 2pm PW Staff Meeting CC 5:30pm Traffic Safety Committee CC	21 11am Parks Department Mtg. CM 2:30pm Code Comp Mtg. CM 3pm COSMAD CC 5:30pm Tree Advisory Board SR	22 8am BEACON CC	23 9am -1pm ABOP – PW Yard
24	25 8am Year End Audit LR 3pm City Council Closed Sess. CM 5:30pm City Council Mtg. CCTV	26 8am Year End Audit LR 10am Supervisor's meeting CC 1pm Admin Services Mtg. CM 2:30pm CDD Staff Mtg. CM 4:30pm School Dist. Closed Sess. SR 5:30pm School Dist. Mtg. CCTV	27 8am Year End Audit LR 9am Monica Solorzano SR 2pm PW Staff Meeting CC 4:30pm Water District Closed Sess. SR 5:30pm Water District. Mtg. CCTV	28 8am Year End Audit LR 11am Parks Department Mtg. CM 2:30pm Code Comp Mtg. CM 3:30pm Monthly Finance Budget CM 5:30pm ARB CC	29 8am Year End Audit LR	30 
				LR: Lobby Meeting Room SR: Side Conference Room CC: Council Chamber CCTV: Council Chamber Televised CM: Council Meeting Room		

City of Carpinteria
Planning Activity Summary

August 2023

- | | | | |
|-----------------------------|--------------------|---------------------------|------------------------|
| 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 08/31/2023

Project #	Owner / Applicant	Address	Street	Project Description	Activity	Planner	Status	Code Violation
23-2248-CUPR	St. Joseph Catholic Church	1532	Linden Avenue	CUP revision to allow for an elementary school	Submitted 8/30/2022. Under review.	Marysol	1	
23-2247-CDP	Laurie Stout	5556	Calle Arena	288 sf accessory building	Submitted 8/30/2022. Under review.	Marysol	1	
23-2246-ARB/CDP	Carrie Kirchner	1505	Casitas Pass Road	Remodel/addition	Submitted 8/18/2023. Under review.	Marysol	1	
23-2245-CDP/ADU	Donna & Fred Lemere	1359	La Mesa Plaza	New 480sf detached ADU	Submitted 8/18/2023. Under review.	Syndi	1	
23-2244-TUP	Howard School	5050	El Carro Lane	Permit renewal	Submitted 8/11/2023. Under review.	Marysol	1	
23-2243-DP/CUP/TPM/CDP/ARB	RPG Carpinteria, LLC	6380	Via Real	New mixed-use with 159 apartments, 6,718sf of office space, and a 2,224sf café/deli	Submitted 8/2/2023. Under review.	Syndi	1	
23-2242-CDP/ADU	Forrest Carter	842	Walnut Avenue	New 686sf detached ADU	Submitted 8/2/2023. Under review.	Syndi	1	
23-2230-CUP/CDP	Randy Pura & Aly Morita	761	Olive Avenue	Reconstruction of (e) legal non-conforming SFD.	Submitted 6/29/2023. Incomplete 7/27/2023. Resubmittal 8/23/2023.	Syndi	1	
22-2183-ARB/CDP	Tyler Mayer	5557	Calle Arena	Addition to SFD	Submitted 9/12/2022. On hold pending project redesign. Resubmittal 12/14/2022. Incomplete 1/11/2023. Resubmittal 5/26/2023. Incomplete #2 6/23/2023. Resubmittal 7/27/2023. Incomplete #3 8/15/2023. Resubmittal 8/25/2023. Tentatively scheduled for ARB on 9/14/2023.	Syndi	1	
23-2241-SIGN	Mollie's Italian Deli	1039	Casitas Pass Road	Acrylic wall mounted sign and a hanging blade sign	Submitted 8/1/2023. Corrections. Resubmittal under review.	Marysol	2	
23-2238-SIGN	SuperSprings International	5251	6th Street	New signage	Submitted 7/21/2023. Incomplete. Resubmitted 8/22/2023. Under review.	Marysol	2	
23-2237-CUP/CDP/ARB	Brandon Bono & Lorraine Pulido	4788 & 4792	Dorrance Way	New 371sf 2nd-story addition to duplex & remodel	Submitted 7/21/2023. Incomplete 8/17/2023.	Syndi	2	
23-2236-ARB/CDP	Schlobohm	5030	Carpinteria Avenue	Facade improvements to the building	Submitted 7/18/2023. Incomplete 8/17/2023. Scheduled for ARB 8/31/2023.	Marysol	2	
23-2234-DP/CDP/ARB	Peter Coeler	4934	Dorrance Way	New 2-story duplex, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023.	Syndi	2	
23-2233-DP/CDP/ARB	Peter Coeler	4949	Dorrance Way	New 2-story duplex, demo existing SFD	Submitted 7/13/2023. Incomplete 8/11/2023.	Syndi	2	
23-2232-DP/CDP/ARB	Peter Coeler	333	Linden Avenue	New 2-story duplex on a vacant lot	Submitted 7/13/2023. Incomplete 8/10/2023.	Syndi	2	
23-2228-CDP/ARB	Emma Davis	5459	Shemara Street	New covered porch, new trellis over garage, garden wall, fence	Submitted 6/20/2023. Incomplete 7/20/2023. Resubmitted 8/31/2023. Under review.	Marysol	2	
23-2224-SIGN	Seek Health/ Mckenzie Cervini	1110	Eugenia Place, Sutie 200	new sign for chiropractic office	Submitted 5/30/2023. Incomplete.	Marysol	2	
23-2223-CUP	Marco Diez	1031	Cindy Lane	Car storage and personal storage	Submitted 5/19/2023. Incomplete 6/15/2023.	Marysol	2	
23-2220-CDP/ADU	Richard Heimberg	4854	Eighth Street	Convert attached 1-car garage and game room to a 627sf ADU	Submitted 4/12/2023. Incomplete 5/10/2023.	Syndi	2	
23-2215-SIGN	Neon Plus Signs / Fancy Floors	1015	Casitas Pass Road	1 wall electric channel letter sign and 1 hanging sign	Submitted 3/23/2023. Incomplete. Resubmittal 4/26/2022. Incomplete. 7/31/2023. Incomplete 8/2/2023.	Marysol	2	

23-2207-DP/LCPA/TPM/CDP	Carp Bluff, LLC	5669 & 5885	Carpinteria Avenue	New 99-room resort and 41-unit apartment building.	Submitted 2/3/2023. Incomplete 3/3/2023. Resubmitted 7/19/2023. Incomplete #2 8/18/2023.	Syndi	2	
23-2200-CUP/CDP	Patrick O'Connor	5395	Eighth Street	New driveway & garage remodel.	Submitted 1/18/23. Incomplete 2/17/23.	Nick	2	
22-2175-DP/CDP	Tim Finnigan / Saticoy Development LLC	4253	Carpinteria Ave	Construct 3 new units	Submitted 8/8/22. Incomplete 9/7/22.	Nick	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	
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
20-2067-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. Incomplete #2 9/15/2022.	Syndi	2	
20-2047-DP/CDP	Chevron	5663	Carpinteria Ave	Seal rookery overlook improvements	Submitted 3/26/2020. Under review. Incomplete 4/23/2020. Awaiting resubmittal.	Syndi	2	
20-2045-LM	Rafael Hernandez	4950 & 4954	Fifth Street	Voluntary lot merger	Submitted 3/11/2020. Sent to City Surveyor for review 3/23/2020. 1st corrections received & sent to applicant 4/9/2020.	Syndi	2	
20-2033-SIGN	Yummy Yogurt	1005	Casitas Pass Road	New sign	Submitted 2/7/2020. Incomplete 3/6/2020. Resubmitted 4/10/2020. Under review. Pending resubmittal.	Marysol	2	Yes
20-2030-CUP	Procore	6395 B&C	Cindy Lane	Convert 2 warehouse buildings to a business training center. Total square footage is 60,522 sf, and includes a new kitchen and mezzanine	Submitted 1/8/2020. Incomplete 2/7/2020. Awaiting resubmittal.	Syndi	2	
19-2018-FENCE	Ernesto Verburgt	4516	El Carro Lane	7 foot side yard fence (resulting from grade difference)	Submitted 10/25/2019. Incomplete. Partial resubmittal 12/10/2019. Building Permit in plan check. Awaiting solution for last incompleteness item.	Marysol	2	Yes
18-1954-DPR/CDP	Winfred Van Wingerden	4180	Via Real	New gazebo, paint colors, and landscaping	Submitted 12/27/18. Incomplete 1/25/19. Resubmitted 2/11/19; under review. Revised scope; complete 3/7/19. Revised scope, resubmitted materials 4/19/19. Roy H. advised applicant new gazebo triggers ADA issues.	Syndi	2	Yes
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	

23-2221-DP/CDP	Justin Klentner	4745	Carpinteria Ave	Mixed Use development: 24 apartments & 4,304 sq. ft. commercial space. Applying State Density Bonus provisions.	Submitted 4/14/23. Incomplete 5/12/23. Conceptual ARB Review 5/25/23. Resubmittal 6/22/23. Incomplete 7/21/23. To Prelim ARB 8/31/23.	Nick	3	
23-2209-CDP/ARB	Mark & Megan Pfaff	5559	Calle Arena	New 2,631 sf 2-story SFD with a 401sf attached 2-car garage.	Submitted 2/8/2023. Incomplete 3/10/2023. Resubmittal 4/13/2023. Incomplete #2 5/12/2023. Resubmittal 5/24/2023. Complete 6/22/2023. To ARB on 8/17/2023 for prelim review-continued with comments.	Syndi	3	
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. Resubmitted 8/31/2022. Complete 9/28/2022. To ARB for Preliminary review on 10/27/2022. Resubmittal 7/3/2023. To ARB for in-progress review on 8/17/2023-continued for project redesign.	Syndi	3	
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. Resubmitted 8/31/2022. Complete 9/28/2022. To ARB for Preliminary review on 10/27/2022. Resubmittal 7/3/2023. To ARB for in-progress review on 8/17/2023-continued for project redesign.	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. Admin Draft EIR underway.	Nick/Luis	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	
23-2240-TUP	Reality Church	5315	Foothill Road	Temporary use permit request	Submitted 7/25/2023. Complete 8/30/2023, processing approval.	Marysol	4	
23-2227-CDP/ADU	Burt Short	1126	Vallecito Road	Convert (e) detached garage/office/storage to a 573sf ADU and 183sf storage room.	Submitted 6/14/2023. Director Approval 7/13/2023.	Syndi	4	Yes
23-2218-ARB/CDP	Joseph Cardenas	5401	Cameo Road	New 587 sf 2nd story addition, 460 sf garage conversion, new 587 sf garage.	Submitted 4/4/2023. Incomplete 5/3/2023. Complete 6/21/2023. ARB P/F 7/27/2023.	Marysol	4	
23-2217-CUPR	AT&T Wireless	850	Linden (adj)	AT&T small cell wireless facility co-located on an SCE streetlight pole within the public right-of-way.	Submitted 3/24/2023. Complete 5/31/23.	Nick	4	

23-2216-CUPR	AT&T Wireless	323	Elm Avenue (adj)	AT&T small cell wireless facility co-located on an SCE streetlight pole within the public right-of-way.	Submitted 3/24/2023. Complete 5/31/23.	Nick	4	
22-2191-CDP/ARB	Richard and Lisa Shattuck	5631	Canalino Drive	Remodel and 429 square foot addition.	Submitted 10/31/2022. Incomplete 11/29/2022. Resubmittal 12/21/2022. Incomplete 01/18/2023. Resubmittal 3/21/2023. Complete 04/17/2023. Scheduled for preliminary ARB review 04/27/2023. Director Approval 06/27/2023. Pending Building Permit submittal.	Marysol	4	
22-2185-CDP	City of Carpinteria		Poplar Street & 5800 block Via Real	Via Real Stormwater Project	Submitted 9/16/22. Incomplete 10/7/22. Complete 12/1/22. Director Approved 3/03/23.	Nick	4	
22-2182-ARB/CDP	Mark Rolph	4715	Aragon Drive	1,375sf two-story addition to (e) SFD	Submitted 9/6/2022. Incomplete 10/6/2022. Resubmittal 11/6/2022. 2nd Incomplete 12/7/2022. Resubmittal 12/12/2022. Complete 1/3/2023. Prelim review at ARB on 2/16/2023. Continued prelim review at ARB on 5/25/2023. Director approval 6/20/2023.	Syndi	4	
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. Resubmittal 12/22/2022. Incomplete 1/19/2023. ARB 3/16/2023. Pending resubmittal in response to comments. Resubmittal 7/17/2023. Under review	Marysol	4	
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. New property owner has been informed on next steps to clear violation 04/25/2023. New project team preparing resubmittal starting 5/2023.	Marysol	4	Yes
21-2112-LCPA	City of Carpinteria		City wide	Downtown Design Overlay Program	RRM Drafting DDO amendments. Edits and comments to Ch 14 resubmitted to RRM.	Nick/RRM	4	
21-2111-LCPA	City of Carpinteria		City wide	Density Bonus Program	In progress. Public Draft in preparation.	Nick	4	
19-1986-LCPA	City of Carpinteria		Citywide	Development Design and Housing Regulation Changes	See 21-2112 for Downtown Overlay.	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	
22-2184-DP/CDP/ARB	Gregg & Beth Scerni	4610	Fourth Street	New 2,257sf 2-story SFD with 504sf detached 2-car garage	Submitted 9/13/2022. Incomplete 10/13/2022. Resubmittal 3/6/2023. Complete 3/21/2023. To ARB on 4/27/2023. Tentatively scheduled for PC on 9/5/2023.	Syndi	5	
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. Resubmitted 9/8/2022. 2nd Incomplete 10/3/2022. Resubmittal 12/7/2022. Complete 12/28/2022. To ARB on 3/16/2023. Resubmittal 6/8/2023. To PC on 8/7/2023-continued due to lack of a quorum. Tentatively scheduled for PC on 9/5/2023.	Syndi	5	
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. To ARB for Preliminary review on 9/15/2022. Awaiting revised plans.	Syndi	5	
16-1810-LCPA	City of Carpinteria		Citywide	General Plan/Coastal Land Use Plan Update	kick off meeting April 27, 2016. Ongoing through 2024.	Nick/WSP	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. Ongoing through 2024.	Nick	5	
22-2194-DP/CDP	City of Carpinteria	5775	Carpinteria Avenue	New 1,500sf storage building	Submitted 10/12/2022. Incomplete 11/9/2022. Resubmittal 11/29/2022. Complete 12/28/2022. To ARB for prelim/final on 1/26/2023. Approved by PC on 5/1/2023.	Syndi	6	

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 for prelim 4/28/2022. Revised plans for 3 condos submitted 6/27/2022. Revised plans submitted 8/30/2022. To ARB for cont'd prelim review on 9/15/2022. Revised plans submitted 11/15/2022. Approved by PC on 2/6/2023.	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
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 extends expiration date to 1/16/2025.	Syndi	6	

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. Draft MND released for 30-day public comment period 10/15/22. ERC recommended approval of MND 11/1/22 to PC. Proposed Final MND underway. PC approved 4/3/23. CCC appeal period ends 5/2/23.	Nick	6	
14-1722-TPM/CDP	Godfrey	1056	Eugenia Place	Subdivide (e) mixed use building into three condominiums	Submitted 6/19/14. Incomplete 7/17/14. Resubmitted 10/20/14. Complete 10/29/14. PC approved 11/3/14. FLAN sent 11/18/14.	Nick	6	
22-2171-ORD	City of Carpinteria		Downtown T	Parklet Permit Program	Reviewed by ARB 7/28/22. PC approved 12/5/22. To CC 4/24/23. ARB reviewed 7/27/23.	Nick	7	
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. CC selected Alt 3 to proceed 5/15/23. Back to CC Summer 2023.	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. Revised first read yet to be scheduled fall 2023.	Dan / Nick	7	
22-2157-GPA	City of Carpinteria		Citywide	Housing Element Update	Kick off Meeting June 6, 2022. Discussion of strategies at PC 8/1/2022. Adopted by City Council on 4/10/23. Sent to HCD for Certification on 4/12/23. HCD deadline to respond is 6/11/2023. 6/30/2023 working on first revision since Adopted Element was submitted to HCD.	Nick/Patsy	8	
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. 24-mo. time extension approved by PC 12/5/22.	Nick	9	
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. PC approved 2/6/23. In-Progress ARB 6/29/23.	Nick	9	
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 for preliminary review on 5/26/2022. Approved by PC on 12/5/2022. Final ARB on 4/27/2023.	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	
23-2229-CDP/ADU	Robert & Gail Miller	5307	Willow Place	Convert attached two-car garage and powder room to a 412sf ADU.	Submitted 6/20/2023. Incomplete 7/20/2023. Complete & Director Approval 8/14/2023. BP#14097 submitted 8/14/2023.	Syndi	12	
23-2226-CDP/ADU	Doug Norton	5294	El Carro Lane	Convert (e) attached living space to a 709 square-foot ADU.	Submitted 6/9/2023. Director approval 6/29/2023. BP #14038 submitted 7/12/2023.	Syndi	12	
23-2225-CDP/ADU	Scott Carrington	1551	Myra Street	New detached 450sf ADU.	Submitted 6/8/2023. Director approval 6/29/2023. BP #14063 submitted 7/21/2023.	Syndi	12	
23-2213-CDP/ADU	John & Koreen Pagano	1286	Casitas Pass Road	Convert 489sf detached family room to an ADU	Submitted 3/15/2023. Approved 3/31/2023. BP#14021 submitted 6/14/2023. BP ready to issue 7/22/2023.	Syndi	12	
22-2195-ARB/CDP	Laura Mickelson	5518	Calle Arena	New 344sf addition to SFD & 300sf accessory structure	Submitted 12/27/2022. Incomplete 1/26/2023. Resubmittal 2/15/2023. Complete 3/17/2023. To ARB for preliminary review on 5/25/2023. To ARB for final review on 6/29/2023. Director approval 7/24/2023. BP #14062 submitted 7/20/2023.	Syndi	12	

22-2192-CUPR/CDP	Dish Wireless	4558	Carpinteria Ave	(N) wireless communications facility collocation	Submitted 10/24/22. Incomplete 11/17/22. Resubmitted 12/16/22. Complete 1/04/23. Director Approved 1/09/23. BP submitted 1/20/23.	Nick	12	
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. To ARB for Preliminary review on 9/15/2022. Resubmittal 12/19/2022. Final ARB review on 3/16/2023. Revised plans received 3/20/2023. Approved 4/17/2023. BP#13859 in plan check-pending applicant action.	Syndi	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	
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. On hold pending project re-design.	Syndi	12	
23-2219-CDP/ADU	Dario Pini	990	Concha Loma Drive	Convert 457sf attached storage room to an ADU	Submitted 4/7/2023. Incomplete 4/28/2023. Resubmitted 5/9/2023. Director approval 5/11/2023. BP#13986 issued 8/4/2023.	Syndi	13	
22-2150-SIGN	US Bank	5420	Carpinteria Avenue	New signs	Submitted 4/27/2022. Incomplete. Resubmittal 09/30/2022. Complete 1/24/2023. Director Approved 1/26/2023. Building Permit in plan check. BP issued 2/1/2023.	Marysol	13	

22-2142-SIGN	John Crispis for Albertsons	1018	Casitas Pass Road	New illuminated wall sign and parking lot signs	Submitted 1/20/2022. Incomplete. Resubmittal 12/1/2022. Complete. Director approved 1/2023. Building Permit issued 1/23/2023.	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	
19-1985-ARB	Brian Pera, HLW for Procore	6303	Carpinteria Ave	Renovation of exterior facade of an existing 1,315 accessory structure	Submitted 5/15/2019. Complete 6/12/2019. Substantial Conformity Determination 8/1/2019. Building Permit Application submitted 9/4/2019. BP issued.	Marysol	13	
17-1894-DP/CDP	M3 Multifamily, LLC	4819	Carpinteria Avenue	construct new 2-story mixed use building	Submitted 11/30/17. Incomplete 12/19/17. Resubmitted 2/22/18. Complete 2/23/28. PC approved 4/2/18. BP issued 2/19. PC approved 36-mo. Time Extension 5/4/20.	Nick	13	
23-2214-CDP/ADU	David Pinkernell	5556	Calle Ocho	Convert 580sf detached garage to a 390sf ADU and a 190 sf garage	Submitted 3/20/2023. Approved 4/18/2023. BP#13970 issued 5/26/2023.	Syndi	14	
23-2212-CDP/ADU	Colleen Albert	1387	Vallecito Place	Convert 304sf detached garage to an ADU	Submitted 3/6/2023. Approved 3/31/2023. BP#13969 issued 5/30/2023.	Syndi	14	
23-2211-SIGN	Pro Deo Foundation / Coastland	5036	Carpinteria Avenue	New retail signs	Submitted 3/3/2023. Approved 3/30/2023.	Marysol	14	
23-2206-DPR/CDP	Randy Jones	5217	Cambridge Lane	Demo 123sf sunroom and add 148sf bedroom addition	Submitted 1/31/2023. Incomplete 2/28/2023. Resubmittal 3/20/2023. Approved 4/26/2023. BP#13985 issued 6/30/2023.	Syndi	14	
22-2187-SIGN	West Coast Signs for Channel Islands Center	4994	Carpinteria Ave	(2) non-illuminated wall signs, individual letters	Submitted 10/06/2022. Approved 10/13/2022. Building Permit 10/27/2022. Pending inspection.	Marysol	14	
22-2180-SIGN	Goleta Signs for Lao Thai Restaurant	1017	Casitas Pass Road	Wall sign and hanging sign	Submitted 8/30/2022. Approved 9/13/2022. Building Permit submitted and approved 9/26/2022. Under construction, pending inspection.	Marysol	14	
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. Complete 9/8/2022. To ARB for Preliminary review 9/29/2022. Resubmittal 11/9/2022. Final ARB review on 12/15/2022. Resubmittal 2/8/2023. Director approval 3/21/2023. BP#13895 issued 6/2/2023.	Syndi	14	
22-2170-SIGN	City of Carpinteria	5781	Carpinteria Avenue	New ground sign for the skate park	Submitted 7/7/2022. Director approval 8/2/2022.	Marysol	14	
22-2169-SIGN	Carp Moon Café	4991	Carpinteria Avenue	New signs	Under review. Incomplete. Approved 8/25/2022. Building Permit issued 9/13/2022. Under construction, pending inspections,	Marysol	14	

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 hanging sign	Submitted 6/1/2022. Approved. Pending inspection.	Marysol	14	
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 issued 1/20/2023.	Syndi	14	
22-2152-SIGN	Reese Corp Signs / Carp Physio	5432-34	Carpinteria Avenue	New signage	Under review. Complete. Director approved 6/28/2022. Building permit issued, pending inspections. Building Permit expired.	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 Permits issued 7/2022 (Phase 1 and 2). Phase 1 signed off. Pending Phase 2.	Marysol	14	
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. PC approved 1/3/23. Easement recorded 6/15/23. Construction to begin 7/23.	Nick	14	
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. Building Permit issued for re-painting & signage. Exterior Improvements building permit issued 5/24/23.	Nick	14	
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. 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	
21-2126-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. Approved 12/20/2022. BP#13845 issued 3/3/2023.	Syndi	14	Yes

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. Bike path temp. opening 6/30/23.	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	
21-2119-SIGN	Jaime Leaf, Signature Signs	957	Maple #2	Monument sign reface	Submitted 7/19/2021. Approved 8/17/2021. Pending inspection.	Marysol	14	
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. Demo permit BP#13860 issued 1/9/2023.	Syndi	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	
21-2093-SIGN	Ben Mascari	879	Linden Ave	New sign	Submitted 2/26/2021. Approved 3/8/2021. Pending inspection.	Marysol	14	
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. Under construction. BP extension granted.	Nick	14	

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. Demolition permit issued and underway. Building Permit issued; under construction. Sign Program approved by ARB 5/25/23 & by Director 6/1/23.	Nick	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. Pending inspection.	Marysol	14	
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. BP#13946 issued 7/18/2023.	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	
20-2042-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	
19-2029-DPR/CDP	Carpinteria Arts Center	855	Linden Avenue	Courtyard improvements: new hardscape, landscaping, a living wall, storage, utility sink, fencing, and trash enclosures	Submitted 12/20/2019. Complete 01/16/2020. Prelim ARB 2/27/2020. Approvals pending. BP submitted 10/23/2020. BP issued.	Marysol	14	
19-2021-ARB	Marsha Ota	5273	Cambridge Lane	Remodel and addition of 460 sq. ft.	Submitted 11/7/2019. Complete 12/18/19. To CDD Director for action. Approved by CDD 2/24/2020. BP#12889 issued 8/3/2020. Under construction.	Syndi	14	
19-2016-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. BP #13622 issued 9/26/2022. 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	

19-1996-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	
19-1965-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. Final Building Permit revisions submitted for review 04/2023.	Marysol	14	
18-1938-CDP	CA State Parks	205	Palm Avenue	Sewer replacement, Santa Rosa Campground	Submitted 9/25/2018. Complete 10/23/2018. NOE submitted. Approved 3/1/2019. Conditions of Approval and final plans received. Under construction.	Marysol	14	
18-1920-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. Needs landscaping and minor flatwork.	Nick	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	

17-1850-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	
16-1839-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	

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	
23-2239-SIGN	Carpinteria-Summerland Fire Protection District	1140	Eugenia Place, Suite A	Two non-illuminated signs	Submitted 7/25/2023. Approved 7/26/2023.	Marysol	15	
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. Approved by CC on 2/13/2023. Transmitted to CCC on 4/19/2023. Moritorium Extension to CC on 5/8/2023. CCC hearing to approve LCPA 6/8/23. CCC Approved. Second Read at City Council 7/10/2023. Ordinance effective 8/9/23.	Nick	15	
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. Extension request. Planning signed off. Pending Building & Safety sign off.	Marysol	15	
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. Final planning inspection 8/14/2023.	Syndi	15	
23-222-TUP	St Joseph Church	1532	Linden Avenue	Annual festival	Submitted 4/6/2023. Approved 5/12/2023.	Marysol	x	

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. Under final review for sign off. Signed off 7/2023.	Marysol	x	
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. Signed off.	Marysol	x	
Last updated					8/31/2023 12:46			

BUILDING PERMIT REPORT

08/01/2023 - 08/31/2023



Permit #	Issued Date	Parcel #	Site Address	Owner Name	Project Description	Valuation	Status	Permit Date	Code Compliance Violation	Fire Permit Required
14103	8/21/2023	003-590-018	1435 Camellia Circle	TAKAHASHI, FRANK & NAUS-TAKAHASHI, VICKIE J FAMILY REVOCABLE TRUST 4/30/10	Tear off existing composition shingles. Install Certaineed Landmark 40 year composition. 23 Squares. Color like for like.	23,945	Issued	8/21/2023		
14101	8/21/2023	003-890-CA1	4904 Sawyer Avenue	Beachwalk Condominium HOA	Replacement of 15 feet of 4" sewer line and c. n cover	6,190	Issued	8/18/2023		
14100	8/18/2023	003-243-031	4621 9th Street	RUIZ, ERNESTO/ROSA ISABEL 2014 LIVING TRUST 1/23/14	Residential retrofit windows (3) same size and location.	1,500	Issued	8/18/2023		
14099	8/16/2023	003-353-009	480 Arbol Verde	CHESTER FAMILY TRUST	Residential service panel upgrade from 100 to 200 amps, same location.	3,713	Issued	8/16/2023		
14095	8/10/2023	001-070-057	1069 Casitas Pass Road - Club House	CCP One LP/Carpinteria One LLC	Remove and replace termite and dry rot damaged wood trim on the exterior of building. Paint to match existing. Like for like.	20,833	Issued	8/10/2023		
14094	8/10/2023	001-070-057	1071 Casitas Pass Road	CCP One LP/Carpinteria One LLC	Remove and replace termite and dry rot damaged wood trim on the exterior of building. Paint to match existing. Like for like.	20,833	Issued	8/10/2023		
14093	8/10/2023	001-070-057	1067 Casitas Pass Road	CCP One LP/Carpinteria One LLC	Remove and replace termite and dry rot damaged wood trim on the exterior of building. Paint to match existing. Like for like.	20,833	Issued	8/10/2023		

14092	8/10/2023	001-070-057	1065 Casitas Pass Road	CCP One LP/Carpinteria One LLC	Remove and replace termite and dry rot damaged wood trim on the exterior of building. Paint to match existing. Like for like.	20,833	Issued	8/10/2023		
14091	8/10/2023	001-070-057	1063 Casitas Pass Road	CCP One LP/Carpinteria One LLC	Remove and replace termite and dry rot damaged wood trim on the exterior of building. Paint to match existing. Like for like.	20,833	Issued	8/10/2023		
14090	8/10/2023	001-070-057	1061 Casitas Pass Road	CCP One LP/Carpinteria One LLC	Remove and replace termite and dry rot damaged wood trim on the exterior of building. Paint to match existing. Like for like.	20,833	Issued	8/10/2023		
14089	8/10/2023	001-070-057	1059 Casitas Pass Road	CCP One LP/Carpinteria One LLC	Remove and replace termite and dry rot damaged wood trim on the exterior of building. Paint to match existing. Like for like.	20,833	Issued	8/10/2023		
14088	8/10/2023	001-070-057	1057 Casitas Pass Road	CCP One LP/Carpinteria One LLC	Remove and replace termite and dry rot damaged wood trim on the exterior of building. Paint to match existing. Like for like.	20,833	Issued	8/10/2023		
14087	8/10/2023	001-070-057	1055 Casitas Pass Road	CCP One LP/Carpinteria One LLC	Remove and replace termite and dry rot damaged wood trim on the exterior of building. Paint to match existing. Like for like.	20,833	Issued	8/10/2023		
14086	8/10/2023	001-070-057	1053 Casitas Pass Road	CCP One LP/Carpinteria One LLC	Remove and replace termite and dry rot damaged wood trim on the exterior of building. Paint to match existing. Like for like.	20,833	Issued	8/10/2023		

14085	8/10/2023	001-070-057	1051 Casitas Pass Road	CCP One LP/Carpinteria One LLC	Remove and replace termite and dry rot damaged wood trim on the exterior of building. Paint to match existing. Like for like.	20,833	Issued	8/10/2023		
14083	8/9/2023	003-142-015	1389 Vallecito Place	ALBERT COLLEEN MICHELLE	Install new mini-split heater & air conditioner in ADU. The wall heater in BP#13969 has been omitted, and the mini-split will be installed instead.	1,500	Issued	8/9/2023		
14082	8/10/2023	001-070-057	1069 Casitas Pass Road	CCP One LP/Carpinteria One LLC	Remove and replace termite and dry rot damaged wood trim on the exterior of building. Paint to match existing. Like for like.	20,833	Issued	8/7/2023		
14080	8/10/2023	003-193-011	1126 Vallecito Road	SHORT, BURTON & CRISTEEN FAMILY TRUST 10/18/11	Install 24 Maxeon 3 415w (9.96kw) PV system on roof. Connect solar system to existing 200 amp MSP.	37,463	Issued	8/3/2023		
14079	8/2/2023	003-431-005	4610 Fourth Street	Elizabeth C. & Gregory W. Scerni , Trustees for the Soerning Eagles Trust	Residential retrofit windows (9) same size and location.	6,300	Issued	8/2/2023		
14078	8/2/2023	004-026-050	1430 Linhere Drive	Jamison, Joel W	Remove existing brown composition shingle roof and replace plywood as needed. Install new composition shingles in a dark gray color.	22,000	Issued	8/2/2023		
14077	8/4/2023	004-006-042	1529 Meadow Circle	MEEHAN, DIANE D	Removal of siding and insulation and replacement to remediate water damage and mold.	15,000	Issued	8/1/2023		

14070	8/9/2023	004-017-008	1314 Trieste Ln	PETERSON JACQUELINE M REVOCABLE LIVING TRUST	Installation of new 44.4 KW solar system consisting of (12) solar modules. (12) Microinverters and (1) AC combiner.	18,000	Issued	7/24/2023		
14069	8/9/2023	004-017-009	1310 Trieste Lane	BATTANY TRUST 4/24/1986	Installation of new 4.40 KW solar system consisting of (11) solar modules. (11) Microinverters and (1) combiner.	15,000	Issued	7/24/2023		
14068	8/2/2023	004-017-009	1310 Trieste Lane	BATTANY TRUST 4/24/1986	Remove one existing comp shingle roof & haul away. Install new underlayment and Landmark TL Shingle, In the color Black Walnut. Install Hogan vents for attic vents for attic ventilation and 9" Ridge vent where needed.	23,000	Issued	7/24/2023		
14059	8/15/2023	001-400-037	1362 El Portal	Taylor and Quinsi Lake	Update the home with new replacement or retrofit windows, additional lighting, update both bathrooms with like for like replacements, install a gas line in the kitchen, new hvac and replace the water line to repair failing water pipes under the slab.	75,000	Issued	7/18/2023		
14058	8/10/2023	004-009-032	1489 Chapparal Drive	LANCET SCOTT/ROSALEE N	Replace existing tub and tub walls, upgrade plumbing, widen bathroom door and move toilet to be up to code. Re-tile floor. Add tile to wall, waterproof bathroom walls. Add new vanity and mirrors. Relocate electrical switches (for door widening). Replace overhead lighting and fan.	25,000	Issued	7/17/2023		

14057	8/10/2023	003-312-002	4934 6th Place	JIMENEZ COMMUNITY TRUST 2/8/2016	Install roof mounted PV system, 16 modules 5.92 kwdc - 225A main service panel upgrade with 200A main breaker.	22,200	Issued	7/13/2023		
14019	8/10/2023	004-011-014	1472 Anita Street	GAMEZ ADOLFO/LUCINA	FAU Replacement. Change duct like for like model # GMES800603A. Add A/C to extend from home Model # GSX130361E.	10,000	Issued	6/12/2023		
14017	8/16/2023	004-105-010	5251 6th Street	CALDWELL CHILD'S TRUST	Demolition of interior walls of main sanctuary space to return back to warehouse space (tenant improvement under separate building permit.	58,000	Issued	6/9/2023		
13990	8/1/2023	001-470-030	1120 - C Lagunitas	BALOGUN FAMILY TRUST 1/31/20	Installation of flush roof mounted PV with 5.135 kw, 13 panels, 1 battery, 1 subpanel and 1 inverter. ***REVISION # 1 - 7/13/23 - Changed system site plan to portray the back up Interface to the right of the main panel (PV-2.0, PV-2.1	16,962	Issued	5/17/2023		
13986	8/2/2023	003-292-023	990 Concha Loma	PINI, DARIO L TRUST 3/2/15	Conversion of an existing 457sf storage room into a 457sf one- bedroom ADU.	40,000	Issued	5/15/2023		Yes

Total Records: 31

8/30/2023