



## Planning Commission Meeting Agenda

**Monday, November 6, 2023 at 5:30 pm**

City of Carpinteria, Council Chamber

5775 Carpinteria Avenue

Carpinteria, CA 93013

---

### **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](mailto: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](http://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 September 5, 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) Pura Residence Repairs & Alterations**

Project # 23-2230-CUP/CDP

Address: 761 Olive Avenue

Applicant: Randy Pura and Aly Morita

Planner: Syndi Souter

Hearing on the request of Randy Pura and Aly Morita to consider Project 23-2230-CUP/CDP (application filed June 29, 2023) for approval of a Conditional Use Permit and a Coastal Development Permit to allow an interior and exterior remodel with structural alterations to an existing 716 square-foot legal-nonconforming single-family residence under the provisions of Carpinteria Municipal Code (CMC) §14.14 – Planned Residential Development District, §14.62 – Conditional Use Permit, and §14.82 – Nonconforming Uses; and to approve an Exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APN 003-324-004, addressed as 761 Olive Avenue.

**3) Monte Vista Off-leash Dog Park Pilot Project**

Project # 23-2261-TUP

Address: Monte Vista Park

Applicant: City of Carpinteria

Planner: Megan Musolf

Hearing at the request of the City of Carpinteria Parks, Recreation, and Community Services Department to consider Project 23-2261-TUP for a Temporary Use Permit to allow an off-leash dog park pilot project (application filed October 13, 2023) enclosed within a fenced area of approximately 14,400 square feet located in the southeast corner of Monte Vista Park for one year under the provisions of Carpinteria Municipal Code (CMC) §14.38 – Recreation District and §14.64 – Temporary Use Permit; and to accept the CEQA Exemption pursuant to §15303 and 15304 of the CEQA Guidelines. The application involves APN 001-080-038, located at the northern end of Bailard Avenue.

**OTHER BUSINESS**

**MATTERS PRESENTED BY COMMISSIONERS**

**DIRECTOR'S REPORT**

- 3) Architectural Review Board Meeting Minutes of August 17, 2023, August 31, 2023 and September 14, 2023
- 4) City calendar for the month of November, 2023
- 5) Planning Activity Report as of October 31, 2023
- 6) Building Permit Report as of October 31, 2023

**ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, DECEMBER 4, 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](mailto: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, November 2, 2023 in the Community Development Department, on the City Hall Public Notices Board, and on the City website.



|                                                                                                                                                                                                                                                                                                                                                                                                              |                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <p><b>CALL TO ORDER and ROLL CALL</b><br/>The meeting was called to order at 5:30 p.m. by Chair Benefield.</p> <p><b>Commissioners Present:</b><br/>Jane L. Benefield, Chair<br/>Glenn La Fevers, Vice-Chair<br/>David Allen (virtual attendance)<br/>John Moyer<br/>Katherine Salant</p> <p><b>Others Present:</b><br/>Nick Bobroff, Community Development Director<br/>Syndi Souter, Associate Planner</p> | <p><b>CALL TO ORDER &amp;<br/>ROLL CALL</b></p> |
| <p><b>PLEDGE OF ALLEGIANCE</b><br/>Chair Benefield led the flag salute.</p>                                                                                                                                                                                                                                                                                                                                  | <p><b>PLEDGE</b></p>                            |
| <p><b>INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS</b><br/>Community Development Director Nick Bobroff announced that the story poles are up for the mixed-use project at 4745 Carpinteria Avenue. He said they will be up at least a couple more weeks and encouraged the commissioners to view them.</p>                                                                                                    | <p><b>ANNOUNCEMENTS</b></p>                     |
| <p><b>PUBLIC COMMENT</b><br/>Architectural Review Boardmember Patrick O'Connor spoke about the importance of fire suppression in our community. He said Carpinteria is similar to Lahaina, Maui, and suggested making the burying of utility poles a priority.</p>                                                                                                                                           | <p><b>PUBLIC COMMENT</b></p>                    |
| <p><b>CONSENT CALENDAR</b></p> <p>1) Minutes of the regular Planning Commission meeting of August 7, 2023</p> <p><b>MOTION</b><br/>Upon a motion by Commissioner Moyer, seconded by Commissioner La Fevers, the Planning Commission voted 4-0-1 (Salant abstained) to approve the regular Planning Commission meeting minutes of August 7, 2023, as presented.</p>                                           | <p><b>CONSENT CALENDAR</b></p>                  |

**NEW PUBLIC HEARINGS**

- 2) 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 from both the Howard and Scerni New Residence projects. Both projects are very close to her home. Chair La Fevers stepped in as Acting Chair. Commissioner Salant said she visited the two project sites, and Acting Chair La Fevers said he did, as well.

Associate Planner Syndi Souter presented the staff report. She said staff was recommending adoption of the resolution and approval of the project. She responded to questions.

Commissioner Salant asked if water or plumbing would be routed to the workshop above the garage, and Ms. Souter explained there would only be a gas line for a fireplace. However, she said in the future that the applicants could apply to convert the workshop into an ADU, which would require a second permit.

Commissioner Moyer asked about the park land acquisition fee, and Souter explained no fee was due because there was not a new lot resulting from the project.

Community Development Director Bobroff added that the City revised the DIFs mitigation schedule a few years ago, making parkland acquisition fees apply only to projects involving a subdivision.

Commissioner Allen asked if the structure's height includes the raised

**NEW PUBLIC HEARINGS**

foundation, and Ms. Souter explained it includes 3.5 feet of raised foundation in its height.

#### PUBLIC HEARING OPENED

Acting Chair La Fevers opened the public hearing.

George Manuras, who is helping represent the project, explained the front yard encroachment is similar to surrounding structures. He said the owner chose to elevate the property for flood safety concerns. He spoke about how the design of the home and second story workshop took surrounding structures into consideration.

#### PUBLIC HEARING CLOSED

Acting Chair La Fevers closed the public hearing.

The commissioners expressed support. Commissioner Moyer said it's an enhancement to the neighborhood, and he can make the findings for the modification. He likes the raised foundation, explaining it's easier to raise a home that is set on one, which he thinks will be necessary someday.

Commissioner Salant said it is a good project that will be a positive addition to the Sandyland neighborhood. She questioned whether 3 to 3.5 feet of raised foundation is enough considering the sea level rise that is happening around the world, in our own country and state.

Commissioner Allen said he can support the modification. He is happy with the overall design and likes the recessed setback of the second story. He likes the welcoming aspect of the front porches. He noted an ADU conversion of the workshop would be supported under the new laws.

Acting Chair La Fevers said it's nice to see the community upgraded with new developments. He expressed appreciation that City guidelines were considered when working with staff. He added the two-story garage structure works well with the large structure behind the property, and the long driveway is good for additional parking.

Commissioner Moyer applauded them for saving the oak tree.

#### MOTION

Commissioner Moyer moved to adopt the attached Resolution 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 on a vacant lot and to accept a categorical exemption pursuant to §15303, §15304, and §15332 of the California Environmental Quality Act (CEQA).

Commissioner Salant seconded the motion. The motion passed 4-0-1 (Benefield recused) by the following roll call vote: Commissioner Allen voted yes, Commissioner Moyer voted yes, Commissioner La Fevers voted yes, and Commissioner Salant voted yes.

- 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 on 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.

#### DISCLOSURE OF EX-PARTE COMMUNICATIONS

Commissioner Salant disclosed that she walked around the site and spoke to the owner's son and a neighbor. Commissioner Moyer said he drove by. Commissioner Allen said he is familiar with the site. Acting Chair La Fevers said he visited the site.

Associate Planner Syndi Souter presented the staff report. She said staff was recommending adopting the resolution and approving the project. She provided additional project details in response to commissioners' questions.

#### PUBLIC HEARING OPENED

Acting Chair La Fevers opened the public hearing.

Brian Banks, agent for the applicant, said the intent is for the home to be a family compound or a potential rental (for the existing residence). He noted flooding is anticipated to come from the marsh direction, and he explained there is mounding in front to make the raised foundation look natural and not elevated.

Patrick O'Connor, ARB member, brought to attention that the voluntary merger of lots triggered the parcel to become larger, which means now there can potentially be five units on the property under the PRD-20 zoning. He expressed concern that the constant allowing of exceptions is

leading to a very dense neighborhood.

#### PUBLIC HEARING CLOSED

Acting Chair La Fevers closed the public hearing.

Acting Chair La Fevers asked if there are additional non-conformances, and Ms. Souter explained the existing one-car garage is non-conforming (not the new one), as well as the front yard setback. Mr. Bobroff added the existing non-conforming garage was disclosed in the staff report.

Commissioner Allen expressed support for the project. He says he hasn't been happy with the structures to the west, because their height and bulk is not consistent with our General Plan's Community Design Element. He said this project is congruent with those structures but is narrower, has more open space around it and is a step toward blending with the smaller residences to the east. He appreciates the raised foundation.

Commissioner Salant said it will be a nice addition, and the size and scale is compatible with the neighborhood.

Commissioner Moyer expressed support. He thinks it is great the garage was moved to the back of the lot.

Acting Chair La Fevers expressed his support. He said it provides some transition to the property to the west. He supports a modification for the existing front porch. He also appreciates the changes to the existing garage because the current one looks out of place.

#### MOTION

Commissioner Allen motioned to support staff's recommendation to adopt Resolution PC-23-008 approving Project 22-2184-DP/VM/CDP/ARB to construct a new 2,257 square-foot single-family residence with an 838 square-foot partially covered deck and a 504 square-foot two-car garage with a storage loft, and to accept a CEQA Notice of Exemption to adopt the Conditions of Approval attached, with Conditions of Approval as proposed. Commissioner Moyer seconded it. The motion passed 4-0-1 (Benefield recused) by the following roll call vote: Commissioner Allen voted yes, Commissioner Moyer voted yes, Commissioner La Fevers voted yes, and Commissioner Salant voted yes.

#### BREAK

Acting Chair La Fevers called for a 3-minute break.

#### OTHER BUSINESS

#### OTHER BUSINESS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <p>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.</p> <p>Community Development Director Bobroff presented the staff report and highlighted key conditions. He gave updates on the Casitas Bike Path, the Rincon Trail, the Santa Claus Lane Multi-Use Path, the transfer of the Whitney Property to the City, funding a sound wall adjacent to residences on Cameo Road, and the revision of Flood Maps.</p> <p>Regarding the sound wall in the Cameo neighborhood, Commissioner Allen asked if any thought had gone into the neighbor’s wishes for it. Commissioner Moyer recalled people were upset about potential noise in their neighborhood, and Bobroff recalled they had concerns about the Casitas intersection being moved closer to them. Bobroff said he would check in with Public Works for current information.</p> |                                           |
| <p><b>MATTERS PRESENTED BY COMMISSIONERS</b></p> <p>Commissioner Allen shared concerns about properties owned by Dario Pini along Carpinteria Ave. and the 1000 block of Concha Loma Drive. He said neighbors have complained about management problems, excessive noise and criminal activity. He stressed for safety purposes, it’s important that the City keep track of code violations that are not strictly related to law enforcement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>MATTERS PRESENTED</b></p>           |
| <p><b>DIRECTOR’S REPORT</b></p> <p>5) Architectural Review Board Meeting Minutes of July 27, 2023<br/> 6) City Calendar for the month of September 2023<br/> 7) Planning Activity Report as of August 31, 2023<br/> 8) Building Permit Report as of August 31, 2023</p> <p>Community Development Director Nick Bobroff reviewed the materials.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>DIRECTOR'S REPORT</b></p>           |
| <p><b>ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, OCTOBER 2, 2023</b></p> <p>All present indicated they could attend.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>ATTENDANCE FOR NEXT MEETING</b></p> |

**ADJOURNMENT** – Acting Chair La Fevers adjourned the meeting at 7:12 p.m.

**ATTEST:**

\_\_\_\_\_  
Secretary, Planning Commission

\_\_\_\_\_  
Chair, Planning Commission

**ADJOURNMENT**



## **PLANNING COMMISSION STAFF REPORT**

**MEETING DATE: November 6, 2023**

### **ITEM FOR CONSIDERATION**

#### **Pura Residence Repairs & Alterations 23-2230-CUP/CDP**

Request for a Conditional Use Permit and Coastal Development Permit to allow an interior and exterior remodel with structural alterations to an existing legal-nonconforming single-family residence located at 761 Olive Avenue; and to accept a categorical exemption pursuant to §15301, §15302, 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:** Randy Pura & Aly Morita

**Project Location:** 761 Olive Avenue

**APN:** 003-324-004

**Zoning:** Planned Residential Development  
(PRD-20)

**General Plan Designation:** Medium Density  
Residential (MDR)



### **I. RECOMMENDATION**

Adopt the attached Resolution No. PC-23-010, thereby approving Project 23-2230-CUP/CDP to allow an interior and exterior remodel with structural alterations to an existing legal-nonconforming single-family residence located at 761 Olive Avenue; and to accept a categorical exemption pursuant to §15301, §15302, and §15332 of the California Environmental Quality Act (CEQA).

## II. PROPOSED PROJECT DESCRIPTION

The proposed project involves a request for structural alterations and repairs to an existing 716 square-foot single family residence, including: 1.) demolition and reconstruction of a new 90 square-foot front porch, 2.) seismic foundation upgrades, 3.) replacing exterior doors like-for-like, 4.) seismic roof framing upgrades, including new rafter connections in the living room, 5.) replacement of rotten wood members in the breakfast nook/laundry and bedroom, and 6.) an interior remodel. The existing siding and windows will be refurbished and reinstalled on the residence in the same locations. The total square footage of the residence would remain at 716 square feet and the maximum height of the residence would remain unchanged at approximately 14.75 feet.

**Conditional Use Permit:** The property and existing residence are considered legal-nonconforming in terms of 1.) the street side and rear setback requirements, and 2.) onsite covered parking. The proposed remodel/repair project includes structural alterations to portions of the residence located within the required setbacks and would extend the life of the nonconforming structure. A Conditional Use Permit is required to allow these improvements to the existing nonconforming residence.

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

Project Plans are attached as Attachment A, Exhibit 2.

## III. BACKGROUND

### **Site Characteristics and Background**

The project site is located along Olive Avenue between Eighth Street and Willow Place. The property is a 9,375 square foot parcel presently developed with two single-family residences that were constructed in the early 1900's. The front residence is 960 square feet in size and is addressed as 5337 Eighth Street. The rear residence (the subject of this proposal) is 716 square feet in size and is addressed as 761 Olive Avenue with a portion of the existing front porch extending approximately 3.5-feet into the street right-of-way. A dilapidated two-car garage was ordered to be demolished in February 2004, leaving the property without any covered parking spaces. Limited records are on file for either of the residences on the property; however, a review of the City's historic aerial photographs and map archives show the structures in place from 1929 onward. Both residences are considered legal-nonconforming due to setback encroachments and lack of covered parking. Permits for only minor electrical, plumbing, and termite repairs to the residences have been issued over the years.

In December 2022, the City issued Building Permit #13790 for an interior remodel and minor voluntary seismic upgrades to the residence at 761 Olive Avenue. Once construction began, the contractor quickly realized that the amount of work required to meet the current Building Codes

would significantly exceed the scope of work allowed under the building permit. Proactively, the contractor met with the Building Inspector and provided a report with documentation to show the extent of damage and repairs needed to make the residence safe and habitable. Following review by Planning staff, it was determined that the expanded repair and remodel project would require a Conditional Use Permit due to the residence's legal-nonconforming status with respect to PRD zone district development standards.

The project site is located in the Downtown/Old Town District (Community Design Subarea 2), which is the historic, and current center and heart of the City. The main commercial core is situated along Linden and Carpinteria Avenues, and is bookended by residential neighborhoods to the east and west of Linden Avenue. The vicinity contains a variety of housing types and sizes. The project site is bordered by multi-unit developments on the west and across Willow Place to the south, a single-family residence across Olive Avenue on the east, and the Carpinteria Middle School tennis/pickleball courts and playing field across Eighth Street to the north. The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The property is not currently subject to any overlay districts.

#### **IV. ENVIRONMENTAL**

This project can be found to be categorically exempt from environmental review pursuant to Sections 15301(a), (d), and (e) (Existing Facilities); 15302 (Replacement or Reconstruction); and 15332 (In-fill Development Projects) of the Guidelines for the implementation of the California Environmental Quality Act (CEQA). Class 1 Categorical Exemptions include but are not limited to repair, maintenance, and minor alterations of existing structures involving negligible or no expansion of use beyond those existing at the time of the lead agency's determination. Class 1 Exemptions allow for interior and exterior alterations, restoration/rehabilitation of damaged or deteriorated structures, and construction of small additions. Class 2 Exemptions allow for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced. Class 32 Exemptions consists of projects that are categorized as "in-fill" development provided 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; 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.

The proposed project involves structural alterations, repairs, and an interior remodel to an existing single-family residence. No increase in square footage, change of use, or significant alteration of the residence's exterior appearance would occur as a result of the proposed project. 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 B.

## V. ANALYSIS

The proposed project would allow for a comprehensive remodel to an existing single-family residence on a residentially zoned property. As such, staff has reviewed the project in terms of its compliance with the development standards of Chapter 14, Zoning, of the Carpinteria Municipal Code (CMC), and with the policies and objectives of the General Plan/Coastal Land Use Plan.

### **CMC 14.14. Planned Residential Development District Requirements**

Uses permitted within the PRD-20 zone district subject to Development Plan and Coastal Development Permit approval include single-family, duplex, and multi-family dwelling units. As such, use of the property for a multi-family residential development is consistent with the PRD-20 zone district. The following table lists the project's conformance with the applicable PRD-20 zone district development standards.

| Standard                   | Requirement/Allowance                                                                         | Proposal                                                        |
|----------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| Setbacks                   |                                                                                               |                                                                 |
| Front (Eighth Street)      | 50 feet min from centerline of street or 20 min feet from property line, whichever is greater | 136 feet from centerline of street; 101 feet from property line |
| Side (West)                | 5 feet min                                                                                    | 38 feet                                                         |
| Street-Side (Olive Avenue) | 15 feet min                                                                                   | 0 feet*                                                         |
| Rear (Willow Place)        | 15 feet min                                                                                   | 0 feet*                                                         |
| Distance Between Buildings | ½ the sum of building heights (~14 feet)                                                      | 36.5 feet                                                       |
| Height                     | 30 feet max.                                                                                  | 14.75 feet                                                      |
| Building Coverage          | 50% max. (4,687 square feet)                                                                  | 18% (1,676 square feet)                                         |
| Common Open Space          | 20% min. (1,875 square feet)                                                                  | ~80% (~7,500 square feet) landscaping                           |
| Parking                    | 2 garage spaces per unit (4 garage spaces)                                                    | 0 on-site parking spaces*                                       |
| Density                    | 20 units max. per acre (4 units)                                                              | 2 units                                                         |

\*See legal-nonconforming structures discussion below.

### **CMC 14.82. Legal-Nonconforming Structures**

The subject property and residence are legal-nonconforming with respect to the street-side setback, rear setback, and parking requirements. In the PRD-20 zone district, the street-side setback requirement is 25% of the lot width or 15 feet, whichever is less. The subject property is 75 feet wide, so the street-side setback would be 15 feet (25% of 75 feet is 18.75 feet, so 15 feet is the lesser amount). The rear setback requirement is 15 feet, which runs parallel to Willow Place on this property. The subject residence is located approximately 6.83 feet from the street-side property line, and the attached covered front porch extends approximately 3.58 feet into the Olive Avenue right-of-way. The bulk of the subject residence is located in the rear setback, with the southernmost wall constructed along the property line.

The PRD zone district also requires a minimum of two garage parking spaces for each detached single-family dwelling. The property is legal-nonconforming in terms of parking because only two covered parking spaces within a garage were originally constructed, and the garage has since been demolished without the construction of new replacement parking. However, ample public street parking is available along Olive Avenue, and it appears that residents have historically parked their vehicles within the public street right-of-way.

The proposed project entails repairs, seismic upgrades, and an interior remodel to the subject residence, including several repairs that involve structural alterations (replacing floor joists, wall framing, foundation repairs, etc.) to portions of the residence that encroach into the required street-side and rear setbacks. The covered front porch would be demolished and reconstructed to be located entirely on the property and no longer encroaching into the street right-of-way. The legal-nonconforming parking situation is proposed to remain as-is. Given the legal-nonconforming status of the residence and the request to structurally alter and extend the life of the residence, the project must obtain approval of a Conditional Use Permit in addition to a Coastal Development Permit.<sup>1</sup>

### **Conditional Use Permit**

Chapter 14.82 of the CMC outlines the review process for projects involving a legal-nonconforming use or structure. Section 14.82.060 states, in part, that if a building or structure is conforming as to use but nonconforming as to yards or height, said building may be permitted by the Planning Commission to be enlarged, extended, moved or *structurally altered* (emphasis added); provided that any addition or enlargement complies with the yard and height requirements of the zone district. Section 14.82.061 (Nonconformance of residential uses as to yards, height or parking) goes on to stipulate that improvements can be made to nonconforming residential structures that would prolong the life of the structure subject to the approval of a Conditional Use Permit. The relevant section from Chapter 14.82 is provided below:

---

<sup>1</sup> New construction and remodels in the PRD zone districts typically require approval of a Development Plan. However, pursuant to CMC §14.62.040, in the case of a Conditional Use Permit application in a zone district that requires a Development Plan, the Development Plan will not be required in addition to obtaining a Conditional Use Permit.

§14.82.061 Nonconformance of Residential Uses as to Yards, Height or Parking states:

1. *Notwithstanding any other provision of this code, if a residential use of four or fewer dwelling units is conforming as to use but nonconforming as to yards, height or parking, improvements which may result in prolonging the life of such nonconforming use may be authorized by the Planning Commission subject to a Conditional Use Permit.*
2. *In considering and issuing such a Conditional Use Permit, the Commission must find, at a minimum, the following:*
  - a. *Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood;*
  - b. *The habitable capacity of the unit or units will not be increased beyond that previously existing; and*
  - c. *The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units.*

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

In order to grant such a CUP, the Commission must make three required special findings. A discussion of the proposed development's consistency with these findings is provided for the Commission's consideration.

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

The subject existing residence is legal-nonconforming in terms of the street-side setback, rear setback, and parking. The proposed project entails completing a comprehensive interior remodel to the residence, including several repairs requiring structural alterations to the portions of the residence within the required setbacks. Likewise, limited exterior alterations, including replacement of windows and reconstruction of the front porch are also proposed.

The remodeled and repaired residence would maintain the existing footprint, size, and height. The number of bedrooms would be reduced from two to one. The overall size, scale, mass and building height of the residence would remain as-is. No changes to the appearance of the residence's exterior are proposed; in fact, the applicant intends to reinstall the existing siding once the exterior wall repairs are completed. Overall, the proposed remodel would update the livability of the residence and address structural deficiencies without impacting the appearance or character of the existing residence; thus, the Commission could find that the project would not have an adverse impact on the surrounding neighborhood.

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

The term “habitable capacity” is not defined in Chapter 14.82. However, reading that chapter in context, the Planning Commission has interpreted the restriction in CMC 14.82.061 on increasing habitable capacity to refer to a restriction on adding additional dwelling units. (See CMC 14.82.010(3).) The property is presently developed with two two-bedroom detached residences. The project would not result in a net increase to the number of units maintained on the property, but would result in a reduction of one bedroom in the subject unit; therefore, staff believes that the Commission could make this finding.

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

This finding requires the Commission to make a policy decision that the beneficial purpose driving the continued existence of a nonconforming use or structure outweighs the purpose behind uniform application of the City’s zoning regulations. CMC 14.82.061 authorizes structural alteration/repair/reconstruction of a nonconforming use if the improvement(s) will address the shortage of adequate housing in the City. Approval of the CUP would allow the existing residential unit to be upgraded and deferred maintenance issues repaired. The Commission could find that the policy of promoting adequate housing is advanced when improvements result in safer, modernized and improved living conditions for residents without imposing significant impacts on the community or environment.

Given the analysis provided herein, staff believes that the Commission could make the required findings to grant a Conditional Use Permit to remodel the existing residence.

### **General Plan/Coastal Land Use Plan Policies**

The project site has a General Plan/Coastal Plan designation of Medium Density Residential (MDR). The City’s Community Design Element of the General Plan contains both general overarching policies and specific sub-area policies. The project site is located in the Downtown/Old Town District (Community Design Subarea 2). An analysis of the project’s consistency with applicable objectives and policies of the General Plan/Coastal Plan is provided below.

### **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.*

The proposed project is located within an urbanized part of the City on a lot that is currently improved with two detached two-bedroom single-family residences. The project entails a comprehensive interior remodel to one residence, including several repairs that constitute structural repairs/alterations (e.g., floor and wall framing) to address water damage and rot. The repair and

remodel project would improve and modernize the livability of the residential unit. The resulting upgraded residence would remain in the same building footprint and would not change the overall size, height, scale, or appearance of the residence. Overall, the existing character of the property would not noticeably change as a result of this project; the two small, detached residences, which are typical of the types of early 1900's homes that help to define the "small beach town" character of the City's downtown and beach neighborhoods, would be preserved. Therefore, the project can be found to be consistent with the above objective.

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

The existing residence on the subject property is representative of the types of small, older homes that give the Downtown area some of its distinctive "small beach town" charm. The project would simply update the interior of the unit and address deferred maintenance issues. The residence's size, placement, mass, height and appearance would be maintained. Overall, the proposed improvements would enhance the subject property and the surrounding neighborhood, consistent with the above Policy.

#### Community Design Element

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

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

Consistent with the above Objectives, the proposed remodel would preserve the existing appearance and character, while addressing deferred maintenance and enhancing the livability of the unit. The proposed improvements would not alter the existing residence's size, scale, form or appearance. The reconstructed front porch would be keeping with the vernacular cottage character of many of the older homes in the Downtown area. Given the limited scope of exterior changes, staff did not require review of the project by the City's Architectural Review Board.

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

The proposal involves repairs and an interior remodel to an existing residence that would not change the height or size of the structure. As such, the project would not alter existing mountain views. Views of the Pacific Ocean are not available from the site.

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

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

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

**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 frontage 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 project would be consistent with the above Objective and Policies. The reconstructed covered front porch would remain oriented to Olive Avenue. As stated earlier, the proposal would have no effect on the size, bulk or scale of the existing structure. Overall, staff believes these changes would result in a positive improvement to the residence without detracting from its small beach town charm.

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

The existing residence is legal-nonconforming with respect to the required street-side setback as measured from the property line on Olive Avenue (15 feet required; 0 feet provided) and the rear setback as measured from Willow Place (15 feet required; 0 feet provided). However, the subject residence's nonconforming setbacks appear to be generally consistent with the established development pattern found along Olive Avenue and Willow Place. No change to the established setback is proposed as part of this project. The requested Conditional Use Permit, if approved, would allow the repairs and remodel to occur and authorize the nonconforming setback situations to remain.

**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.*

No new or replacement lighting has been proposed to date. If any exterior lighting is to be added or replaced, staff will ensure it is consistent with the City's applicable night sky friendly lighting requirements.

### Subarea 2 Community Design Element Objectives and Policies

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

As discussed previously, the proposal would include repairs and structural alterations to an existing residence without changing the height, size, location, or substantially altering the exterior appearance. As such, the existing perception of the structure would be maintained.

### Noise Element

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

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

To ensure consistency with these Policies, the City's standard conditions relating to construction timing and noise attenuation have been included in the attached recommended project Conditions of Approval.

## **VI. DEVELOPMENT IMPACT FEES**

As the project involves structural alterations/repairs and an interior remodel to an existing residence and would not result in a net increase of dwelling units, the project is exempt from payment of the City's Development Impact Fees. However, the project may still be subject to fees from other Special Districts including the Carpinteria-Summerland Fire Protection District.

## **VII. ACTION OPTIONS**

1. Adopt Resolution PC-23-010, thereby approving Project 23-2230-CUP/CDP allow an interior and exterior remodel with structural alterations to an existing legal-nonconforming single-family residence located at 761 Olive Avenue; adopt the Notice of Exemption for the project pursuant to the Guidelines for the Implementation of CEQA; and adopt the findings in Attachment A, Exhibit 1 and recommended project Conditions of Approval in Attachment A, Exhibit 3. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to a future 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-23-010  
Exhibit 1 – Findings for Approval  
Exhibit 2 – Plan Set  
Exhibit 3 – Recommended Conditions of Approval
- Attachment B- CEQA Notice of Exemption

**Attachment A**  
**Resolution PC-23-010**

**Pura Residence Repairs & Alterations**  
**23-2230-CUP/CDP**

**November 6, 2023**

**RESOLUTION NO. PC-23-010**

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION  
APPROVING CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT  
PERMIT 23-2230-CUP/CDP TO ALLOW STRUCTURAL ALTERATIONS,  
REPAIRS, AND AN INTERIOR REMODEL TO AN EXISTING LEGAL-  
NONCONFORMING SINGLE-FAMILY RESIDENCE LOCATED AT  
761 OLIVE AVENUE (APN 003-324-004).**

**REQUESTED BY RANDY PURA & ALY MORITA**

**WHEREAS**, the City of Carpinteria Planning Commission has considered an application for a Conditional Use Permit and Coastal Development Permit filed by Randy Pura and Aly Morita on June 29, 2023 to allow structural alterations, repairs, and an interior remodel to an existing legal-nonconforming single-family residence; and

**WHEREAS**, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on September 29, 2023; and

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

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301(a), (d), and (e) (Existing Facilities); 15302 (Replacement or Reconstruction); and 15332 (In-fill Development Projects) of the CEQA Guidelines as the project includes only structural alterations, repairs, and an interior remodel to an existing residence; and

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

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

1. The Conditional Use Permit and Coastal Development Permit are approved, making the Findings outlined in Exhibit 1.
2. The Conditional Use Permit and Coastal Development Permit for the project shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

***PASSED, APPROVED, AND ADOPTED*** this 6th day of November 2023, by the following called vote:

AYES: Commissioners:

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

---

Jane 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 6th day of November 2023.***

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

**Pura Residence Repairs & Alterations**  
**23-2230-CUP/CDP**

**November 6, 2023**

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

**PLANNING COMMISSION HEARING  
PROJECT 23-2230-CUP/CDP  
NOVEMBER 6, 2023**

**PURA RESIDENCE REPAIRS & ALTERATIONS  
REQUESTED BY RANDY PURA & ALY MORITA**

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

**1.0 Administrative Findings**

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

**1.1 Procedures**

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

- a. An application for a Conditional Use Permit and Coastal Development Permit was submitted on June 29, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on September 29, 2023. Said application and all related materials have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General Plan/Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

## 1.2 California Environmental Quality Act Findings

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15301(a), (d), and (e) (Existing Facilities); 15302 (Replacement or Reconstruction); and 15332 (In-fill Development Projects) of the Guidelines for the implementation of the California Environmental Quality Act (CEQA). Class 1 Categorical Exemptions include but are not limited to repair, maintenance, and minor alterations of existing structures involving negligible or no expansion of use beyond those existing at the time of the lead agency's determination. Class 1 Exemptions allow for interior and exterior alterations, restoration/rehabilitation of damaged or deteriorated structures, and construction of small additions. Class 2 Exemptions allow for replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced. Class 32 Exemptions consists of projects that are categorized as "in-fill" development provided 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; 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.

The proposed project involves structural alterations, repairs, and an interior remodel to an existing single-family residence. No increase in square footage, change of use, or significant alteration of the residence's exterior appearance would occur as a result of the proposed project. 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.

## 1.3 Conditional Use Permit Findings

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

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

As discussed in the Planning Commission staff report dated November 6, 2023 and hereby incorporated into these Findings by reference, the project includes structural alterations, repairs, and an interior remodel to an existing legal-nonconforming single-family residence. The residence is legal-nonconforming as to the street-side setback, rear setback, and parking. Some of the proposed work includes structural alterations/repairs to portions of the residence located within the required setbacks, and therefore requires that a Conditional Use Permit be approved to allow the remodel and repairs.

The existing site layout with two small dwelling units situated on the property is typical of the types of structures originally built in the City's beach and downtown neighborhoods. It is common for these structures to encroach into required current setbacks, lack required onsite parking and not comply with all current development standards. The proposed remodel/repair project would address deferred maintenance issues and improve the livability of the existing residence without resulting in any increases to the size, scale, mass, height or intensity of the existing use. The existing legal-nonconforming condition (i.e., a single-family residence with setback encroachments) would be maintained. Allowing the repairs/remodel to occur while maintaining the legal-nonconforming site conditions is consistent with the types of projects permissible in the PRD zone district with the approval of a Conditional Use Permit and Coastal Development Permit pursuant to CMC §14.82.061.

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

The project site is located along Olive Avenue between Eighth Street and Willow Place, and is adequately served by the existing street network in the area. The proposed residential repairs and remodel at 761 Olive Avenue will not generate any new traffic or parking demands as no new dwelling units or additional living areas are proposed. The project would therefore be adequately served by existing streets and highways.

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

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

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

The proposed project consists of structural alterations, repairs, and an interior remodel to an existing single-family residence. The project would not increase the habitable capacity nor increase the habitable square footage of the residence. Municipal Code §14.82.061 requires a Conditional Use Permit to allow structural alterations to the residence while allowing the existing legal-nonconforming conditions to continue. With the approval of the Conditional Use Permit and Coastal Development Permit, the existing nonconforming conditions would be allowed to remain, however the repaired residence would be brought up to current building and safety requirements. The project therefore would not impact the health, safety and general welfare of the neighborhood as the existing use or intensity will not be affected.

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

The project involves structural alterations, repairs, and an interior remodel to an existing single-family residence. The residence is legal-nonconforming as to setbacks and parking, and therefore requires that a Conditional Use Permit be approved to allow the structural alterations/repairs proposed as part of the project. As discussed in the Planning Commission staff report dated November 6, 2023 and hereby incorporated into these Findings by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design, and Noise Element Objectives and Policies in that the project involves upgrades to an existing residence in its present location and configuration. As the existing arrangement would be maintained, the improvement can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The use of the residence will not change.

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

The proposed project involves structural alterations, repairs, and an interior remodel to a single-family residence in a developed urban area and does not impact natural environments, habitat areas, or wildlife. The construction activities have been conditioned to avoid water runoff, dust, noise, and other impacts to the surrounding neighborhood. Conditions of Approval are included as Exhibit 3 of the Planning Commission Resolution. The project therefore would not cause a substantial impact to the environment.

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

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

#### **1.4 Nonconforming Structure Findings**

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

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

As discussed in the Planning Commission staff report dated November 6, 2023 and hereby incorporated into these Findings by reference, the property and the subject existing residence is legal-nonconforming in terms of setbacks and parking requirements. The proposed project would entail structural alterations, repairs, and an interior remodel to the existing residence. Some elements of the repairs include replacing deteriorated floor joists and framing due to rot and water damage.

The proposed remodel would have no effect on the size, bulk, scale, or height of the existing residence. The project would not change the placement or orientation of the home relative to the property lines or street edge. Nor would the proposed project significantly alter the appearance of the residence as viewed from adjoining streets or parcels. The repairs and remodel would, however, improve the livability of the existing residence by updating the interior finishes, improving energy efficiency, and addressing deferred maintenance. In light of these factors, it is not anticipated that the proposed repairs to preserve and extend the life of the existing residence would pose an adverse effect on the surrounding neighborhood.

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

The term “habitable capacity” is not defined in Chapter 14.82. However, reading that chapter in context, the Planning Commission has previously interpreted the restriction in CMC 14.82.061 on increasing habitable capacity to refer to a restriction on adding additional dwelling units (See CMC 14.82.010(3)). The property is presently developed with two detached dwelling units. The project would reduce the number of bedrooms in the unit from two down to one, and would not result in a net increase to the number of units maintained on the property; therefore, this finding can be made.

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

The Planning Commission finds that the continued existence of a nonconforming residence outweighs the purpose behind uniform application of the City’s zoning regulations. CMC 14.82.061 authorizes structural alterations to a nonconforming structure if the improvement(s) will address the shortage of adequate housing in the City. The existing residence is a contributing example of the smaller, historic homes that help create the downtown area’s “small beach town character,” and would provide long-term housing. Approval of the Conditional Use Permit would allow the owners to repair and upgrade the residence. The Commission finds that the policy of promoting adequate housing is advanced when improvements result in safer, modernized, and improved living conditions for the residents without imposing significant impacts on the community or environment.

## 1.5 Coastal Development Permit Finding

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

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

The project involves structural alterations, repairs, and an interior remodel to an existing single-family residence. The existing residence is legal-nonconforming as to setbacks and parking, and therefore requires that a Conditional Use Permit be approved to allow the structural alterations included in the proposed remodel. As discussed in the Planning Commission staff report dated November 6, 2023 and hereby incorporated by reference, the project is consistent with the General Plan/Coastal Plan's applicable Land Use, Community Design Element, and Noise Elements Objectives and Policies in that the project involves minor improvements to an existing residence, which would remain substantially in its present configuration. As the existing improvements would be largely maintained, the proposed project can be found to fit within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size, and scale. The project would not result in any changes to the type, intensity, or character of the existing residential use of the property. Therefore, the project is consistent with the City's certified Local Coastal Program as shown.

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

**Pura Residence Repairs & Alterations**  
**23-2230-CUP/CDP**

**November 6, 2023**

- 1 (E) RESIDENCE - TO BE ALTERED
- 2 (F) 47' DAW TRAIL - TO REMAIN
- 3 (E) SINGLE FAMILY RESIDENCE - TO REMAIN  
NO EXTERIOR/INTERIOR WORK PROPOSED
- 4 (E) COVERED PORCH - TO BE DEMOLISHED.  
HATCHED AREA SHOWS PORTION OF COVERED  
PORCH TO BE RECONSTRUCTED.
- 5 (E) WOOD FENCE - TO REMAIN

- 1 (E) RESIDENCE - TO BE ALTERED
- 2 (F) 47' DAW TRAIL - TO REMAIN
- 3 (E) SINGLE FAMILY RESIDENCE - TO REMAIN  
NO EXTERIOR/INTERIOR WORK PROPOSED
- 4 (E) COVERED PORCH TO BE DEMOLISHED.  
HATCHED AREA SHOWS PORTION OF COVERED  
PORCH TO BE RECONSTRUCTED.
- 5 (E) WOOD FENCE - TO REMAIN

☐ FOOTPRINT OF EXISTING RESIDENCE  
☒ INDICATES AREA OF REMODEL  
☐ PORTION OF (E) PORCH TO BE REMOVED

|                         |           |
|-------------------------|-----------|
| TOTAL NET LOT AREA      | 4/- 8,388 |
| LANDING COVERAGE AREA   | 4/- 1,850 |
| POSSIBLE AREA/OPEN YARD | 4/- 7,711 |

## OLIVE AVE



INTERIOR REMODEL OF EXISTING RESIDENCE/  
DEMOLITION AND RECONSTRUCTION OF (E) COVERED PORCH

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA LABOR CODE AND ALL APPLICABLE ORDINANCES, REGULATIONS, AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. CALIFORNIA LABOR CODE, CHAPTER 1, DIVISION 1, ARTICLE 1, SECTION 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 90

STUDY NO. 100-272

**RESILIENT FOUNDATION UPGRADE, CONTINUED**

1. NO CONTRACTING AGENCIES OR SUBCONTRACTORS  
2. NO CONTRACTING ON PROJECT PANEL  
3. NO FUND FOUNDATION OFFICIALS  
4. NO PLACE (E) EXTENSION DOORS, NO APRIL

NOTE: NO ALTERATIONS TO EXISTING MINIMUMS REQUIRED FOR  
SCHOOL POINTS. DESIGNED TO BE AN INFLUENTIAL  
POST IN THE AREA.

INTERIOR:  
1. ALTERATIONS TO EXISTING PARTITION WALLS  
2. REMODEL EXISTING KITCHEN

5. NEW MODEL EXISTING BATHROOM  
6. NEW PLUMBING FIXTURES TO REPLACE EXISTING  
7. NEW CLOSET AT EXISTING BEDROOM  
8. ALTERATIONS TO EXISTING LIGHT FIXTURES AND

**STRUCTURAL UPGRADE/ REPAIRS:**  
1. SEISMIC FOUNDATION UPGRADE  
2. REPLACE ROTTED BOTTOM PLATE AT (E) BREAKFAST

---

**OWNER:** RANDY PURA & ALY MORITA  
**PROJECT ADDRESS:** 761 OLIVE AVENUE  
CARPINTERIA, CA 91013

LAND USE ZONE: MUD  
ZONING DISTRICT: PRD-20

NOTES

EXISTING BUILDING SF: 716  
(C) SINGLE FAMILY RESIDENCE  
NET  
= 676 SF  
GROSS  
= 716 SF

PROPOSED BUILDING SF: 4,676 SF  
NET 4,716

© 2006 Blackwell Publishing Ltd  
Journal of Internal Medicine 260: 279–287

TOTAL AREA OF ALTERATION: 4,437.5F

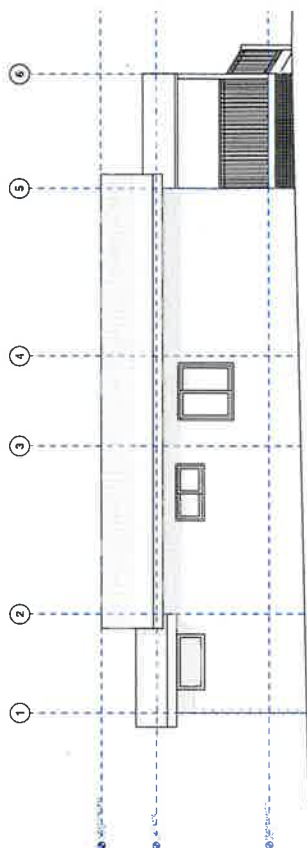
| FILE | TITLE              | DATE / SHEET | PLAN     |
|------|--------------------|--------------|----------|
| 4.0  | ST. JOHN'S CH. 431 | 7-10-70      | 11/10/70 |

A.5.0 ARCHITECTURAL DETAILS  
S.1.14 GENERAL NOTES / ABBREVIATIONS  
S.1.15 REFERENCE NOTES

S 1.1  
S 1.2  
S 1.4  
S 2.1

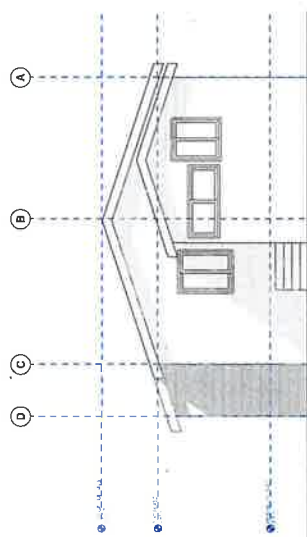
19 CHIEF 107





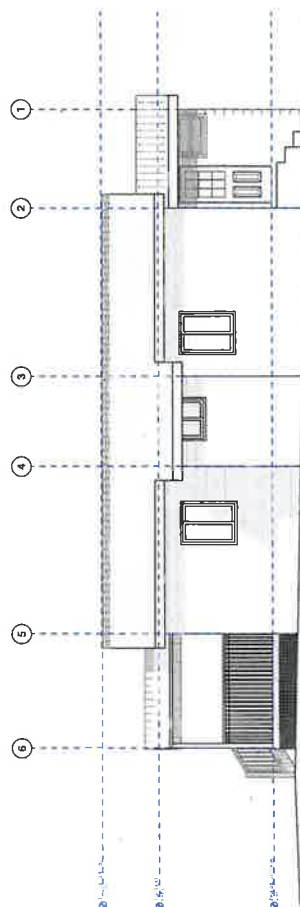
NO CHANGES OTHER THAN REMOVAL OF A PORTION OF THE FRONT PORCH.

**SOUTH ELEVATION - EXISTING**



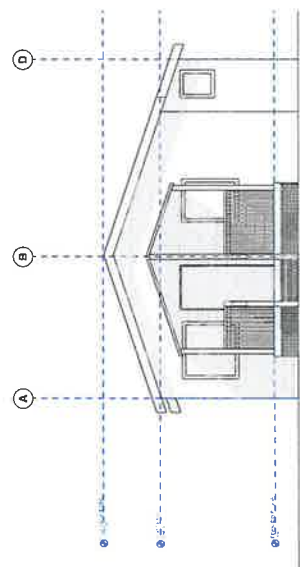
### HOW CAN WE STOP THIS FILMATION?

WEST ELEVATION - EXISTING



NO CHANGES OTHER THAN REMOVAL OF A SECTION OF THE FRONT PORCH

NORTH ELEVATION - EXISTING

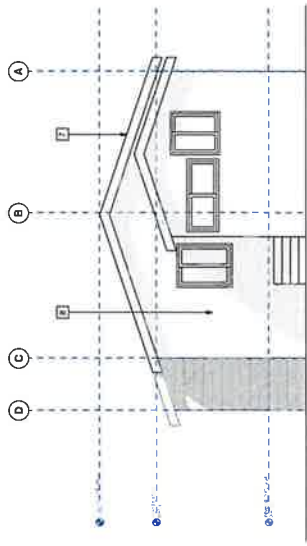


NO CHANGES OTHER THAN REMOVAL

EAST ELEVATION - EXISTING

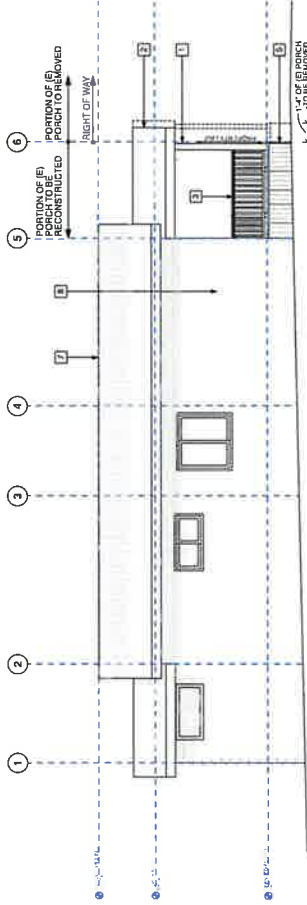
ELEVATION REFERENCE NOTES:

- 1 IN GAB POST
- 2 IN ROOF
- 3 IN RAILING
- 4 IN BEAM AND KING POST
- 5 UNDERSTORY VERTICAL BOARD SHIRT
- 6 IN STAIRS
- 7 (E) ROOF TO REMAIN
- 8 (E) STRUCTURE TO REMAIN



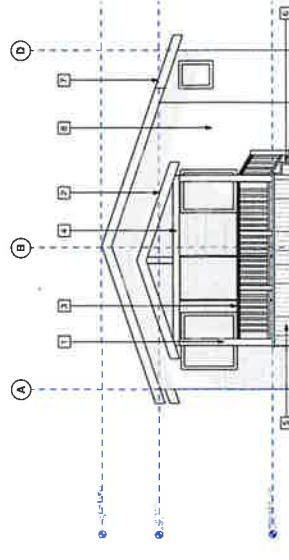
2 WEST ELEVATION - PROPOSED

NO CHANGES TO THIS ELEVATION



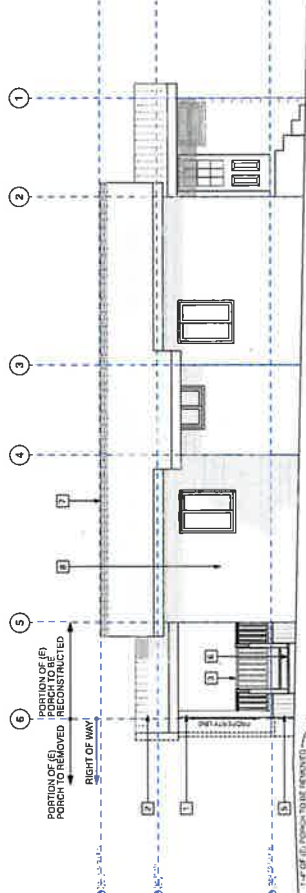
1 SOUTH ELEVATION - PROPOSED

NO CHANGES OTHER THAN REMOVAL OF A PORTION OF THE FRONT PORCH



4 EAST ELEVATION - PROPOSED

NO CHANGES OTHER THAN REMOVAL OF A PORTION OF THE FRONT PORCH



3 NORTH ELEVATION - PROPOSED

NO CHANGES OTHER THAN REMOVAL OF A PORTION OF THE FRONT PORCH

| DATE | DESCRIPTION |
|------|-------------|
|      | CONCEPTUAL  |
|      | PRELIMINARY |
|      | FINAL       |

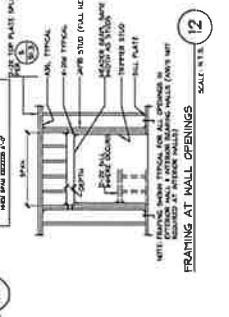
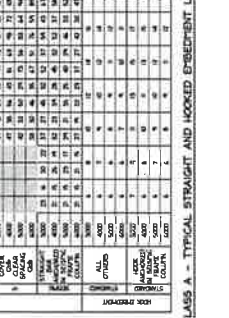
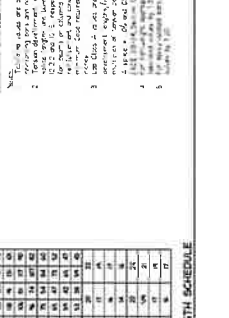
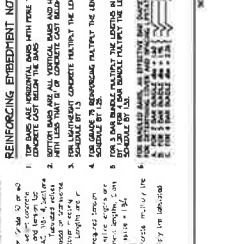








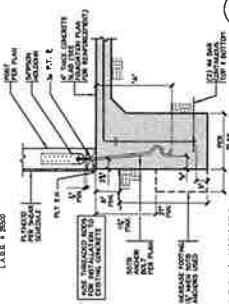
5  
IN OF  
CENTRAL BANC  
CENTRAL BANC  
EDS IN THE  
EDS IN THE  
S SCHEDULE  
TUS IN THE  
I SHALL BE I  
DATE



NOTE: SEE BELOW FOR LINKS TO OTHER

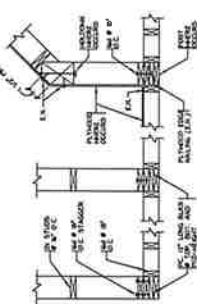
[illegible]

5075 ANCHOR BOLTS TO  
HOLD A FLUKE OF 5"  
DISTANCE FROM PAD



### HOLDOWN ANCHORS

NOTE: PROVIDE POST-HOLE STUD ANCHORS OCCUR PER SUGAR HILL SCHEDULE AND/



## TYPICAL STUD • INTERSECTIONS

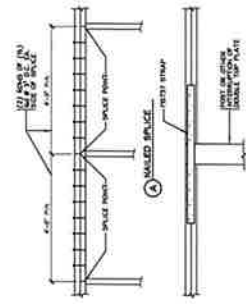
| LAG   | SCREEN DIAM. | PRINTED EMBED<br>(U/A/O ON DETAILS) | LEAD HOLE DIAM. |
|-------|--------------|-------------------------------------|-----------------|
| 1/4"  | 3"           | 1/8"                                | 1/8"            |
| 5/16" | 2 1/2"       | 3/16"                               | 1/8"            |
| 3/8"  | 2"           | 3/16"                               | 3/16"           |
| 7/16" | 3 1/2"       | 1/4"                                | 1/4"            |
| 1/2"  | 4"           | 1/4"                                | 1/4"            |
| 5/8"  | 5"           | 3/8"                                | 3/8"            |
| 3/4"  | 6"           | 3/8"                                | 3/8"            |
| 7/8"  | 7"           | 1/2"                                | 1/2"            |
| 1"    | 8"           | 5/8"                                | 5/8"            |

NOTE: DO NOT WRITE IN THESE SPACES

3. THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER.

4. A ROW OF OTHER LAMINATE SHALL BE JOINT ON THE LAG SCREWS OR IN THE LEAD HOLES TO PREVENT DAMAGE TO THE LAG SCREWS.
5. THE REINFORCING CEMENT SHALL BE JOINT INTO THE DEPTH INTO THE SUPPORTING FRAMING MEMBER.

3  
SCALE: N.T.S.  
TYPICAL LAG SCREW INSTALLATION



DOUBLE TOP PLATE SPLICE

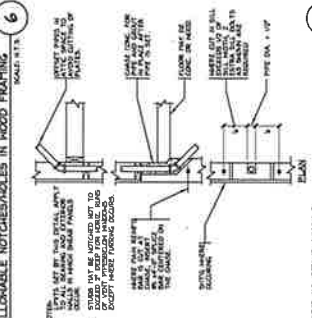


Ⓢ HOLES IN JOISTS

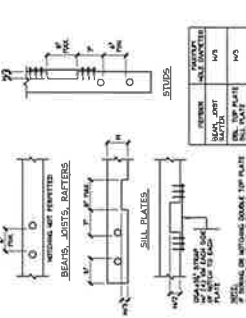
HOLES MAY BE DRILLED AT THE CENTER OF STUDS.

| Year   | 1990 | 2000 | 2010 | 2020 |
|--------|------|------|------|------|
| Yr MAX | 24   | 28   | 32   | 36   |
| Qr MAX | 24   | 28   | 32   | 36   |

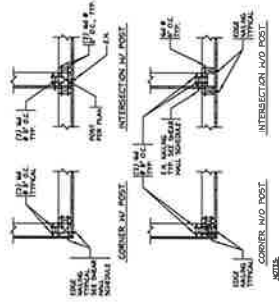
© LOCKED IN STUDY



PIPE IN STUD WALLS

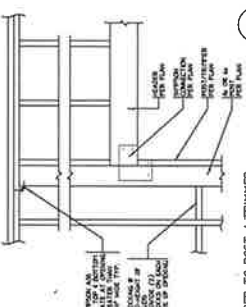


8  
DRILLING & NOTCHING IN SHEAR WALLS



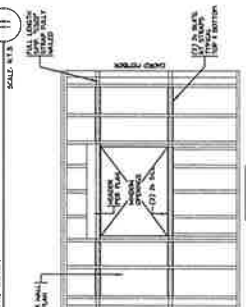
2. ALL STUDS 16" SPACE UNO  
INTERSECTING SHEAR WALLS

5-11-2008 5:11 PM SAN JUAN

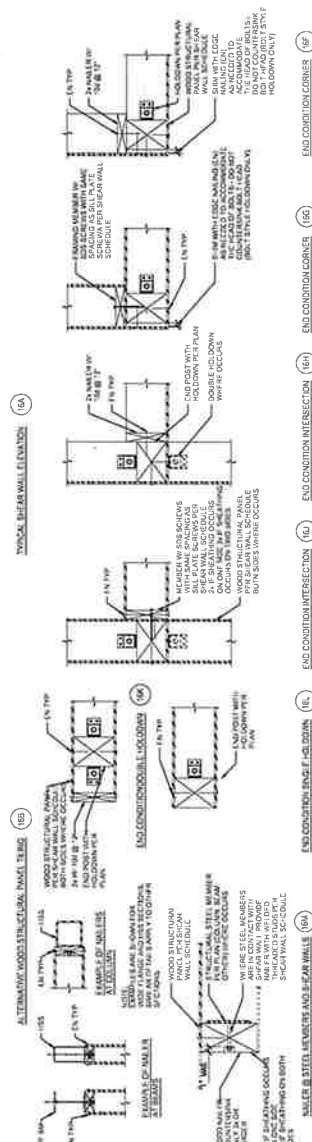


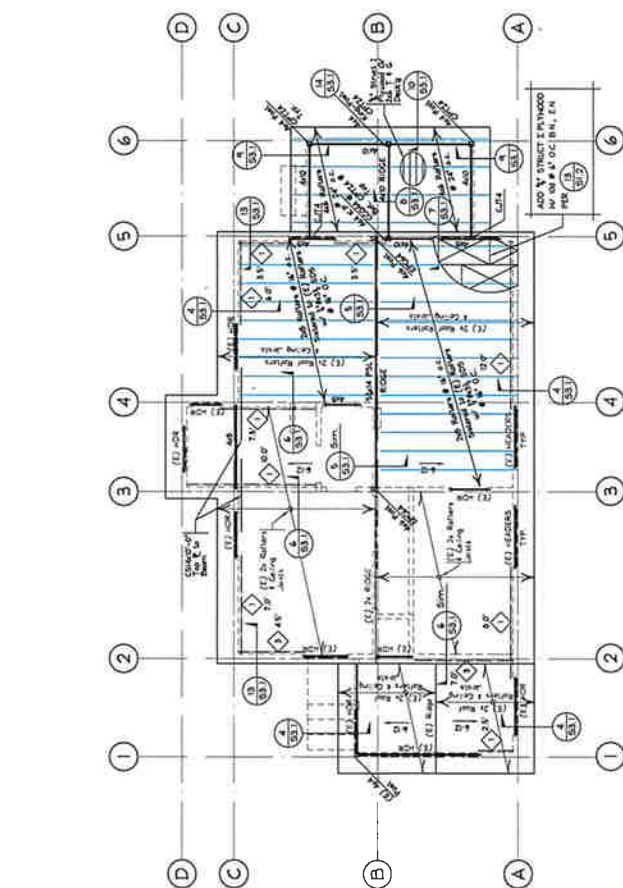
ER TO POST / TRIMMER

| CEILING JOIST SCHEDULE |      |         |
|------------------------|------|---------|
| SPAN                   | SIZE | SPACING |
| 10' - 11' 0"           | 2x4  | 6' 0"   |
| 11' 0" - 12' 0"        | 2x4  | 5' 0"   |
| 12' 0" - 13' 0"        | 2x4  | 4' 0"   |
| 13' 0" - 14' 0"        | 2x4  | 3' 0"   |
| 14' 0" - 15' 0"        | 2x4  | 3' 0"   |
| 15' 0" - 16' 0"        | 2x4  | 3' 0"   |
| 16' 0" - 17' 0"        | 2x4  | 3' 0"   |
| 17' 0" - 18' 0"        | 2x4  | 3' 0"   |



ORATED SHEAR WALL





RADE 

[illegible]

# FRAMING NOTES

1. NOTE TO ARCHITECTURAL DRAWINGS FOR FLOOR, SLAB, RAFTERS, AND ROOF: PROVIDE ALL DIMENSIONS AND LOCATIONS OF ALL DIMENSIONS FOR ARCHITECTURAL PLANS, CONTRACTORS TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION OF CONSTRUCTION.
2. JOIST: ALL JOIST SHALL BE 2" X 10" S4S, SPACED AT 16" O.C. UNLESS OTHERWISE NOTED.
3. RAFTERS SHALL BE 4" X 6" S4S, SPACED AT 16" O.C. UNLESS OTHERWISE NOTED.
4. SLAB SHALL BE 4" THICK, UNLESS OTHERWISE NOTED.
5. RAFTERS SHALL BE 4" X 6" S4S, UNLESS OTHERWISE NOTED.
6. RAFTERS SHALL BE 4" X 6" S4S, UNLESS OTHERWISE NOTED.
7. RAFTERS SHALL BE 4" X 6" S4S, UNLESS OTHERWISE NOTED.
8. RAFTERS SHALL BE 4" X 6" S4S, UNLESS OTHERWISE NOTED.
9. RAFTERS SHALL BE 4" X 6" S4S, UNLESS OTHERWISE NOTED.
10. RAFTERS SHALL BE 4" X 6" S4S, UNLESS OTHERWISE NOTED.

---

761 OLIVE AVENUE  
CARPINTERIA, CA  
FOR HANCOY PUNA & ALY MONTE

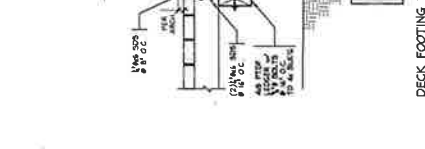
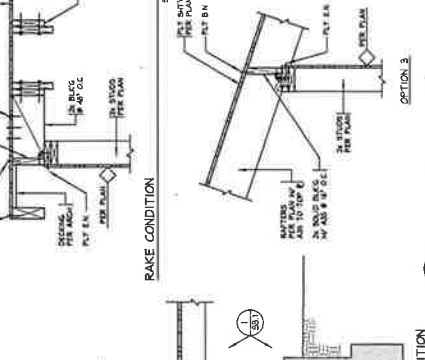
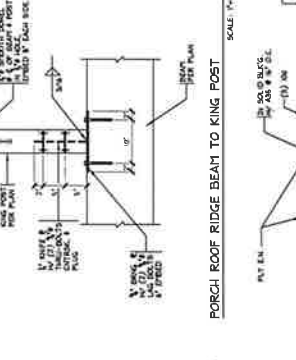
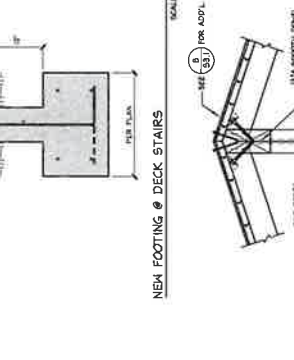
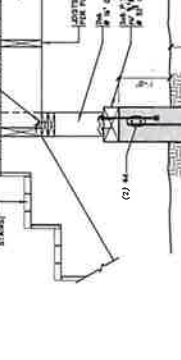
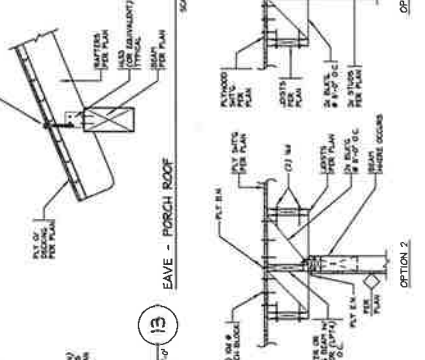
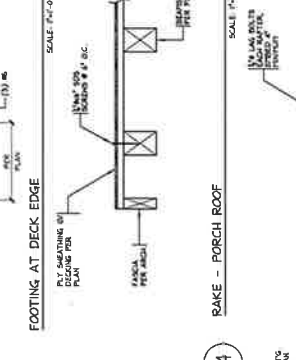
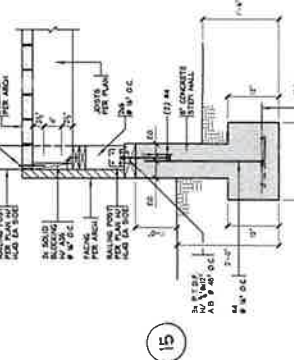
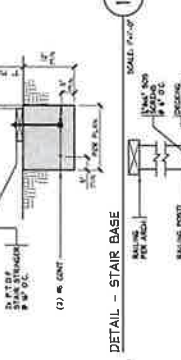
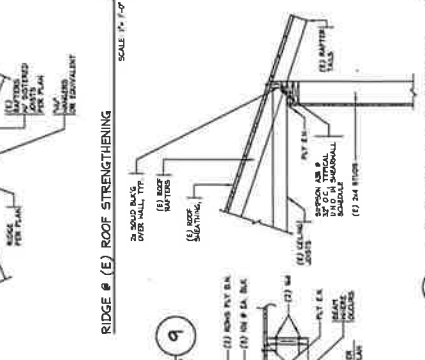
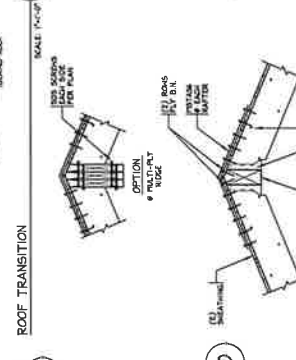
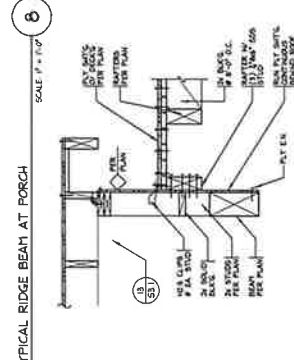
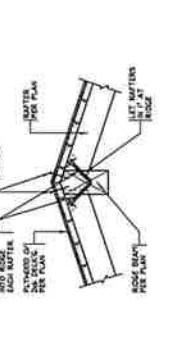
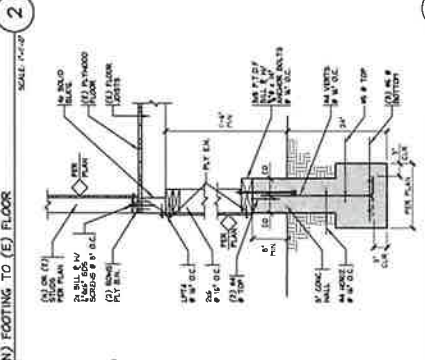
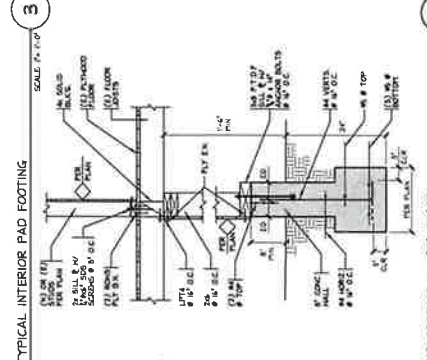
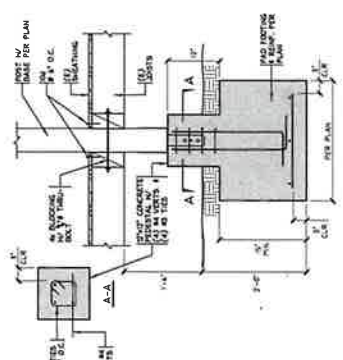
**SE** Inc.  
Studio engineers Inc.  
structural consultants

11111 Figueroa Street  
Santa Barbara, CA 93101  
P 805 967 2700  
F 805 967 2744  
Internet: [info@se-inc.com](mailto:info@se-inc.com)



10/13/2013

## S2.1



**Attachment A**  
**Exhibit 3:**  
**Recommended Conditions of Approval**

**Pura Residence Repairs & Alterations**  
**23-2230-CUP/CDP**

**November 6, 2023**

**PLANNING COMMISSION HEARING  
PROJECT 23-2230-CUP/CDP  
761 OLIVE AVENUE (APN 003-324-004)  
NOVEMBER 6, 2023**



**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL  
PURA RESIDENCE REPAIRS & ALTERATIONS**

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

**PROJECT DESCRIPTION**

1. This Conditional Use Permit and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated November 6, 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 Conditional Use Permit and Coastal Development Permit to allow structural alterations and repairs to an existing 716 square-foot single family residence, including: 1.) demolition and reconstruction of a new 90 square-foot front porch, 2.) seismic foundation upgrades, 3.) replacing exterior doors like-for-like, 4.) seismic roof framing upgrades, including new rafter connections in the living room, 5.) replacement of rotten wood members in the breakfast nook/laundry and bedroom, and 6.) an interior remodel. The existing siding and windows will be refurbished and reinstalled on the residence in the same locations. The total square footage of the residence would remain at 716 square feet and the maximum height of the residence would remain unchanged at approximately 14.75 feet.*

*The property and existing residence are considered legal-nonconforming in terms of: 1.) the street-side and rear setback requirements, and 2.) onsite covered parking. The proposed remodel/repair project includes structural alterations to*

*portions of the residence located within the required setbacks and would extend the life of the nonconforming structure. A Conditional Use Permit is required to allow these improvements to the existing nonconforming residence.*

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 locations of all exterior lighting fixtures shall be depicted on a Lighting Plan to be reviewed and approved by CDD. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.
3. All materials and colors used in construction shall be as represented to the City and any deviation will require the express review of the Community Development Department.
4. In the event archaeological remains are encountered during construction, 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 Building Permit and shall spot check in the field.
5. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in

place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

6. 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.
7. 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.
8. 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.
9. 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.

## **CITY RULES & REGULATIONS/LEGAL REQUIREMENTS**

10. This Conditional Use Permit and Coastal Development Permit are not valid until a Building Permit for the development has been obtained. Failure to obtain said Building Permit shall render this Conditional Use Permit and Coastal Development Permit null and void. Prior to the approval of the Building Permit, all of the conditions listed in this Conditional Use Permit and Coastal Development Permit that are required to be satisfied prior to approval of a Building Permit must be satisfied. Upon issuance of the Building Permit, the Conditional Use Permit and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.
11. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Section 14.62.060 of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.
12. Any use authorized by this Conditional Use Permit and Coastal Development Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit and Coastal Development Permit. Any Building Permit issued pursuant to this Conditional Use Permit and Coastal Development Permit shall expire upon expiration or revocation of the Conditional Use Permit and Coastal Development Permit. Conditional Use Permit and Coastal Development Permit renewals must be applied for prior to expiration of the Conditional Use Permit and Coastal Development Permit.
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 one year after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit and Coastal Development Permit null and void.
15. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.
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 Building Permit.

17. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.
18. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.
19. 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.
20. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.
21. 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.
22. 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.
23. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Conditional Use Permit and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

24. 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.

#### **SPECIAL DISTRICT CONDITION LETTERS**

25. Compliance with the attached Departmental and District letters is required as follows:
- a) City of Carpinteria Public Works Department, dated July 17, 2023,
  - b) Carpinteria-Summerland Fire Protection District, dated August 29, 2023,
  - c) Carpinteria Valley Water District Intent to Serve letter dated September 28, 2023, and
  - d) Carpinteria Valley Water District Conditions letter dated September 28, 2023.

Approved by the Planning Commission on November 6, 2023

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

---

Applicant/Property Owner

Date

# **CITY OF CARPINTERIA, CALIFORNIA**

---



## **Public Works Department Memorandum**

To: Syndi Souter, Associate Planner  
Community Development Department

From: Jesus Montiel, Engineering Technician

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

Date: July 17, 2023

Subject: 761 Olive Avenue, Project No. 23-2230-CUP/CDP

---

The Public Works Department has reviewed the project submittal dated June 29, 2023, and has the following conditions of approval:

### **CONDITIONS OF APPROVAL**

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.
2. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
3. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
4. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
5. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.
6. 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.
7. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.

8. 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.
9. 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).
10. 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.
11. 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.
12. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
13. 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**

RECEIVED

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

JUN 9 2023

COMMUNITY DEVELOPMENT

**INSTRUCTIONS:** Submit completed form to the City of Carpinteria Building and Safety. Prior to Building & Safety approval, submitted plans will be forwarded to the Carpinteria-Summerland Fire Protection District for review. Payment shall be made to: Carpinteria-Summerland Fire Protection District prior to FPC review. The application fee of \$343.00 must be paid by credit card, check or money order made out to the Carpinteria-Summerland Fire Protection District. Payment shall be made on line or at: 1140 Eugenia Place, Suite A, Carpinteria, CA 93013. The Fire District then will review the submittal and email a Letter of Condition to the City of Carpinteria and to the Applicant.

PLANNING NUMBER:

23-2230-CUP/CDP

DATE:

6/29/2023

1. Applicant: Brian Banks Phone: (805) 637-4306  
 Mailing Address: PO Box 50304 Email: \_\_\_\_\_  
 City/ State/ Zip Code: CHULA BARRADA, CA 93150
2. Property Owner: Randy Pura / Aly Medina Phone: \_\_\_\_\_  
 Mailing Address: 1172 S. MAIN ST #379 Email: \_\_\_\_\_  
 City/ State/ Zip Code: SALINAS, CA 93901
3. Project Address: 761 OLIVE APN: 003-324-004
4. Project Description: STRUCTURAL INTERIOR REMODEL
5. Existing square footage: (include non-habitable space): 716 SQ FT
6. Does existing building have a fire sprinkler system? YES ☐ NO ☒
7. Square footage of new construction, remodel, and alterations: NO CHANGE  
 (Including non-habitable space)
8. After project completion, will hazardous or flammable materials be on the premises?  
 YES ☐ NO ☒ If yes, describe fully \_\_\_\_\_
9. Describe project water source for fire protection (water district, private water co., etc.)  
DISTRICT METER

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

Brian Banks  
 Applicant name (print)

[Signature]  
 Applicant signature
**Fire District Use Only**Approved with attached conditions ☒Approved ☐

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Todd Jenkins

Comments: \_\_\_\_\_

Digitally signed by Todd Jenkins  
 DN: C=US, E=tjenkins@csfd.net,  
 O=Carpinteria-Summerland Fire  
 Protection District, CN=Todd Jenkins  
 Reason: I am approving this  
 document  
 Date: 2023.08.29 09:57:01-0700



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

---

## 761 Olive Ave Carpinteria CA 93013, July 10, 2023

|                           |                                        |
|---------------------------|----------------------------------------|
| Location                  | 34.394557, -119.516838                 |
| Status                    | ■ Planning Complete                    |
| Submittal Date:           | July 10, 2023                          |
| Project Address/Location: | 761 Olive Ave<br>Carpinteria CA 93013  |
| APN:                      | 003-324-004                            |
| Project Description:      | Interior remodel                       |
| Applicant:                | Brian Banks                            |
| Applicant Address:        | PO Box 50304<br>Santa Barbara CA 93150 |
| Applicant Phone Number:   | 805-637-4306                           |
| Applicant Email:          | brian@banksplanning.com                |
| Submittal Type:           | Planning                               |

### Planning/Conceptual Design

|                        |                 |
|------------------------|-----------------|
| Date Review Completed: | August 29, 2023 |
| Permit Number:         | 23-2230-CUP/CDP |
| Planner:               | Syndi Souter    |
| Plan Checker:          | Todd Jenkins    |
| Actions Taken:         | Letter sent     |

### PROJECT CONDITIONS:

#### Access Requirements:

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 Requirements:

Any existing townhouse or one-and two-family dwellings for which an application for building permits is filed or required to be filed with the City for any alteration, modification, remodel and/or addition that exceeds 50% of the existing square footage of the building floor area shall be required to install automatic fire sprinklers throughout the entire building.

**"Community First"**

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



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

---

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 CSFPD Ordinance 2019-01 imposition of fire protection fees for service: The applicant may be required to pay fees for additional plans reviews and/ or additional field inspections. The amount of the fee is as follows: A. Two Hundred Twenty-Four (\$224.00) Dollars for Additional Plan Review Fees will be assessed as additional plan reviews are completed. B. Two Hundred Ten (\$210.00) Dollars per hour for Field Inspections will be assessed for additional inspections.

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. Cash payment will not be accepted. Credit and debit cards can be used online. The link can be found at [Carpfire.com](http://Carpfire.com)

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 8/8/2023, 11:21:06 PM UTC

**"Community First"**

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



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

---

The above conditions apply to this project as submitted. 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 Valley Water District

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

September 28, 2023

Brian Banks  
PO Box 50304  
Santa Barbara, CA 93150

**SUBJECT: Request for Intent to Serve Letter regarding proposed project at 761 Olive Ave  
(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 proposes to demolish and rebuild the single-family residence covered porch, perform a seismic foundation upgrade, replace rotted bottom plate and rafters, remodel interior (no change in square footage), and install interior fire sprinklers. No change in use nor additional water meters are proposed.

Permit #: 23-2230-CUP

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 1 Drought Emergency (see Ordinance 22-1, [www.cvwd.net](http://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



Spencer Seale  
Field Engineering Technician

cc: TCM to account  
Brian King, District Engineer



# Carpinteria Valley Water District

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

September 28, 2023

Brian Banks  
PO Box 50304  
Santa Barbara, CA 93150

**SUBJECT: 761 OLIVE AVE; APN 003-324-004; ACCOUNT NUMBER 02-020375-04; PROJECT NUMBER 23-2230-CUP; DEMOLITION AND RECONSTRUCTION OF SINGLE-FAMILY RESIDENCE; INTENT TO SERVE WITH CONDITIONS**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 1 Drought Emergency; for more information on Ordinance 22-1, please visit the District website [www.cvwd.net](http://www.cvwd.net).

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

The subject property is currently served by a 0.75" residential water meter (Account #02-020375-04). Based on the plans dated August 7<sup>th</sup>, 2023, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off.
- All meters and backflow assemblies must be located back of walk and not fall within a path of travel or within a driveway.
- If fire sprinklers are required, the owner is responsible for installing a reduced-pressure principle backflow assembly (RP) at the water meter per District standard detail W-115-01. Any deviations from the standard detail must be approved by the District prior to installation. Fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- 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 [spencer@cvwd.net](mailto:spencer@cvwd.net) or 805-684-2816x124.

Very truly yours,  
Carpinteria Valley Water District

A handwritten signature in black ink, appearing to read "Spencer Seale".

Spencer Seale  
Field Engineering Technician

cc: TCM to account  
Brian King, District Engineer

**Attachment B**  
**CEQA Notice of Exemption**

**Pura Residence Repairs & Alterations**  
**23-2230-CUP/CDP**

**November 6, 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: Pura Residence Repairs & Alterations

Project Applicant: Randy Pura and Aly Morita

Project Location - Specific:

761 Olive Avenue, Carpinteria, CA 93013 (APN 003-324-004)

Project Location - City: Carpinteria

Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would allow structural alterations, repairs, and an interior remodel to an existing legal-nonconforming 716 square-foot single-family residence.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: Randy Pura and Aly Morita, property owners

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: §15301(a), (d), and (e), §15302, & §15332 
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The project includes only structural alterations, repairs, and an interior remodel to an existing residence 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: November 6, 2023**

**ITEM FOR CONSIDERATION**

**Off-Leash Dog Park Pilot Program**

Project 23-2261-TUP

Request for a Temporary Use Permit to allow a one-year pilot program for a fenced off-leash dog park located within Monte Vista Park; and to adopt a CEQA Exemption pursuant to §15303(e) and 15304(e) of the CEQA Guidelines.

**Report prepared by:** Megan Musolf, Management Intern  
Community Development Department

  
SIGNATURE

**Reviewed by:** Nick Bobroff, Director  
Community Development Department

  
SIGNATURE

**Owner:** City of Carpinteria

**Applicant:** City of Carpinteria Parks,  
Recreation & Community Services Department

**Project Location:** Monte Vista Park

**APN:** 001-080-038

**Zoning:** Recreation (REC)

**General Plan Designation:** Open  
Space/Recreation (OSR)



**I. RECOMMENDATION**

Adopt the attached Resolution No. PC-23-009, thereby approving Project 23-2261-TUP to grant a Temporary Use Permit to allow the City of Carpinteria Parks, Recreation, and Community Services Department to run a year-long pilot program for a fenced off-leash dog park located within Monte Vista Park; and adopt the CEQA Exemption pursuant to §15303(e) and 15304(e) of the CEQA Guidelines.

## **II. PROPOSED PROJECT DESCRIPTION**

**Temporary Use Permit:** The City of Carpinteria Parks, Recreation, and Community Services Department is requesting a Temporary Use Permit (TUP) to allow a fenced off-leash dog park to be temporarily located within the southeast corner of Monte Vista Park for up to one year. The dog park would function as a pilot program to judge the feasibility and success of an off-leash dog park within the City.

The dog park would be approximately 160 feet long by 90 feet wide, totaling approximately 14,400 square feet in area. The dog park would be enclosed by 500 linear feet of 4-foot-tall minimum height black chain link fencing. Fence posts would be affixed by concrete bases set into the ground to ensure stability over the one-year period. A pedestrian and dog entrance/exit point would be located on the western side of the dog park, adjacent to the existing park trail for easy access and consisting of two consecutive gates with an enclosed space in between to prevent off-leash dogs from escaping. A double-wide locked maintenance gate would be located on the northern side to facilitate the mowing vehicles to enter the premises to maintain the lawn inside the dog park. Benches would be placed intermittently along the interior of the fence. A dog waste station providing waste bags and trash cans would also be placed within the dog park to ensure all dog owners are adequately able to clean up after their pets.

Other than the fencing and dog park amenities proposed above, no alterations or modifications to the existing Monte Vista Park are proposed.

## **III. BACKGROUND**

### **Site Characteristics**

Monte Vista Park is located on the northern edge of Carpinteria off of Bailard Avenue and is zoned Recreation (REC). The park is surrounded to the south by the Villa Del Mar and Casitas Village condominiums, the Vista de Santa Barbara Mobile Home Park to the southeast, and rural residential single-family homes with orchards to the west, north, and east. The western, northern, and eastern edges of Monte Vista Park are conterminous with the City limits. The park, including the parking spaces on the western side, is approximately 4 acres in size.

Monte Vista Park serves as a neighborhood park, offering a passive recreation area/lawn, children's play area, three barbecue sites, and a restroom facility. The barbecue sites are often reserved for private parties. The area proposed for the off-leash dog park is covered by grass, and would be configured such that existing trees would provide shade along the edges of the dog park.

### **Project History**

Carpinteria Dog Owners Group (C-DOG) is a local community organization that advocates for the establishment of dog parks and open off-leash areas in Carpinteria. C-DOG contacted the

City Council and City Staff in September 2018, asking that the City take action to create an off-leash dog park within Carpinteria. In response, the City Council heard a presentation on September 10, 2018 from the Parks, Recreation, and Community Services Department (PR&CS) that identified potential options for an off-leash dog park in the city. At the time, the Carpinteria Municipal Code (CMC) provided no allowances for off-leash areas. The Council authorized staff to pursue amending the CMC to allow for off-leash opportunities, and to prepare an off-leash dog park feasibility study.

The establishment of off-leash dog areas was included as a PR&CS work item in the 2019 annual Work Plan, and has also been included in all subsequent years' Work Plans. On March 11, 2019, PR&CS presented a Dog Park Feasibility Study, which offered several options including a Shared Use Park, which would allow for off-leash areas in certain areas of an existing park, and a Dedicated Dog Park, in which no other park use would be accommodated. The Dog Park Feasibility Study is attached as Attachment C. The City Council directed staff to consider off-leash areas at El Carro Park, Monte Vista Park, Lagunitas open space, and Dump Road, and to contact the Carpinteria State Park if feasible. El Carro Park and the Lagunitas site (acquired by the City in July 2019) were considered by Staff as the best candidates for further analysis.

On November 12, 2019, the City Council approved a first reading of Ordinance No. 733, which added provisions to the CMC for off-leash dog areas. On November 25, 2019, the Council voted to appropriate \$30,000 to fund professional design and engineering services for off-leash dog areas from the Park Improvement Fund, and also approved a second reading of Ordinance No. 733. The Ordinance went into effect December 26, 2019, and is attached as Attachment D.

At the September 14, 2020 City Council Meeting, PR&CS presented designs for fenced off-leash dog areas at Lagunitas open space, El Carro Park, and Monte Vista Park. The City Council voted to shelve all three designs and instead conduct a one-year pilot program at El Carro Park for an unfenced shared-use off-leash area at the large soccer field next to Girls Inc. The adopted motion included a commitment to work with C-DOG on hours of operation, and to include C-DOG in future discussions of dog park locations. The topic was continued to September 28<sup>th</sup>, and the City Council voted to adopt Resolution No. 6006, establishing a portion of El Carro Park as an off-leash area for dogs at designated times of day. The motion also appropriated \$12,500 from the Parks Improvement Fund to the Parks Maintenance Account to fund certain improvements in El Carro Park.

On October 11, 2021, the Council heard a status report on the El Carro off-leash dog park pilot program nearly one year after it began. C-DOG collected daily usage data during the first year of the pilot program, and reported an average daily usage of 34 dogs, with a maximum of 56 dogs. While the off-leash area received a lot of community support from dog owners, concerns persisted from neighbors adjacent to El Carro Park regarding noise, dog waste, and dog owners allowing dogs off-leash outside of the defined area and hours. The Council voted to continue the pilot program for another year to November 1, 2022, and directed staff to research other locations for future pilot programs.

The City Council received another status report on January 23, 2023, and PR&CS concluded that even with combined efforts from C-DOG volunteers and City Code Compliance staff, the

supervision would be insufficient to meet the needs of a permanent off-leash program in a Shared Use format. On February 13, 2023, the Council directed staff to return with project plans for a dedicated off-leash dog park at Monte Vista Park and Lagunitas Park, and to officially conclude the pilot program at El Carro Park. These park locations were selected, in part, due to the ability to provide an open area physically separated from other recreational facilities (e.g., sports fields, picnic areas, playgrounds, etc.) and also adequately buffered from nearby residences, based on feedback received from the El Carro Park pilot program. At the June 12, 2023 Council meeting, the Council indicated continued support for an off-leash dog park in the City.

#### **IV. ENVIRONMENTAL**

This project can be found to be categorically exempt from environmental review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Class 3 Categorical Exemptions consist of construction and location of limited numbers of new, small facilities or structures, such as “accessory (appurtenant) structures including... fences” (§15303.e). The pilot program falls under Class 3 as the proposed fencing is an appropriate accessory structure within an existing recreation area, and the fencing is necessary for the creation of a dedicated dog area separate from the rest of Monte Vista Park.

Class 4 Categorical Exemptions consist of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Temporary uses of land with negligible or no permanent effects on the environment are included in Class 4. The pilot program falls under Class 4 as it is a temporary change in the layout and use of a portion of the park that would result in negligible effects to the park outside of the off-leash area, and non-permanent effects to the park within the off-leash area. Temporary effects to the land within the off-leash area include increased dog and pedestrian foot traffic, and small holes in the ground for the concrete fencepost bases.

As the project is consistent with these standards, the Categorical Exemptions are appropriate.

#### **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, and with the relevant policies and objectives of the City’s General Plan/Coastal Land Use Plan.

##### **CMC, Title 14, Zoning Code Requirements**

CMC Chapter 14.64, Temporary Use Permit (TUP), governs the applicability and processing of TUPs in the City of Carpinteria. According to §14.64.010, Purpose and Intent, a TUP will be required “*for facilities and related development needed for certain types of temporary activities such as amusements, recreation, sales and construction. The intent is to establish procedures for permitting such uses with*

*appropriate standards and conditions to ensure that the uses are conducted in accordance with all applicable city regulations.”*

Chapter 14.64.040 describes the types of uses typically permissible under a TUP. The primary listed uses include carnivals and fairs, outdoor craft and art shows, and use of mobile homes or trailers for temporary uses associated with construction projects. However, §14.64.040 also includes: *(6.) Other temporary uses, structures, or development which in the opinion of the community development director or planning commission, are similar to the uses listed in this chapter.* Staff believes that a TUP is the most appropriate permit path for a dog park pilot program, as recreation is one of the activities included within §14.64.010, Purpose and Intent, and the pilot program is proposed to run for one year. Additionally, §14.64.030, Processing, states *“The community development director may refer the application for a temporary use permit to the planning commission when in his judgment there may be public interest, controversy, issues requiring a public forum, or due to the nature of the request.”* The prior El Carro Park pilot program generated significant interest, both positive and negative, within the local community, and thus the Director felt the TUP should be considered by the Commission at a public hearing.

According to CMC §14.64.060, prior to approving a TUP, the Community Development Director or Planning Commission (whichever is applicable) shall make all of the following determinations:

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

In response to feedback received from the El Carro Park pilot program, the proposed year-long pilot program would aim to mitigate some of the negative effects reported by neighbors, mainly noise and dog waste complaints, by containing the off-leash area within a fenced enclosure. The proposed temporary dog park location is also physically separated from nearby residents by a landscape buffer and Pandanus Street. Permitting a dog park does, by nature, introduce some level of noise and activity to the area that cannot be entirely mitigated or controlled. However, the proposed Conditions of Approval for the project, as well as the “see something, say something” involvement at the site by C-DOG members, would help model proper use of the dog park and keep nuisances to a minimum for nearby residents.

Implementing an off-leash dog area at Monte Vista Park may increase traffic and parking demand in the area. Monte Vista Park provides 20 parking spaces, two of which are ADA accessible, as well as bicycle parking. There is also on-street parking along the southwest edge of the park, and angled on-street public parking in the adjacent neighborhood, although this is typically used by residents. Soccer teams have been regularly using Monte Vista Park during recent months for practices, with an estimated maximum of 50 cars present at the same time. Soccer practices will end in December. The City has received no traffic or parking complaints as a result of soccer practices at Monte Vista Park,

demonstrating the area's capacity for parking. And while the El Carro Park pilot program usage data is not entirely comparable to this proposed pilot program, that site had a daily average of 34 dogs spaced throughout the day. Likewise, 34 cars spread throughout the day could be accommodated by available parking on-site and nearby. The long-term goal is to conduct pilot projects at multiple locations within the City, so that the off-leash fenced dog parks can be appropriately integrated as multiple neighborhood-level parks instead of one community-level park that serves all Carpinteria dog owners.

Project consistency with the City's General plan and Coastal Land Use Plan is discussed in the next section of this report. The CMC does include language for off-leash dog areas, implemented by Ordinance No. 733 mentioned previously. Chapter 6.04.230 - Dog Leash Requirements, states that leash requirements applicable within the City do not apply to "areas designated as off-leash dog areas under the control of the City and pursuant to" the listed provisions, including implied consent and waiver of liability when entering an off-leash area, and the requirement that individuals utilizing off-leash areas comply with all rules that apply to the off-leash area.

Monte Vista Park is zoned REC- Recreation. Pursuant to CMC Chapter 14.38.040, a dog park would be a permissible type of recreational use subject to approval of a Development Plan. However, because this is a temporary pilot program, a TUP is the most appropriate permitting path at this time. Any future permanent off-leash dog area in a parcel zoned REC would require Development Plan approval.

The park design (e.g., location, size, fencing, etc.) was conceived by the City's former PR&CS Director, Matt Roberts, in consultation with representatives from C-DOG and based on lessons learned from the El Carro Park pilot program. The state legislature has chosen to immunize public agencies from liability for dog bites that occur at a dog park (Gov. Code § 831.7.5), while leaving other avenues of liability open, such as dangerous condition of public property. However, the City has a powerful defense in design immunity, so long as the plan or design creating the alleged dangerous condition was reasonably approved in advance of the construction or improvement by the City Council or some other body or employee exercising discretionary authority to give such approval.

Finally, pursuant to CMC 14.64.070, the Community Development Director or Planning Commission (whichever is appropriate) may impose reasonable conditions on a TUP as necessary to meet the purposes of the Zoning Code. Such conditions may include, but are not limited to:

1. *Yard setback and open space requirements;*
2. *Parking;*
3. *Fences, walls, or other screening;*
4. *Signs;*
5. *Vehicular ingress and egress;*
6. *Landscaping and maintenance;*
7. *Control of lights, noise, odor, vibration, or other nuisances;*
8. *Hours of operation;*
9. *Time limit for the temporary use permit: except where a shorter time period is provided, not to exceed one year;*
10. *Removal of the temporary use and cleanup of the premises, including assurances that removal will be accomplished in a satisfactory manner. The community development director or*

*planning commission may require a bond or cash deposit to ensure that the temporary use is conducted in accordance with all applicable city standards and conditions.*

Appropriate conditions related to items above have been included in the attached recommended project conditions of approval (Attachment A, Exhibit 3). They include, but are not limited to, hours of operation, a limit of three dogs per handler, rules for the off-leash area, signage, and assignment of PR&CS to restore Monte Vista Park to its regular state once the TUP expires.

### **General Plan/Coastal Land Use Plan**

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

#### **Land Use Element**

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

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

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

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

The proposed project entails creating a space for dog owners and dogs to safely recreate while dogs are off-leash. Monte Vista Park is zoned Recreation; an off-leash dog area is consistent with the types of use anticipated in this zone district. The City continues to own and maintain the parcel, and is working with the community group C-DOG to ensure the off-leash area is maintained and used in a manner that continues to be compatible with surrounding residential areas and other park activities. The proposed temporary use is sited at the City's edge, but would not intensify development in the area nor affect natural or agricultural resources. The proposed temporary use would have no impact on coastal resources, including but not limited to, public coastal access, visitor-serving commercial uses, agriculture, or environmentally sensitive habitats. Monte Vista Park is currently serviced by restrooms and passive recreation amenities, and includes on-site parking. Thus, the project can be found consistent with the above Objectives and Policies.

### Community Design Element

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

**Objective CD-11.** *Existing public spaces should be maintained, and new public spaces should be incorporated into neighborhoods and districts as an important aspect of their design.*

**Policy CD-11a.** *Open space, in the form of parks and greens should be an integral part of each neighborhood plan, not configured as residual space unusable by the residents.*

**Policy CD-11b.** *Public spaces should be located and designed to encourage their use during the day and in the evening. The time and type of use for each space should be planned to be compatible with adjacent land uses, and with any existing flora and fauna that are to be preserved.*

**Policy CD-11d.** *Small neighborhood parks and greens (or micro-parks) suitable for unstructured play and relaxation should be provided in each neighborhood. Larger parks should be sited on larger streets along neighborhood edges.*

The proposed temporary use would not affect any views of the mountains or sea, and the proposed fencing would be four to six feet tall. The existing park is important because it provides recreational amenities to a denser residential neighborhood, and the proposed temporary use would still allow for enjoyable passive recreational use of the majority of the park outside of the off-leash area. In addition, the City does not currently provide a place for dogs to legally exercise and socialize off-leash, and dog owners constitute a significant percentage of the local population. This temporary use would serve as a pilot program to assess how an off-leash dog area could benefit the dog owner population in the long term.

### Sub-area 4 Design Guidelines (The Northeast)

**Objective CDS4 -3:** *Enhance existing residential neighborhoods and ensure that new development improves the neighborhood scale and character.*

**Policy CDS4-b.** *Ensure that new development adjacent to designated city edges, abutting agricultural lands outside the city limits, are designed with rural and semi-rural elements and details, providing an appropriate transition and connection of the town to the countryside.*

The proposed temporary use would not alter the character of the surrounding residential neighborhood, and is aimed to improve the quality of life for local dog owners while mitigating effects on other park users and surrounding uses. The temporary dog park would maintain the recreational use of the parcel, which creates an attractive urban-rural boundary on the City's northeastern edge.

### Open Space, Recreation & Conservation Element

**Objective OSC-14:** *Provide for adequate park and recreation facilities to meet the needs of the community and visitors.*

**Policy OSC-14a:** *Increase coastal and recreational access for all segments of the population, including the disabled and elderly, while protecting natural resources, particularly environmentally sensitive habitat areas.*

**Implementation Policy 61:** *Support development of new or expanded park and recreation facilities as demand/need dictates. When latent demand for parks and recreation facilities is identified, adequate parkland and facilities shall be identified and pursued.*

As noted above, this pilot program aims to study how an off-leash dog park could better serve the dog-owning population of Carpinteria, a significant group. Dog owners currently do not have a place within the City to let their dogs exercise without a leash, and the City faces the issue of dog owners illegally allowing their dogs to be off-leash in City parks. This temporary park would create a facility that serves a population without any current recreational accommodations, and would allow Code Compliance to provide noncompliant dog owners with an option for their dogs to be off-leash. The off-leash area's design, with a four-foot minimum height fence, would help contain off-leash dogs to the designated area only, leaving the remainder of Monte Vista Park for others to enjoy, and enough space for a sport field north of the off-leash area to remain.

### Noise Element

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

Monte Vista Park is immediately adjacent to residential neighborhoods, a land use that is typically more sensitive to noise. An off-leash dog park does imply some increase in noise caused by dogs barking and playing. The pilot program aims to mitigate noise and other nuisance by restricting it to the fenced-off area, and not all areas of the park. Furthermore, the Conditions of Approval for the TUP limit the hours during which the off-leash area is open, further reducing potential nuisance noise.

## **VI. DEVELOPMENT IMPACT FEES**

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

## **VII. ACTION OPTIONS**

1. Adopt the attached Resolution No. PC-23-009, thereby approving Project 23-2261-TUP to grant a Temporary Use Permit to allow the City of Carpinteria Parks, Recreation, and Community Services Department to run a year-long pilot program for a fenced off-leash dog park at Monte

Vista Park; to accept the Notice of Exemption prepared for the project pursuant to CEQA Guidelines; and to adopt the Findings for approval in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (Staff's recommendation)

2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

## **VIII. ATTACHMENTS**

### Attachment A Resolution PC-23-009

Exhibit 1 – Findings for Approval

Exhibit 2 – TUP Application and Proposed Site

Exhibit 3 – Recommended Conditions of Approval

### Attachment B CEQA Notice of Exemption

### Attachment C Dog Park Feasibility Study, 2019

### Attachment D Ordinance No. 733

# Attachment A

Resolution No. PC-23-009

Monte Vista Off-Leash Dog Park Pilot Program TUP  
Project 23-2261-TUP  
November 6, 2023 Planning Commission Hearing

**RESOLUTION NO. PC-23-009**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
CARPINTERIA APPROVING TEMPORARY USE PERMIT 23-2261-TUP FOR A  
YEAR-LONG PILOT PROGRAM FOR A FENCED OFF-LEASH DOG PARK,  
LOCATED AT MONTE VISTA PARK (APN 001-080-038), REQUESTED BY THE CITY  
OF CARPINTERIA PARKS, RECREATION, AND COMMUNITY SERVICES  
DEPARTMENT.**

**WHEREAS**, the Planning Commission of the City of Carpinteria has considered an application for a Temporary Use Permit filed by the Parks, Recreation, and Community Services Department (PR&CS) on October 13, 2023 to allow a year-long pilot program for a fenced off-leash dog park at Monte Vista Park; and

**WHEREAS**, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on October 13, 2023; and

**WHEREAS**, the City Council of the City of Carpinteria has previously directed PR&CS staff to pursue a fenced off-leash dog park at Monte Vista Park; and

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

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA) under Guidelines Sections 15303 and 15304 as the project includes only temporary fencing and minor related amenities and would leave no permanent effects on the existing land; and

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

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

1. The Temporary Use Permit is approved, making the findings outlined in Exhibit 1.
2. The Temporary Use Permit for the project shown in Exhibit 2 is approved subject to the conditions set forth in Exhibit 3.

***PASSED, APPROVED AND ADOPTED*** this 6th day of November 2023 by the following 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 6th day of November 2023.***

# Attachment A

## Exhibit 1: Findings for Approval

Monte Vista Off-Leash Dog Park Pilot Program TUP  
Project 23-2261-TUP  
November 6, 2023 Planning Commission Hearing

## **EXHIBIT 1: FINDINGS FOR APPROVAL**

### **PLANNING COMMISSION HEARING**

#### **PROJECT 23-2261-TUP**

**NOVEMBER 6, 2023**

### **MONTE VISTA OFF-LEASH DOG PARK PILOT PROGRAM**

#### **TEMPORARY USE PERMIT**

#### **REQUESTED BY CITY OF CARPINTERIA PARKS, RECREATION, AND COMMUNITY SERVICES DEPARTMENT**

### **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 Temporary use Permit has been properly conducted as follows:

- a. An application for a Temporary Use Permit was submitted on October 13, 2023, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on the same day. Said application and all related materials have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's General plan/Local Coastal Plan, the Interpretive Guidelines of the Coastal Commission, and the California Coastal Act.
- c. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and residents within 100 feet of the property, and publication in the local newspaper, the Coastal View News.

#### **1.2 California Environmental Quality Act Findings**

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption Sections 15303(e) (new construction or conversion of small structures) and 15304(e) (minor alterations to land) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the categorical exemptions as the proposed off-leash area and fencing is an appropriate accessory structure within a recreation area, and the fencing is necessary for the

creation of a dedicated dog area separate from the rest of Monte Vista Park. It would be a temporary change in the layout and use of the park that would result in negligible effects to the park outside the off-leash area, and non-permanent effects to the park within the off-leash area. Approval of the temporary use would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

### **1.3 Temporary Use Permit Findings**

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

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

This pilot program aims to address lessons learned from the City's prior El Carro Park off-leash pilot program by enclosing the off-leash area with fencing, thus creating a clearly discernable difference between the off-leash area, where specific off-leash rules apply, and the rest of the park. The goal is to prevent off-leash dogs and related off-leash dog behavior from spreading to the entirety of the park, as was noted by opponents of the El Carro Park pilot program. Signage that is easy to read and posted regularly along the off-leash area fencing is required to help enforce appropriate behavior and dog owner responsibility. The Conditions of Approval for this TUP include requirements for signage and hours of operation for the dog park that aim to mitigate potential nuisances. Representatives from C-DOG will also regularly be present at the park to assist in monitoring and modeling appropriate dog park behaviors. Additionally, the proposed project is a temporary program and the TUP may be revoked if the off-leash area cannot continue to meet the required finding regarding neighborhood compatibility and avoidance of nuisances. With implementation of the design and mitigation measures noted above, this finding can be made.

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

Monte Vista Park has 20 dedicated parking spaces, two of which are ADA accessible, as well as bicycle parking. There is also on-street parking along the southwest edge of the park, and angled public on-street parking in the adjacent neighborhood along Bailard Ave, although this is typically used by residents. Parking was not observed to be an issue at the previous El Carro Park pilot program. Soccer teams have been using Monte Vista Park during recent months for practices, with an estimated maximum of 50 cars present at the same time. The City has received no traffic or parking complaints as a result of soccer practices at Monte Vista Park, demonstrating the area's capacity for parking. The surrounding neighborhood is moderate to high density housing, so there is also a population of residents within walking distance who would not need to drive to the dog park. Conditions of Approval for this TUP include limited hours for the off-leash area to mitigate impacts on parking to the surrounding neighborhood and other park users. With

implementation of the mitigation measures noted above, this finding can be made.

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

Traffic within the vicinity of Monte Vista Park is primarily limited to residents who live in the condominiums and apartments off of Bailard Ave, as well as visitors to the park who do not necessarily reside in the vicinity. There are no establishments in the area adjacent to Monte Vista Park that regularly draw large numbers of vehicles. The off-leash pilot program is not expected to cause an extreme and/or consistent increase in traffic to Monte Vista Park, and the limited hours required by the Conditions of Approval for this TUP aim to further mitigate impacts on traffic. Therefore, this finding can be made.

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

Monte Vista Park is zoned Recreation (REC) and has an Open Space/Recreation (OSR) land use designation. Dog parks and similar recreational uses are consistent with the types of uses permissible in this zone district. The proposed off-leash area would provide an additional recreational amenity to the community that does not currently exist.

The park design (e.g., location, size, fencing, etc.) was conceived by the City's former PR&CS Director, Matt Roberts, in consultation with representatives from C-DOG and based on lessons learned from the El Carro Park pilot program. The state legislature has chosen to immunize public agencies from liability for dog bites that occur at a dog park (Gov. Code § 831.7.5), while leaving other avenues of liability open, such as dangerous condition of public property. However, the City has a powerful defense in design immunity, so long as the plan or design creating the alleged dangerous condition was reasonably approved in advance of the construction or improvement by the City Council or some other body or employee exercising discretionary authority to give such approval.

Pursuant to CMC Section 14.38.040, a dog park is a permissible type of use within the REC zone district subject to approval of a development plan. However, because this is a temporary pilot program, a TUP is the most appropriate permitting path at this time. Any future permanent off-leash dog area in a parcel zoned REC will require development plan approval. Section 6.04.230 - Dog Leash Requirements, states that dogs may be off-leash within "areas designated as off-leash dog areas under the control of the City and pursuant to" the listed provisions. The existing Monte Vista Park and proposed off-leash area are consistent with General Plan/Coastal Land Use Plan policies regarding Land Use; Community Design; and Open Space, Recreation and Conservation. Therefore, this finding can be made.

# Attachment A

## Exhibit 2: Temporary Use Permit Application and Supporting Documentation

Monte Vista Off-Leash Dog Park Pilot Program TUP  
Project 23-2261-TUP  
November 6, 2023 Planning Commission Hearing

# CITY of CARPINTERIA

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



COMMUNITY DEVELOPMENT  
DEPARTMENT

OCT 13 2023

RECEIVED

## TEMPORARY USE PERMIT APPLICATION

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

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

Event Site Address Monte Vista Park  
Event Name Temporary Dog Park Assessor Parcel Number 001-080-038  
Name of Applicant City of Carpinteria Parks, Rec & Community Services Phone (805) 755-4432  
Email aidat@carpinteriaca.gov Mailing Address 5775 Carpinteria Ave, Carpinteria CA 93013  
Existing Property Use Public park Zone Designation REC

Proposed Temporary Use Fenced off area for a one year trial of an off-leash dog park.  
To be located in southeast corner of Monte Vista Park.

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

Please use additional sheets if necessary.

|                                                 |                                                                   |
|-------------------------------------------------|-------------------------------------------------------------------|
| DATE <u>October 2023</u> To <u>October 2024</u> | TIME <u>30 mins before sunrise</u> To <u>30 mins after sunset</u> |
| DATE _____ To _____                             | TIME _____ To _____                                               |
| DATE _____ To _____                             | TIME _____ To _____                                               |
| DATE _____ To _____                             | TIME _____ To _____                                               |

Type and quantity of equipment to be brought to the site: 500 linear feet of black chain link fencing, 4 ft tall, concrete bases affixing fence posts underground, double wide maintenance door, double pedestrian gate.

Will the use have an impact on traffic? If yes, please explain. No substantial impacts; many park-goers and dog owners walk to the location currently and will still be able to. The park provides on-site parking.

Will the event require offsite parking? Yes ☐ No ☒ If yes, please explain: \_\_\_\_\_

How many attendees? Varying Do you require the support of law enforcement? Yes ☐ No ☒

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

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

**Property Owner Information:**

Property Owner Name City of Carpinteria Phone (805) 755-4432 (Aida)

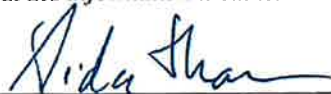
Property Owner Mailing Address 5775 Carpinteria Ave, Carpinteria, CA 93013

Property Owner Email Address aidat@carpinteriaca.gov

**Submittal Checklist:**

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

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



Signature of Applicant

10/12/23

Date



Signature of Property Owner

10/12/23

Date

Office Use Only

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

Approved by Community Development Director: YES \_\_\_ NO \_\_\_ Date: \_\_\_\_\_

Appealed to Planning Commission: YES \_\_\_ NO \_\_\_ Date: \_\_\_\_\_

Referred to Planning Commission: YES \_\_\_ NO \_\_\_ Date: \_\_\_\_\_

(Attach Staff Report, Conditions and Minutes)

Action: Approved \_\_\_ Denied \_\_\_

\_\_\_\_\_  
Community Development Director / PC Secretary

\_\_\_\_\_  
Date

**City of Carpinteria**  
**Community Development Department**  
**Temporary Use Permit Processing Guide**

**Please note:** Temporary Use Permit applications take a **minimum** of 20 calendar days to process once the application is deemed complete. Please submit your application far enough in advance of the event or activity to allow for permit processing. The permit process may take longer should the Community Development Director's decision be appealed or if the Community Development Director refers the review of the application to the Planning Commission. Applicants must also provide mailing labels detailed below.

**Processing Timeline**

- Step 1** Complete application is submitted to the Community Development Department for processing. Within 10 days of submitting a complete application, the Community Development Director will decide on the TUP request or refer the application to the Planning Commission.
- Step 2** The Community Development Department will mail notices of the application and the Director's or Planning Commission decision to the applicant and adjacent property owners and neighbors. Any aggrieved party may file an appeal of the Community Development Director's decision within 10 calendar days from the date of action pursuant to Carpinteria Municipal Code Chapter 14.78. Should the application be reviewed by the Planning Commission, the process will require more than 20 days to process.
- Step 3** If no appeal is filed within 10 calendar days, the Director's or Planning Commission's decision will become final.
- Step 4** If an appeal is filed, the Director's or Planning Commission's decision will be voided pending review and decision by the Planning Commission or City Council. The appeal would be heard at the next available Planning Commission or City Council meeting.

| <b>Step 1</b>                                                                                                                                                                                                                                                                                       | 10-day review period | <b>Step 2</b>                                                                                                                                                                       | 10-day appeal period | <b>Step 3</b>                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                     |                      | Decision on application made by the Community Development Director. Decision may be appealed to the Planning Commission.                                                            |                      | If no appeal is filed, the Director's decision will become final.          |
| Application is submitted and determined complete.                                                                                                                                                                                                                                                   |                      | Application may be referred to the Planning Commission by the Director. See schedule of available Planning Commission for scheduling. Decision may be appealed to the City Council. |                      | If no appeal is filed, the Planning Commission decision will become final. |
| <b>Step 4 - Appeal Process</b>                                                                                                                                                                                                                                                                      |                      |                                                                                                                                                                                     |                      |                                                                            |
| If an application is appealed, the decision will be reviewed by the Planning Commission or the City Council at the next available hearing date. Decisions made by the Director are appealed to the Planning Commission. Decisions made by the Planning Commission are appealed to the City Council. |                      |                                                                                                                                                                                     |                      |                                                                            |

**MAILING LABELS**

○ **300 FT. RADIUS MAP (OWNER) AND 100 FT. RADIUS MAP (OCCUPANT)**

Three sets of labels for property owners within 300' radius and occupants within 100' radius and applicable map may be obtained from S.B. County Assessor's Office @ 105 E. Anapamu St., Rm. 204, Santa Barbara, CA 93101, Phone 568-2550 or 568-3264 (Cost is ~ \$80, takes 2-3 days)

Applicants may have an independent contractor prepare the map and mailing labels. Consistent with the information obtained from the County, three (3) sets of mailing labels, 300 ft. and 100 ft. radius map that shall include the following:

- The subject parcel should be shaded in color,
- A 300-foot boundary line drawn around the subject parcel (owners),
- A 100-foot boundary line drawn around the subject parcel (occupants),
- Each of the affected parcels shaded in a different color,
- Parcel numbers on the affected parcels,
- A scale, legend and a north arrow,
- The name, address and phone number of the person preparing and certifying the map,
- All of the above information to be on 11 x 17 size paper ,
- Mailing labels shall include the owned or occupied parcel for which the label refers to, and
- Mailing labels identifying the current property owner on the most current Tax Assessor's Roll (not older than 30 days) AND Certification that the mailing labels are the most current available.

○ **THREE SETS OF LABELS ADDRESSED TO THE PROPERTY OWNER AND APPLICANT**

RECEIVED

OCT 13 2023

COMMUNITY DEVELOPMENT  
DEPARTMENT



# Attachment A

## Exhibit 3: Recommended Conditions of Approval

Monte Vista Off-Leash Dog Park Pilot Program TUP  
Project 23-2261-TUP  
November 6, 2023 Planning Commission Hearing



**CITY OF CARPINTERIA  
TEMPORARY USE PERMIT**

**Monte Vista Fenced Off-leash Dog Park Pilot Project  
Case 23-2261-TUP  
Monte Vista Park  
(APN 001-080-038)**

**FINDINGS OF APPROVAL**

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

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

**CONDITIONS OF APPROVAL**

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

**COMMUNITY DEVELOPMENT DEPARTMENT**

1. This Temporary Use Permit (TUP) approval is restricted to APN 001-080-038, known as Monte Vista Park, and is for a year-long pilot program, from the date that the off-leash dog park becomes operational, for an off-leash dog park (hereby referred to as “off-leash area” or “dog park”) located in the southeast portion of the parcel.
2. The final design details of the dog park shall be subject to the review and approval of the City Manager or his/her designee. Design details may include, but are not limited to, final

dimensions, location, fence height, number and location of entrances, and signage/trash receptacle locations.

3. Dogs shall be allowed off-leash only within the designated fenced area of Monte Vista Park. For the duration of the pilot program the area shall be designated for dogs to exercise and socialize while off leash, under the supervision of dog owners or dog handlers.
4. All other programs, uses, and facilities at Monte Vista Park shall continue to operate as usual and in a manner in compliance with CMC Chapter 14.38 – REC RECREATIONAL DISTRICT.
5. The fence shall be properly maintained and promptly repaired upon damage. Fencing shall not exceed 500 linear feet or enclose an area larger than approximately 14,400 square feet in area. The overall size and location of the fenced off-leash area shall be substantially in compliance with the approved project description and exhibits.
6. No dogs shall be allowed off-leash in Monte Vista Park until installation of the fence and gates has been completed and the off-leash dog area becomes operational.
7. The number of dogs a single person may bring into the off-leash area under his or her supervision shall be limited to a maximum of three (3) dogs.
8. Hours of operation for the off-leash area shall be restricted to 7:30 a.m. until 30 minutes after sunset.
9. C-DOG members are encouraged to be present on a regular basis at the dog park to collect and provide PR&CS with usage data at regular intervals. C-DOG leadership shall encourage its members to provide an example of compliant and considerate behavior at all times in and around the off-leash area.
10. C-DOG and PR&CS should promote alternative methods of transportation to dog park users, such as bicycling, walking, and carpooling, in order to mitigate traffic and parking demand at Monte Vista Park and the surrounding neighborhood.
11. The rules for the off-leash area shall include, at minimum, the following:
  - a. Owners are legally responsible for the behavior of their dog(s). Use of the off-leash area is at your own risk. Dogs must be leashed while entering and exiting the off-leash area. Dogs must remain leashed at all times when outside of the off-leash area. Dogs must be licensed and up to date on vaccinations.
  - b. Leaving dogs unattended is prohibited.
  - c. Owners/handlers must be within the off-leash area and supervising their dogs at all times with a leash readily available.
  - d. Limit of three (3) dogs maximum per handler.
  - e. Dogs must wear a collar with identification at all times while in the off-leash area.
  - f. Owners/handlers must clean up after their dog(s) immediately.

- g. Dogs in heat and puppies under four (4) months of age are prohibited.
  - h. Aggressive dogs must be muzzled or removed.
  - i. Children under age 13 must be supervised by an adult at all times.
  - j. Young children must be closely supervised
12. Signs shall be posted at a minimum of four (4) locations along the perimeter of the dog park, with one at each entrance and exit. Signage shall include the hours which the off-leash area is open, the rules for the dog park, and the phone number for Carpinteria Code Compliance. Signage shall be maintained throughout the duration of the pilot program and shall be printed in a clear, legible font.
13. At least one trash receptacle shall be kept within the dog park and serviced on the same schedule as other trash receptacles in Monte Vista Park.
14. Upon conclusion of the pilot program, PR&CS shall be responsible for removing all fencing and other temporary amenities for the dog park such as benches and dog waste stations from Monte Vista Park, and restoring the area to its pre-dog park condition.
15. The conditions of this approval supercede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans as they pertain to the Temporary Use Permit.
16. All requirements of the City of Carpinteria and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
17. The owner/applicant/developer ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Temporary Use Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permit fees, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.
18. Any proposed amendment to the approved project description or Temporary Use Permit application must be first reviewed and approved by the City. Minor amendments may be approved by the City Manager or Community Development Director. Major amendments or revisions will require review and approval by the Planning Commission.

19. In the event PR&CS wishes to extend the temporary pilot program for the off-leash area beyond the permitted one-year term, PR&CS shall apply for a new Temporary Use Permit and return to the Planning Commission for reauthorization. Should PR&CS seek to make the off-leash area permanent, an application for a development plan shall be submitted and reviewed pursuant to CMC Chapter 14.68.
20. If, at any time, the City determines that there has been, or may be, a violation of the findings or conditions of this TUP, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City.
21. This permit shall not be effective until a copy of the Conditions of Approval has been officially executed by PR&CS and filed with the Community Development Department. Acknowledgement of understanding conditions and agreement to comply shall be documented by supplying the City with a signed copy of the Conditions.

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

---

Applicant

Date

Attachments: Temporary Use Permit application and attachments dated October 13, 2023

# Attachment B

## CEQA Notice of Exemption

Monte Vista Off-Leash Dog Park Pilot Program TUP  
Project 23-2261-TUP  
November 6, 2023 Planning Commission

**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 93011

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

(Address)

Project Title: Monte Vista Off-Leash Dog Park Pilot Program

Project Applicant: City of Carpinteria Parks, Recreation, and Community Services Dept.

Project Location - Specific:

Southeastern corner of Monte Vista Park, APN 001-080-038

Project Location - City: Carpinteria Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

Temporary Use Permit to allow a year-long pilot program for a fenced off-leash dog park at Monte Vista Park. Approximately 14,400 square feet.

Name of Public Agency Approving Project: City of Carpinteria

Name of Person or Agency Carrying Out Project: City of Carpinteria Parks, Recreation, and Community Services Dept.

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(e) and §15304(e)
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The project is exempt under Sections 15303(e) (new construction or conversion of small structures) and 15304(e) (minor alterations to land) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The project meets the requirements for the categorical exemptions as the proposed off-leash area and fencing is an appropriate accessory structure within a recreation area, and the fencing is necessary for the creation of a dedicated dog area separate from the rest of Monte Vista Park. It would be a temporary change in the layout and use of the park that would result in negligible effects to the park outside the off-leash area, and non-permanent effects to the park within the off-leash area. Approval of the temporary use would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Lead Agency

Contact Person: Nick Bobroff Area Code/Telephone/Extension: 805-755-4407

**If filed by applicant:**

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

▪ Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

# Attachment C

## City of Carpinteria Dog Park Feasibility Study

Monte Vista Off-Leash Dog Park Pilot Program TUP  
Project 23-2261-TUP  
November 6, 2023 Planning Commission



**City of Carpinteria**  
**Dog Park Feasibility Study**  
**March 11, 2019**



## Table of Contents

- I. Introduction
- II. Types of Dog Parks
  - A. Shared Use Parks
    - 1. Evaluation of Shared Use Park Sites
      - i. El Carro Park
      - ii. Monte Vista Park
      - iii. Memorial Park
  - B. Dedicated Dog Parks
    - 2. Evaluation of Dedicated Dog Park Sites
      - i. Lagunitas Vacant Land
      - ii. Dump Road Vacant Land
      - iii. Carpinteria Creek Vacant Land
- III. Carpinteria Municipal Code
- IV. Dog Park Maintenance
  - a. Dog Waste
- V. Design Elements and infrastructure of a Dog park
- VI. City Liability
- VII. CJPIA Guidance
- VIII. Conclusions



## **I. Introduction**

This study was directed to be prepared by the Carpinteria City Council on September 10, 2018. Prior to that date, the City of Carpinteria received a request by a group of citizens who expressed an interest in the City accommodating more privileges for dog owners. The group has since formed as the Carpinteria Dog Owners Group (CDOG) and has attained 501(C)(3) status as a non-profit corporation. Specifically, the group asked the City to investigate relaxing its leash laws in specific areas and to look into a dedicated dog park.

Some Cities have adopted regulations that allow for off leash privileges in areas of existing parks (shared use parks). Shared use parks are parks that have a fenced area that off leash dogs are allowed. In some cases, the off leash area is not fenced. Some Cities have developed dedicated dog parks. Dog parks are now found in nearly every state.

A dedicated dog park is a designated public area where no other park use is accommodated. Since the 1970's, many dog parks have been established across the United States. They are becoming increasingly popular due to pet owners demand and local agencies willing to relax long established leash laws regulations. In most cities and other urban areas, dog owners are required to keep their dog on-leash when the animals leave their own premises.

In urban environments dogs are generally confined to a small kennel, portions of the home, or small sections of the yard. Typically, dogs are taken on daily walks, but because of strict leash laws, they cannot run free or easily socialize with other dogs. In nature dogs were pack animals and the need for domesticated breeds to interact with other members of its species remains a part of their nature (Society for the Prevention of Cruelty to Animals, 2006). A dog socializes through posturing and behavior and a leash may inhibit communication with other dogs. A leash restricts a dog's natural movements and a leashed dog can become territorial and protective. In order to prevent unwanted barking, jumping, or nipping, some dog owners avoid contact with other people who are walking dogs.

Some dog owners defy local ordinances and permit their dogs to run off-leash in vacant lots, beaches or parks. These individuals risk receiving fines and other retribution. Dog owners are financially liable if their dog causes an incident such as biting an individual or causes a bicyclist fall and injury; there is also the possibility their pet could be hit by a car.

Locally, Carpinteria valley is thought to have about 1,800 dogs with about one half of those residing inside Carpinteria City limits. Currently, the City has 631 licensed dogs on record. Every owner of a dog four months of age or older, kept or controlled in the City limits, must obtain a dog license and pay all required fees. In order to obtain a dog license proof of a current rabies certificate is required.



In a designated off leash area, providing a safe environment for both dogs and humans presents certain challenges. Legal liabilities, design considerations, behavioral characteristics of dogs, and environmental and health issues relating to dogs and humans must all be considered.

Dog parks are provided in our local area. Off leash areas are provided in Toro Canyon Park, The Douglas Family Preserve and Arroyo Burro Beach Park to name a few.

Dog parks also provide an important recreational outlet for humans too by bringing together dog lovers of all ages, health, social, and economic status. With dogs as social ice breakers encouraging conversations among users. These parks serve well to help build community as people get to know each other and share information about responsible pet ownership. Dog parks enable people with disabilities and senior citizens

who cannot always walk their dogs a safe alternative. By spending quality time with their pet at the dog park, owners strengthen bonds with their pet.

However, there are some dog training professionals who are critical of dog parks such as Ed Frawley. Mr. Frawley is a dog trainer and producer of over 120 dog training videos and DVDs, who has written an article entitled "Dog Parks Why They are a Bad Idea" written in 2005. He feels that dog parks are "well intended, but a bad idea" because most patrons do not understand the pack social structure. He states that many dog park patrons are irresponsible because they spend too much time socializing with the other humans rather than paying attention to their pet. He is concerned because patrons bring aggressive dogs into the park and patrons often ignore the posted rules such as permitting small dogs into the large dog section. If a dog is taken to a dog park, Frawley gives the reader sensible dog park advice such as "go to the park at off-peak hours to learn when the quiet times are".

Another individual who is wary on the idea of dog parks is Cesar Millan, author of Cesar's Way and star of the National Geographic Channel's Dog Whisper. He has written a book dealing with dog psychology, dog dynamics, dog aggression, and how to raise a balanced and healthy dog. Like Frawley, Millan is not fully supportive of dog parks because he believes that many dog owners do not understand "the power of the pack". He thinks that a dog park should be a place to help increase or maintain a dog's social skills and a place where a dog can spend time with other dogs. He does not think that a dog park should be a substitute for exercise and walking.

Ohlone Dog Park (also known as the Martha Scott Benedict Memorial Park), in Berkeley, California, is recognized as the first dog park in the world; it was established by the city of Berkeley as an experimental project in 1979. The park's steward, the nonprofit Ohlone Dog Park Association ([ohlonedogpark.org](http://ohlonedogpark.org)), has an ongoing partnership with the city to ensure the quality and historical significance of the facility.

As with The Martha Scott Benedict Memorial Park, many dog parks are supervised by an association of dog owners whose members can exert peer pressure to enforce the rules of the dog park. In many cases, the dog park group monitors the park's use, cleans up, raises funds for amenities, and serves as communications liaison with the city, neighborhood, and dog owners. In some cases, the core dog owner's group may



raise the funds necessary to build the park including fences and other amenities, supply dog waste bags, post signs, etc. However, funding may come from a corporate sponsorship or from the City. Some dog parks charge a usage or permit fee.

Agencies that have installed dog parks have considered several primary concerns; safety to humans and other dogs, noise generated from a concentration of barking dogs, sanitation problems from the build-up of feces, disturbance of wildlife or native plants and how to handle ongoing maintenance.

## **II. Types of Dog Parks**

### **A. Shared Use Parks**

One option is to allow for off leash areas within an existing City park or parks. The off leash area and other uses may overlap in the same area or may occur in separate areas of the park, but the uses are usually separated by a physical barrier such as a fence. It is also possible to assign special times allowing dogs off leash during a specific period of the day or week.

The City of Encinitas, CA, has three neighborhood parks that allow dogs off leash that also have children's playgrounds or other uses within the park. These uses are not separated by a fence, as the City did not want the children fenced in and did not want the dog area fenced off. Instead, Encinitas park uses are separated by time. Dogs are allowed off leash during certain hours and days of the week when children are less likely to be present. For example, every other weekday and one weekend day is available for off leash use and, on those days, the off leash time is restricted to early morning and late afternoon into evening hours. Scheduling off leash hours for early and late in the day allows people to exercise their dogs before and after work. The mid-day hours are reserved for other recreation uses.

Three Carpinteria parks were evaluated as a part of this study as possible shared use parks. These are El Carro Park, Monte Vista Park and Memorial Park.

### **1. Evaluation of Shared Use Park Sites**

Shared use park sites under consideration for the purposes of this study include El Carro Park, Memorial Park and Monte Vista Park. All of these city parks are in the vicinity of residential areas with Memorial Park and Monte Vista Park having the most multifamily housing nearby. All three sites have existing play structures and picnic areas. All the parks are already intensively used by the neighborhoods.

#### **a. El Carro Park**

El Carro Park is the largest and probably the most intensively used local park by organized sports including AYSO Soccer and Carpinteria Valley Little league. Because it is foreseeable that dogs in dog parks might become over-excited and aggressive it is plausible that the placement of dog parks near playgrounds, sports fields and picnic

areas could pose a high risk to the children in the playgrounds and less agile pedestrians.



The area preferred in El Carro park is in the northern field shown outlined in red. This 2.15 acre portion of the park is over 100 yards away from a children's play structure and picnic facilities. It is adjacent to a youth services facility (Girl's Incorporated), a private elementary school (Howard School), and 13 residences to the south and west. Use of this area would need to be time limited in a way similar to Encinitas parks and coordinated with sports use of the field.

In order to prepare this park for off leash purposes, fencing and regulatory signage would be required. When in operation, periodic code enforcement presence would be required. CDOG oversight would also be highly recommended.

## b. Monte Vista Park



Monte Vista Park is located in the eastern part of the City. It is smaller than El Carro Park. It does not typically have league sports but is often used for team practice. The preferred area is within 100 feet of a children's play structure, but the designated area could be reduced in size to increase the buffer area. The park is surrounded by multifamily housing and agriculture. In order to prepare this park for off leash purposes, fencing and regulatory signage would be required. When in operation, periodic code enforcement presence would be required. CDOG oversight would also be highly recommended.

### c. Memorial Park



Memorial Park is much smaller than the other previous mentioned parks. It is surrounded by multifamily housing and the park is intensively used. No organized sports formally use the park, but pick up games and team practices are common. Memorial Park has a high use by small children in the play area. The play structure is about 150 feet way from the area highlighted. The new play structure there is very popular. In order to prepare this park for off leash purposes, fencing and regulatory signage would be required. When in operation, periodic code enforcement presence would be required. CDOG oversight would also be highly recommended.

## **B. Dedicated Dog Parks**

A dedicated dog park is one that is exclusively managed to allow off leash dogs. In a park of this type, other amenities such as a children's play area or organized sports are not accommodated. In the circumstance the City would like to pursue a dedicated dog park, several sites could be considered. No site will be perfect, but size, sensitive adjacent uses, and acquisition and development costs need to be considered.



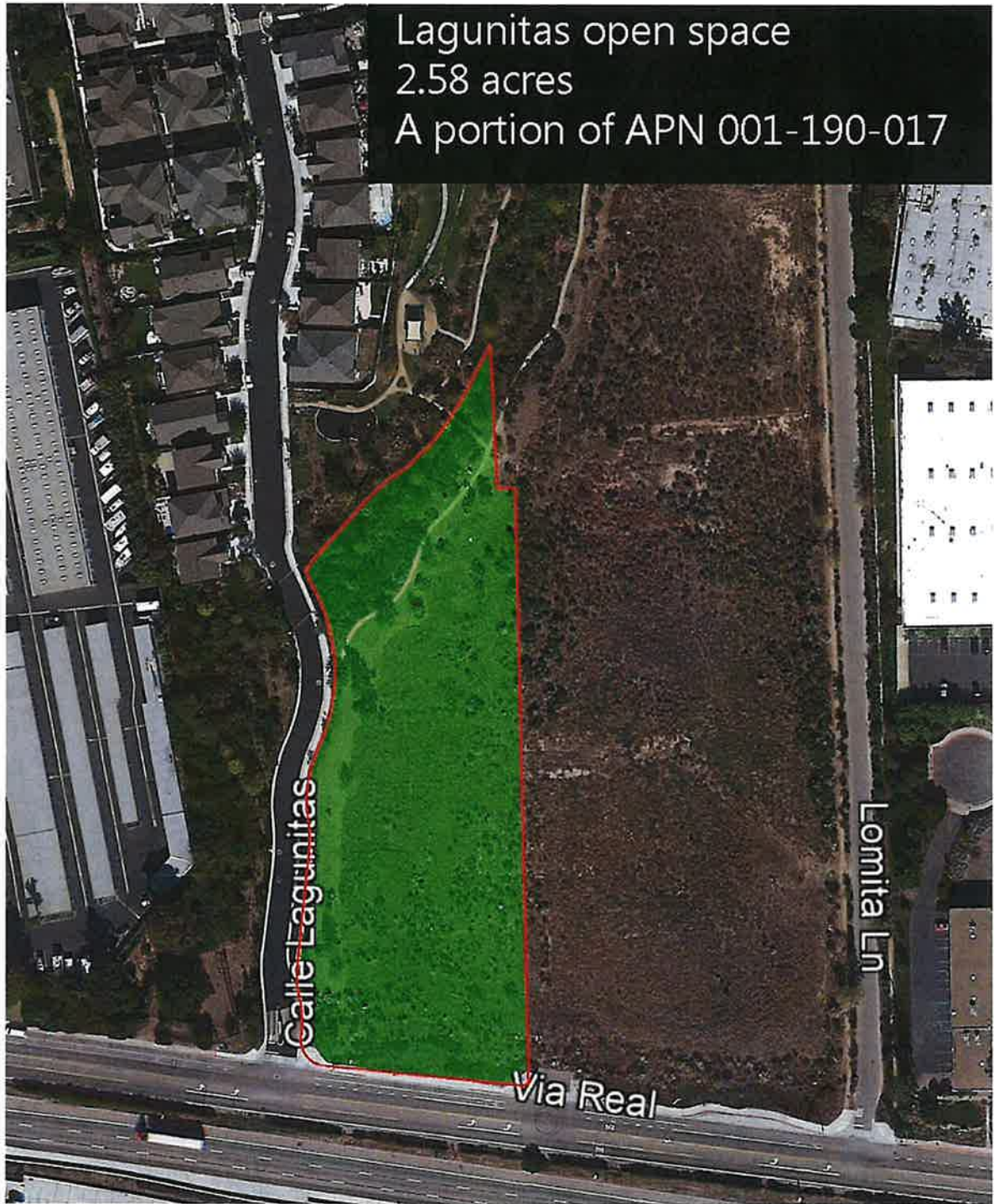
## **2. Evaluation of Dedicated Dog Park Sites**

### **a. Lagunitas Vacant Land**

One site that is available with very little cost is located at 6380 Via Real in the eastern part of the City. It is 2.58 acres in size and is presently unimproved open space with no amenities. The site has many compatible characteristics for a dog park as it does not have existing park uses, is isolated from sensitive neighboring uses and is large enough to install a quality dog park project.

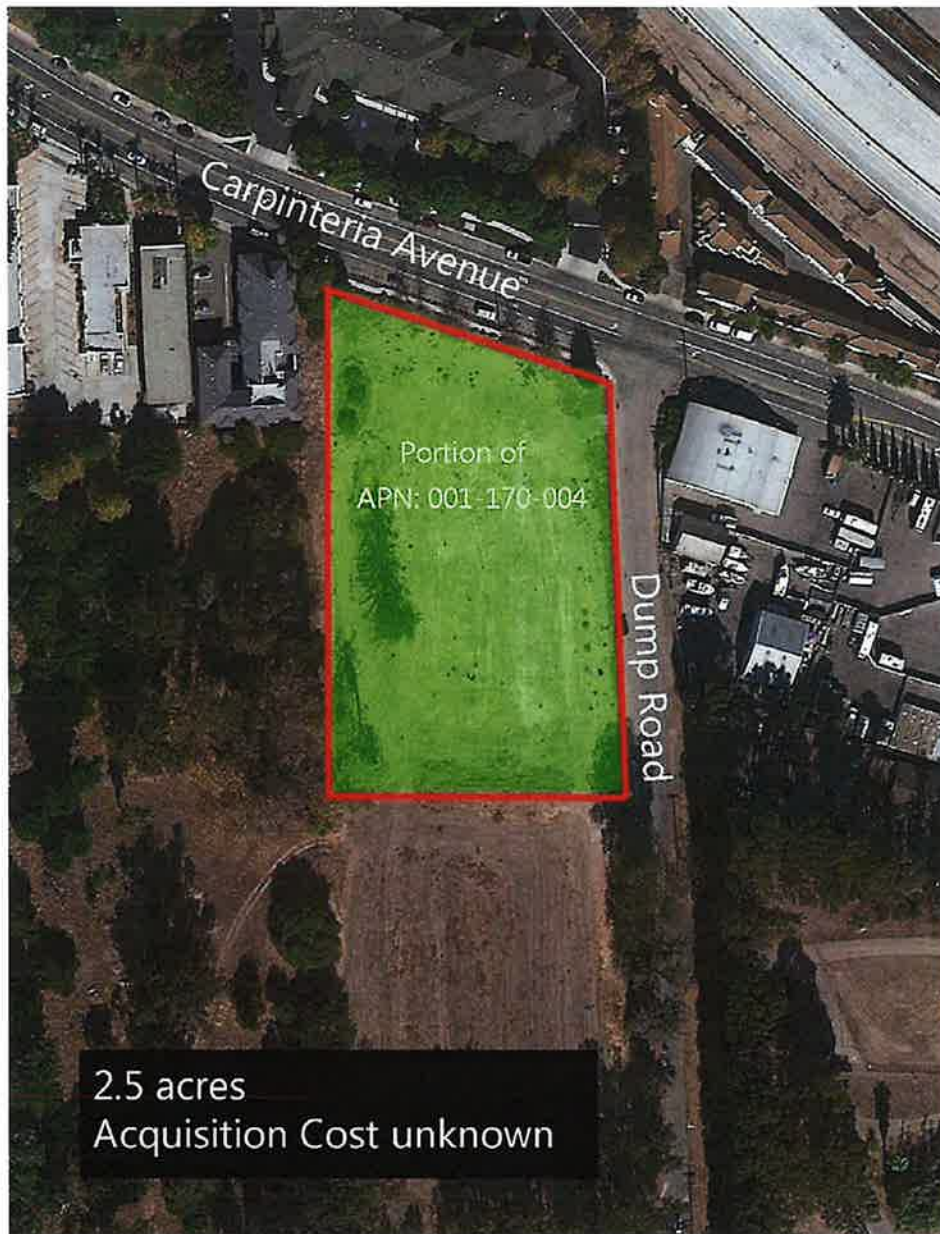
Lagunitas Open Space is available to the City with no cost to purchase the land. As a condition of City ownership, it must only be used for park and open space purposes. It is large enough to design a competent dog park design with small and large dog areas. The site has adequate space for needed parking.

Lagunitas open space  
2.58 acres  
A portion of APN 001-190-017



**b. Dump Road Parcels**

Dump Road open space is privately owned. It has adequate space to design a nice dog park with adequate parking. The site has been used as a lay down yard recently for emergency public utility use so it is devoid of any natural features. It is zoned for industrial uses. Its price and availability are not known.



Another parcel of land near Dump Road is APN 001-170-003. It is about 8.8 acres of land that is zoned for recreation and open space. This parcel has no established access from a public street. The parcel has been used for tree plantings and consequently has a nice coastal forest. The parcel abuts up to twenty single family homes that may be sensitive to a dog park use of the site. Site acquisition costs and availability are unknown.



### c. Carpinteria Creek Park

A parcel of land situated near the Carpinteria Creek Park may be suitable for a off leash area. While the County of Santa Barbara currently owns the land and it is a construction zone for the Casitas Pass Interchange, it is expected to be transferred to the City once construction is complete. The Site features mature native oak trees and proximity to Carpinteria Creek. These attributes may also pose challenges as they are considered sensitive habitat areas. Other challenges include provisions for parking and for restrooms. The site is comparatively small and its topography and closeness to the freeway are considered challenges.



### **III. Carpinteria Municipal Code**

Public safety is the most important factor in considering an off leash dog park. Should the City of Carpinteria pursue accommodating any off leash privileges, the Carpinteria Municipal Code will need to be amended. Staff has reviewed the regulations of many communities and suggests that amendments will need to be based upon the whether the City pursues a shared use park, a dedicated dog park, or both.

Currently the Carpinteria Municipal Code reads as follows:

CMC 6.04.230 - Dog leash required when.

- It is unlawful for any person to suffer or permit any dog owned, harbored, or controlled by him to be on any public street, alley, lane, park or place of whatever nature open to and used by the public in the city or on any private property without permission of the owner or person in charge thereof, unless such dog is securely leashed and the leash is held continuously in the hand of a responsible person capable of controlling such dog or unless the dog is securely confined in a vehicle.

The CMC could be amended to include a provision to allow off leash areas by amending the code to read as follows;

This section prohibiting off-leash dogs in public parks shall not apply to dogs that are off-leash within designated off-leash dog areas established by Resolution of the City Council. The City shall post appropriate signs and notices designating off-leash dog areas and indicating the rules and regulations applicable to such designated off-leash dog areas. Failure to comply with the posted rules and regulations shall constitute a violation of Section 6.04.230 of the City of Carpinteria Municipal Code.

Rules can be established and include many or all of the following items taken from rules of existing dog parks.

1. All dogs must be on leash entering and exiting the fenced area. Dog owners or handlers must have a leash in hand at all times for each dog under their control. Leashes may not exceed 6 feet in length.
2. Dogs must be under the voice control of their caretaker.
3. All dogs must remain within the fenced area when off leash.
4. Owners must be in control of their dogs at all times. Dogs with a history of dangerous behavior are not allowed.
5. Cleaning up after your dog is required.
6. Dogs must have current licenses and vaccinations; licenses must be on the dog's collar; collar must be on the dog.

7. No more than three dogs per owner/handler.
8. Children under the age of 14 must be closely supervised by an adult.
9. Consumption of food and the use of glass containers are not allowed in the off-leash area. No food, beverages, glass, sharp objects or weapons are permitted inside the park.
10. Dogs in heat are not allowed.
11. No puppies less than 4 months of age are allowed.
12. Owners must provide their own drinking bowls.
13. Leaving dogs unsupervised is prohibited.
14. Training classes are not allowed unless permitted in writing by the City.
15. Dog bites should be reported immediately to the City of Carpinteria.
16. Every person bringing a dog to the park must possess a driver's license or government-issued identification card.
17. No dog shall be left unattended by its owner or allowed out of sight.
18. No dogs allowed if previously adjudicated to be dangerous.
19. No dogs allowed that previously have bitten or injured a person or another animal or is showing aggression towards people or other animals.
20. No dogs allowed that are known to initiate fights with other dogs.
21. All violations will be investigated and one of the possible penalties is revocation of privilege.
22. Owners are legally responsible for their dogs and any injuries caused by them.

#### **IV. Dog Park Maintenance**

Maintenance of dog park facilities will be an important consideration. Maintenance will be required to keep fences in order, fill holes dug by dogs, maintain the landscaping and parking areas and dog waste must be managed. As dog parks have become more common, agencies have realized the maintenance is critical to user satisfaction. Most common complaints include no vegetation, excessive dog waste, overstimulated dogs running amok, dog fights, and even dog deaths.

The cost of maintenance of a dog park must be accommodated to make the project successful. Routine patrol, code enforcement and maintenance activity will be required. It is important the City have a record of dog park inspections and rule enforcement activity.

## **A. Dog Waste**

“There are over 20 different bacteria, viruses and parasites in dog feces that can infect other dogs,” said Michael Lappin, the Kenneth W. Smith Professor of Infectious Disease at Colorado State University.

In 2012, Lappin led one of the first studies to discover whether dog park visitation is associated with an increased prevalence of parasites. Lab results showed dogs that visit dog parks were more likely to test positive for two common parasites (giardia and cryptosporidium) than non-dog park-attending dogs. The strains of these parasites were those that infect dogs and not typically people.

But if the dogs are healthy and are on parasite-preventative products, the Centers for Disease Control and Prevention says dog parks pose a minimal risk. People who become sick from these agents are usually the very young or very old and those who are immune-compromised.

If dog waste is not properly handled, then environmental contamination could occur. When rain occurs, dog park runoff can contribute to high bacteriologic counts and contribute to creek and beach closures.

A dog park properly operated will have strict compliance of dog waste pick up, provide dog waste disposal containers and a record of enforcement.

## **V. Design Elements and Infrastructure of a Dog Park.**

Designating an area as a dog park requires consideration of design. Signage must be present to clearly inform all visitors of dog park rules. Double gates for safety; visually shielded from dogs that are already in the park. Two or three entrances are preferable. A well designed dog park will have fencing and decisions on how high and what type are important. The park should be as large as possible, at least an acre. It is preferably not a square piece of land, but one that is oddly shaped. The park should have hills, structures and trees to block dogs from racing towards each other.

Keeping large dogs and small dogs separated is considered by many experts to be critical. Park features such as a potable water fountain, shade, accessible parking, large and small dog areas, seating, dog waste bag dispensers, durable and appropriate



landscaping, trash cans, restrooms and other amenities are considered important. Should the City decide to proceed with any form of a dog park project, it is recommended a licensed landscape architect be retained to provide plans and design details.

## **VI. City Liability**

In consideration of pursuing a dog park project, the City must consider exposure to liability. Generally, some immunities exist that protect government entities from some claims. For example,

California Government Code §831.7.5. provides some immunity and states as follows

- (a) A public entity that owns or operates a dog park shall not be held liable for injury or death of a person or pet resulting solely from the actions of a dog in the dog park.

California Government Code Section §830.6 provides, "Neither a public entity nor a public employee is liable ... for an injury caused by the plan or design of a construction of, or an improvement to, public property where such plan or design has been approved in advance of the construction or improvement by the legislative body ... or employee exercising discretionary authority to give such approval or where such plan or design is prepared in conformity with standards previously approved.

However, failure to enforce its own rules and regulations may result in governmental liability. Dog parks frequently are governed by special rules that are either posted or part of the local municipal code. If an irresponsible dog owner has a habit of breaking those rules, and the local animal control officers do nothing despite being informed, a person who sustains personal injuries or injuries to his or her dog may prevail against the municipality.

## **VII. CJPIA Guidance**

The City of Carpinteria is a member of the California JPIA. The CJPIA works with the members to reduce the frequency and severity of claims. Through risk analysis and continued education, the Authority helps its members identify exposures and prevent losses. Each member agency is assigned a professional Risk Manager to serve its specific needs and to help the agency determine its risk management strategy. The assigned risk manager for the City of Carpinteria was queried about possible dog park ideas including off leash areas and a dedicated dog park. Some concern was expressed about time control off leash privileges in existing parks as they may be an unconventional approach and mixed uses in parks can lead to increases in liability exposure. The idea of a dedicated dog park was considered a preferred approach and a record of rule enforcement by the City considered to be a good management practice.

## **VIII. Conclusions**

Dog parks enable owners to spend quality time with their dogs. These areas promote social interactions among dogs and generally offer a safe setting for regular exercise in a controlled environment under the supervision of their owners. Over the last decades,

dog parks became very popular in urban areas and are one of the fastest growing segments of city parks.

Shared use parks are a viable concept if properly designed and programmed to avoid conflicts of use with existing park activities. A record of rule enforcement is recommended.

A dedicated dog park facility is a more conventional approach but must also be properly designed, maintained and supervised to be successful.

A nongovernment partner supporting or operating the off leash dog park is considered a big plus to the success of an off leash dog park.

# Attachment D

## Ordinance No. 733

Monte Vista Off-Leash Dog Park Pilot Program TUP  
Project 23-2261-TUP  
November 6, 2023 Planning Commission

## **ORDINANCE NO. 733**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, AMENDING CHAPTERS 6.04 AND 12.24 OF THE MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR OFF-LEASH DOG AREAS.**

**WHEREAS**, Carpinteria Municipal Code Chapter 6.04 establishes the City of Carpinteria Animal Control regulations, including Section 6.04.320, concerning requirements for dogs to be kept on leash; and

**WHEREAS**, the City Council has received testimony and written requests from members of the public for establishment of dog parks and other off-leash areas; and

**WHEREAS**, exploring the establishment of off-leash dog areas in the City of Carpinteria was approved by the City Council as a work item in its adopted 2019 Work Plan; and,

**WHEREAS**, at its regular meeting of March 11, 2019, the City Council received a written and oral report concerning the feasibility of Dog Parks and other off-leash areas in Carpinteria (Feasibility Study); and

**WHEREAS**, the Feasibility Study considers the risks, logistical concerns and benefits dog parks and off-leash areas present to the community; and

**WHEREAS**, the Feasibility Study also references other studies conducted by experts that conclude that dog parks and off-leash areas can provide a variety of community benefits, including improvements in the physical and psychological health of dogs and their owners; and

**WHEREAS**, the Feasibility Study references standards for the design, construction and operation of off-leash dog areas; and

**WHEREAS**, the Feasibility Study describes dog parks and off-leash areas as public facilities with a history of being safely operated to the benefit of the public in many communities throughout the U.S., in California and in the immediate region; and

**WHEREAS**, in response to the Feasibility Study and written and oral testimony received at its March 11, 2019 meeting, the City Council, among other things, initiated the legislative process to amend the Carpinteria Municipal Code concerning off-leash dog areas.

**THE CITY COUNCIL OF THE CITY OF CARPINTERIA DOES ORDAIN AS  
FOLLOWS:**

#### **SECTION 1. INCORPORATION OF RECITALS**

The above recitals are true and correct and are incorporated herein, and are each relied upon independently by the City Council for its adoption of this Ordinance.

## **SECTION 2.**

Amending CMC 6.04.020, Definitions, to add the following: "Off-leash dog areas" means City parks, or portions of City parks, approved by the City Council by resolution and so designated by the posting of signs and notices describing the area reserved for off-leash dog activity."

## **SECTION 3.**

Amending CMC 6.04.230 - Dog leash requirements, in its entirety as follows:

- A. It is unlawful for any person to suffer or permit any dog owned, harbored, or controlled by him to be on any public street, alley, lane, park or place of whatever nature open to and used by the public in the city or on any private property without permission of the owner or person in charge thereof, unless such dog is securely leashed and the leash is held continuously in the hand of a responsible person capable of controlling such dog or unless the dog is securely confined in a vehicle.
- B. This section shall not apply to areas designated as off-leash dog areas under the control of the City and pursuant to the following:
  - 1. Implied Consent. The presence of a dog, owner and/or handler in a designated off-leash dog area shall constitute implied consent of the owner or handler to comply with the rules and regulations posted on site, and with Chapter 6.04 of the Carpinteria Municipal Code.
  - 2. Liability and Indemnification. Individuals enter the off-leash dog area at their own risk. The presence of a dog, person, owner and/or handler in an off-leash dog area shall constitute the waiver of liability, on behalf of the person, to the City of Carpinteria, as well as an agreement and undertaking to protect, indemnify, defend and hold harmless the City of Carpinteria for any injury or damages caused by a dog.
  - 3. Dog Park Rules. Individuals electing to use dog parks shall comply with rules and regulations applicable to such designated off-leash dog areas. Any person found to be in violation of the dog park rules and regulations is subject to a fine of up to \$500 for each violation and/or prohibited entry to all off-leash dog areas for up to six months. Notwithstanding, the city reserves the discretion to enforce posted rules and regulations in accordance with Section 6.04.650.

- C. All dogs subject to the provisions of Sections 6.04.320, 6.04.330, 6.04.340 and 6.04.350, are prohibited from entering designated off-leash dog areas until the animal control director has determined that the dog is not potentially dangerous or vicious pursuant to those provisions, or lifts the quarantine order, whichever applicable.

#### **SECTION 4.**

Amending paragraph A of CMC 6.04.350 - Biting dog—Notice to Owner—Disposition—Quarantine requirements—Destruction when, in its entirety as follows:

- A. Upon written notice by the animal control director, the owner or person having the control of any dog which has within the preceding ten days bitten any person, whether on private property, in public areas, in designated off-leash dog areas or otherwise, shall, upon demand, and in the discretion of the animal control director, follow one of the following procedures:

#### **SECTION 5.**

Amending CMC 12.24.020 – Public parks and Beaches – Prohibited acts and exceptions, as follows:

12. To hitch, fasten, lead, drive or let loose any animal or fowl of any kind, provided that this shall not apply when led by a cord or chain, not more than six feet long, or when a dog is located in an off-leash dog area pursuant to the requirements of Chapter 6.04;

#### **SECTION 6. EFFECTIVE DATE**

This Ordinance shall take effect and be in force and effect thirty (30) days from and after its passage; and before the expiration of fifteen (15) days of its passage shall be published once with the names of the members of the City Council voting for and against the same in the Coastal View, a newspaper of general circulation, published in the City of Carpinteria, County of Santa Barbara adoption pursuant to California Government Code section 36937.

#### **SECTION 7. SEVERABILITY**

If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

## SECTION 8. CEQA EXEMPTION

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines §15060(c)(3) (this activity is not a "project" as defined in §15378), and or §15307 (actions taken by regulatory agencies for protection of natural resources) and §15308 (actions taken by regulatory agencies for protection for the environment).

## SECTION 9. CERTIFICATION

The City Clerk shall certify to the passage and adoption of this Ordinance.

**PASSED, APPROVED AND ADOPTED** on November 12, 2019, by the following vote:

AYES: COUNCILMEMBER(S): CARTY, LEE, SHAW, CLARK, NOMURA

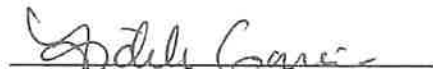
NOES: COUNCILMEMBER(S): NONE

ABSENT: COUNCILMEMBER(S): NONE

ABSTAIN: COUNCILMEMBER(S): NONE

  
\_\_\_\_\_  
Mayor, City of Carpinteria

ATTEST:

  
\_\_\_\_\_  
City Clerk, City of Carpinteria

I hereby certify that the foregoing Ordinance was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held on November 12, 2019.

  
\_\_\_\_\_  
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Peter Brown, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria



## ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Chair Stein.

### ROLL CALL

**Boardmembers present:** Brad Stein, Chair  
Amy Blakemore, Vice Chair  
Richard Johnson  
Richard Little  
Patrick O'Connor

**Boardmembers absent:** None

**OTHERS PRESENT:** Approximately 60 members of the public were in attendance.

**PUBLIC COMMENT:** None

### PROJECT REVIEW

- 1) Projects: Sandpiper MHP Solar Panels- Phase 1, Project 22-2167-DP/CDP and Sandpiper MHP Solar Panels- Phase 2, Project 22-2168-DP/CDP  
Address: 3950 Via Real and 1315 Cravens Lane  
Applicant: Steve Welton, SEPPS, agent, for Sandbar Solar  
Planner: Syndi Souter

Request of Steve Welton, SEPPS, agent, for Sandbar Solar, to consider Projects 22-2167-DP/CDP (Phase 1) and 22-2168-DP/CDP (Phase 2) for in-progress preliminary review of a request for a two-phase solar panel installation project. Phase 1 would include the installation of two new carport-style solar panel canopies and associated electrical support equipment. The canopies would be approximately 5,140- and 5,290-square feet in size, respectively, for a total of approximately 10,430 square-feet, and would have a maximum height of 13.33-feet. Phase 2 would include the installation of four new ground-mounted solar panel arrays and associated electrical support equipment. The arrays would range in size from 2,571- to 3,142-square feet, for a total of 11,426 square-feet, and would have a maximum height of 5.5-feet. New landscaping and hardscape improvements are proposed for both phases of the project. The property is a 37.15-acre multi-parcel site zoned Mobile Home Park Planned Development (MHP) and shown as APNs 005-430-021 and -051, addressed as 3950 Via Real and 1315 Cravens Lane.

Recusal: Boardmember Johnson recused himself from participation due to his residence being located within 500 feet of the project site.

Ex Parte Communications Disclosure: Vice-Chair Blakemore disclosed that she briefly spoke about the project coming up on an ARB agenda with the project landscape architect, but no specifics about the project were discussed.

Staff Comments: Syndi Souter presented the project and described how the scope had been reduced. She explained that the Phase 1 area of the carport solar canopies had been reduced by nearly 50% with new landscaping and hardscape improvements underneath with picnic and seating areas. For Phase 2, the ground-mounted solar arrays were reconfigured to contain the same area, with five new tree

planters between the arrays and new landscaping along Sunset Drive. She went on to describe the reduced size of the equipment storage area, the revised design of the carport solar canopies, and the revised design for the ground-mounted arrays.

**Applicant Comments:** The applicant team was represented by Steve Welton and Shelby Messner Janke from SEPPs; Cale Garamendi from Sandbar Solar; and Sam Maphis, Earthform Design. Mr. Welton shared that they had revised the project in response to the prior ARB comments. Ms. Janke presented the revised project in more detail and provided comparisons of the previous and current proposals, and noted that there had been meetings with the Sandpiper residents regarding the revised proposal.

Mr. Garamendi stated that approximately 400 mobile home parks in California have large-scale solar panel installations. He described the revisions to the proposal with the smaller scope and new landscaping and open space improvements. He listed the areas of concern from the residents and ARB and described how they responded to safety concerns, the solid appearance of the ground-mounted arrays, reducing the number of carport arrays and the angle to maintain the sunlit open space and mountain views, safety during tornados and wind events, noise, and EMF exposure. He summarized that the overall scope had been reduced by approximately 50% in response to the previous comments.

Mr. Maphis first presented the new landscaping plan and improvements for the Phase 1 area with decomposed granite and tables and benches for the residents to use while watching games on the grass or in the tennis court with landscaping to enhance the area. He explained that the proposed plant list included shade tolerant and drought tolerant species. For Phase 2, he described the landscaped tree planters that would be installed between the arrays to break up the massing, and explained that the plant species would be non-toxic, native, and have low-water demands.

Boardmember Blakemore inquired about the location of the equipment enclosure in proximity to the homes in the park, and maintenance of the drainage course under the ground-mounted arrays. The applicant confirmed that homes are next to the enclosure, and that a maintenance plan would need to be implemented to keep the drainage clear. Boardmember Little asked if any improvements were proposed for the drainage along the western property boundary. Boardmember Stein asked about who would create and implement the maintenance plan. The applicant responded that the existing crew would maintain the landscaping, including the extensive improvements that would be installed as part of the project. Boardmember Stein questioned the quality of the existing maintenance, and expressed reservations about future long-term maintenance and a guarantee for landscaping maintenance and cleaning the panels. The applicant team responded that landscaping maintenance was included in the project budget and that cleaning is generally not required for productivity, and that the Planning Commission could condition the project to have a landscaping maintenance plan.

Boardmember Little asked about the strength of the solar panels for impacts from projectiles, flying debris, baseballs, etc. The applicant responded that the panels are made of shatter-resistant glass and must pass a “golf-ball sized hail” impact test, but that sometimes they do break depending on the angle of object impact. Boardmember Little asked why the RV yard was not chosen for the solar arrays, and the applicant responded that the high-water table in that area rendered that location infeasible.

Public Comment:

David Nadeau shared that he is a local businessman and that he supports the project because he understands that the park management needs to generate additional income to cover costs without charging additional assessments to the residents.

Kathy Mattes, VP and Treasurer of the Sandpiper HOA, expressed concerns about the proposal along Sunset Drive and reducing the amount of open space. She shared that, at one time, the area was landscaped, and that the area had been let go. The HOA was concerned about further reduction of the functional open space area in the park, and potentially setting a precedent. She added that other jurisdictions have ordinances with setbacks for solar panels to ensure safety. She closed by questioning the appropriateness of the project in a residential setting.

Nancy Stevens praised staff on their staff report and analysis, and praised Sandbar for reducing the scope and providing a professional landscaping plan. She still thinks the carport canopies are too big for the residential setting. She was concerned about the loss of the pine tree, wet winter shadows on the tennis courts, decomposed granite tracking onto the tennis court, the uninviting atmosphere of the picnic area under the canopies, and potential flooding impacts from the increased amount of impervious surfaces from the solar panels. She added that the scale of the project was financially driven.

Emily Lawson asked about the new transformer that will be installed as part of the project, and how the increased levels of radiation and EMFs will impact the health of humans, pets, and wildlife. She requested an environmental health report to address her concerns.

Bob Franco shared his concerns about the size of the project, the petition opposing the project, and protections for residents from potential retaliation. He stated that for safety, the panels should be 600-feet away from residences due to the EMFs that are emitted from the panels.

Lori Locker expressed concerns about the funding source for the installation of the project as a capital improvement pass-through and water runoff from the panels. She preferred the parking spaces to remain uncovered and to locate the canopies over the dog run area for shade. She wanted the mountain views to be maintained.

John Villar stated that the project is inappropriate for the mobile home park because of the industrial look in a residential community. He shared that he is concerned about the maintenance of the proposed landscaping due to the current poor management of the landscaping.

Dennis Morelli does not believe that the high ground water will prevent construction of the arrays over the RV yard.

Public comment letters were submitted for this item ahead of the meeting. The contents of the letters are summarized below; copies of the letters are on file with the Community Development Department.

Petition to Oppose Construction of Solar Farm at Sandpiper Village- a 12-page petition was submitted with signatures from 184 park residents.

Thom Niederkofler included a copy of an outreach letter that was distributed to the park residents in response to the petition that was circulated.

Cambridge Apts opposed the project citing potential dangers on the project.

“Anonymous” opposed the project stating that it would turn the property into an industrial electrical factory.

“Anonymous” opposed the project over scale, safety, blocked views, and the industrial look.

Kathren Wright opposed the project for the reduction/elimination of open space areas.

Carol Stolz opposed the project due to the size of the solar panels over the green space at the heart of the community.

Stephanie Lucich opposed the project because the large solar canopies would erode the value of the soothing green open space.

Kimberly Fly opposed the project based on concerns about extra glare and heat from the canopies reflecting towards her house.

Bob Franco described safety concerns and cited resident protection laws.

David Nadeau in favor of the solar panels.

Emily & Kyle Lawson expressed concerns regarding safety, including increased radiation (EMFs) and health effects of exposure to radiation.

Gabe Jamies in favor of the new solar panel project.

Gilbert Quesada in favor of the solar panels being installed.

Marie Larkin in favor of solar panel project.

Kathleen Mattes, Sandpiper HOA, submitted a letter with the HOA’s concerns about the scale of the project, neighborhood impacts, policy and zoning issues, and a request for denial of the proposed arrays.

The “Sandpiper Residents Underground” submitted a report titled, “Re: Sandpiper Solar Panels-Dangers, Destruction to Wildlife & Environment, Possible Human Mortalities,” that provided information about the potential impacts of the project on the community and environment.

Boardmember Discussion:

Boardmember Stein began the discussion by explaining how the foundations were constructed with larger piles for Franciscan Village, which also has a high-water table. The applicant responded that setbacks are also an issue in that area, including the additional costs of spread-footer foundations for the canopies, which are cost-prohibitive for the owners. Boardmember Stein reminded the applicant that the ARB’s purview is aesthetics and neighborhood compatibility, and that he still had serious concerns about how the proposed landscaping would be maintained for the life of the project.

The applicant added that the solar panels emit EMFs similar to household appliances. Boardmember Little asked about the EMF of the proposed transformer, and the applicant responded that the new transformer will have a smaller EMF and lower noise levels than the existing transformer.

Boardmember Blakemore shared that she appreciates the reductions to the scope, but thinks the project is still too big for a residential area and that the open space should be enhanced and not taken away and further reduced to accommodate the solar panels. She likes the proposed landscaping plan, but does not believe that the park management will provide the level of care to nurture the plants. She added that the location of the new transformer could be problematic for nearby residents. She again stated that the scale is too much, and is suited for a commercial, industrial, or school setting, not a residential neighborhood. She said she could not support the modification request to reduce the open space for a project that would not benefit the residents of the park.

Boardmember O'Connor agreed with Boardmember Blakemore's comments, and reiterated that the scale of the project is out of proportion. He felt that the proposed sound from the new transformer would be at an acceptable level for the surrounding residents. He does not support the modification request to further reduce the already non-conforming open space area.

Boardmember Little agreed with both of the previous comments, and added that he likes the landscaping but the project is still too massive. He shared that the decomposed granite in his yard does track into other areas, so it would be a concern for the tennis court surface.

Boardmember Stein stated that the project would be perfect in another location. He added that the decomposed granite will be a problem with tracking onto the tennis court. He liked the proposed landscaping along Sunset Drive, and was not concerned that the EMFs would be an issue. He repeated that the large scale of the project is suitable for a commercial or school setting, but not in a residential neighborhood. He does not support the modification to further reduce the open space, especially given the history of the park maintenance. He concluded by stating he cannot support the project as presented: the rooftop solar panels on the clubhouse are acceptable, but the arrays and canopies are not supportable.

A discussion occurred between the Board, applicant, and staff regarding the difference between a recommendation for denial and a continuance to redesign the proposal.

**ACTION:** Motion by Boardmember O'Connor, seconded by Boardmember Little, to recommend continuance to a future meeting with direction to consider a revised project based on the provided ARB input.

**VOTE:** 4-0

- 2) Project: Pfaff New Residence, 23-2209-ARB/CDP  
Address: 5559 Calle Arena  
Applicant: Jon Starr, designer, for Mark and Megan Pfaff  
Planner: Syndi Souter

Request of Jon Starr, designer, for Mark and Megan Pfaff, to consider Project 23-2209-ARB/CDP for preliminary review of a proposal for a new 2,631 square-foot two-story single-

family residence with an attached 401 square-foot two-car garage on a vacant lot, for a total size of 3,032 square feet. The height would reach a maximum of 25-feet above finished grade. The proposal also includes new landscaping, hardscape, fencing, and walls. The property is a 7,583 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-012, addressed as 5559 Calle Arena.

Recusals: None

Ex Parte Communications Disclosure: None

Staff Comments: Syndi Souter described the proposed residence and the changes to the design since the conceptual review in September 2022: the height was reduced to 25-feet, the overall size was reduced by 1 square-foot, the second story was reduced in size, the covered patio was reduced in size, the pool and spa were eliminated, and a new landscaping/hardscape plan has been developed for the project. Photographs of the story poles and other two-story homes in the area were presented for neighborhood context.

Boardmember Johnson asked about the proposed and required setbacks on the property, and staff responded that the required side yard setbacks were 6'-8" and the structure would extend to the setback lines. He also asked about the covered patio, and staff responded that it was not included in the square footage because it was not enclosed on three sides. He asked about shading the neighbor to the east, and staff clarified that the guidelines are to prevent shading the northerly neighbor. Boardmember Blakemore asked, and staff clarified that the eight-foot wall was noted on the western elevation and that the pool equipment on the south side would be converted to the trash can storage area.

Applicant Comments: Mark Pfaff, owner, began the presentation by addressing the comments that were made at the concept meeting. He responded to Gail Marshall's comment that the proposed two-story residence was "Manhattan Beach" style and did not fit in. He noted that from conceptual to preliminary review, they eliminated the fence along the front of the property, removed the pool and spa at the rear, and removed the covered porch at the front, which pushed the western building face back 10 ft. In response to David Tucker's comment that the second story was too high and should contain only one bedroom, they removed one bedroom from the second story and implemented a smaller office space. With concerns to light pollution, Mr. Pfaff noted the office space would typically not be used after 3pm. He reiterated that the overall building height was reduced and the second story mass was moved back 8 feet. He responded to Tyler Mayer's concerns about the grading being raised and privacy on the western side by noting that the western elevation had been changed and the fence on the western property line raised to 8 ft. The outdoor space on the western half of the residence was also reduced to address concerns about noise. Responding to a similar concern from Tate McCallister about the grading, he replied that the property height was lowered. Sue Skenderian was concerned with the windows and light pollution, and Mr. Pfaff responded they reduced the overall window coverage and glazing on both stories. He responded to Jason Lusk's various concerns about the second story, grading, and overall neighborhood fit by saying that the second story square footage and both stories' plate heights were reduced. He summarized by saying that they had tried to address as many comments as possible.

Later, Mr. Pfaff clarified in response to Steve McMahon's letter that he intends to use the residence as his primary residence once he retires. It would not be used as a second or part-time home.

Mr. Pfaff and Chair Stein reviewed the additional public comment letters submitted at the conceptual review. Boardmember Little asked the applicants to clarify the dimensions of the front second story windows. Jon Starr, designer/agent, said that the sill of the window would be 36-42 inches high, approximately at waist height for someone standing in the second-floor office. The eastern windows on the second story would be about the same height.

Public Comment:

Sue Skenderian referenced the Concha Loma design guidelines and emphasized the “small beach community” feel. She noted that residents have remodeled in the past without dramatically changing the look of the homes. She praised the split-level design of existing two-story homes in Concha Loma and voiced her concerns about grading making residences seem taller (citing the Hawkins residence). She reinforced her love for the neighborhood and asked the applicants to make the design fit in to the surrounding area as much as possible.

Jim Taylor, who also submitted a letter, highlighted the contentious topic of second stories in Concha Loma and emphasized that the neighborhood was originally intended to be single story homes. That intent was chipped away over time, and he noted it would be unfair now to tell a resident they cannot have a two-story home when several others exist currently. He expressed again that the proposed design does not fit in, and referenced the Hawkins house as an appropriate design compromise.

Gail Marshall said she was continually “flummoxed” that the applicants would propose a “Manhattan Beach design” in the Concha Loma neighborhood. She hopes that the Board will stick to the neighborhood design guidelines.

Laura Mickelson read from Laurie Stout’s public comment letter, saying that Ms. Stout is thankful for applicants’ consultation with her, but that both the first and second stories seem “unusually high” and above other rooflines on the street. Ms. Mickelson commented that she believes the Pfaffs will be great neighbors, but that the design seems “tall and thin” and “out of scope” for Concha Loma. She asked the applicants to consider the view of neighbors walking down the street, and to consider a more neutral, lighter color palette.

David Tucker said that the “passion for the neighborhood will never die,” and that the main issue is the height. He likes the design, but feels it should not be taller than the Hawkins residence.

Tyler Mayer does not oppose the second story and appreciated the grading changes. He said the narrow second story is the “lowest visual impact” possible from the street, and has an even lower impact than the split-level homes on Calle Arena. He noted that the proposed residence would extend very far back, further than his residence next door.

Tate McCallister agreed with Mr. Mayer’s comments on the high visual impact of split-level homes on the street, and felt that after seeing the story poles, the proposed residence was less massive than the renderings made it seem.

Public comment letters were submitted for this item ahead of the meeting. The contents of the letters are summarized below; copies of the letters are on file with the Community Development Department.

Steve McMahon (submitted 8/17/23) wrote that Concha Loma has “a number of houses that sit almost unused,” and that he firmly believes the oceanside residences on Calle Arena should remain single story.

Robert Dautch and Elizabeth Pretzinger (submitted 8/17/23) wrote that as residents of Calle Arena, they oppose the project on the grounds of its size, bulk, scale, and design, which do not fit the neighborhood character and would impact their views from across the street. They also note their concerns with the grading and potential flooding issues.

An anonymous commenter (submitted 8/17/23) left several comments on the layout of the home, concerning the concentration of “living quarters on one side,” the 8-foot wall, and the large windows. They suggested a split-level design and noted that the entrance made it feel stylistically misplaced in the neighborhood.

Jim Taylor (submitted 8/17/23) wrote that the Pfaffs should note the contentiousness of past two-story construction in Concha Loma and that the proposed residence is too tall.

Lorie Stout (submitted 8/15/23) wrote that she has always enjoyed the ocean views from the presently vacant lot. The Pfaffs have shared the plans with her and accommodated some of her concerns, but she feels the residence would still be too tall.

Boardmember Discussion: Boardmember Johnson asked the applicants how they plan to manage drainage through the middle of the property, and Mr. Starr responded that he would need to ask the civil engineer, but that the overall grade of the site would be raised so that drainage does not flow to neighboring properties. Boardmember Johnson thanked the applicants for their efforts, and suggested the eastern elevation could be broken up with some different textures. He felt the project is out of scale for the neighborhood in general, like the extra-large windows that could be broken down to smaller, more “residential scale” windows. He felt the two-foot window sills on the second story office were odd, and should be raised for privacy reasons. He disliked the long, uninterrupted north-south ridgeline, and suggested it be broken up with perhaps dormers or cross gables. The west elevation, he noted, is also fairly monotonous and should again be broken up into residential scale elements. Boardmember Johnson also said that the second story floor height was too tall and should be lowered, as the volume ceilings would provide additional height. He suggested the first floor could also be lowered. He noted that neighbors’ privacy concerns should supersede placing more windows on the side elevations. He felt the second story should be positioned more in the center of the entire building’s mass, not just the center of the eastern wing.

Mr. Starr responded the proposed second story positioning was to preserve ocean views as much as possible for neighbors, to which Boardmember Johnson said it is unlikely a neighbor to the north would be able to see the ocean over the first floor of the proposed residence. He noted the “long skinny” second story did not suit the neighborhood, and questioned why the garage height was so tall. He suggested the office space could be nestled at a lower height than the second story bedroom, above the garage.

Boardmember O’Connor agreed that the dark colors make the structure seem looming. He seconded concerns over light coming from the large windows at night, but commended the changes that addressed concerns from the conceptual review. Overall, the scale and mass were still his primary concerns.

Boardmember Little said the proposed residence seems “way too large,” and that the glazing and windows in the front seemed a bit much. He felt ok with the 8-foot wall if the neighbor was also ok with it.

Chair Stein noted that the first-floor plates could be lowered to 8 feet, as vaulted ceilings would add additional height inside. He recounted the development of neighborhoods in Carpinteria, and reiterated the difficulties two story residences have faced in Concha Loma. He suggested that because the residence would have large windows with a beautiful view at the rear, the front of the residence could be designed in a more compatible manner with neighboring homes. Chair Stein emphasized the neighborhood’s passion for maintaining the small-town charm.

Vice Chair Blakemore noted the plants along the sides of the home should be taller to help bring the appearance of the height down. She said the plan set needed to be better coordinated to reflect the same exterior features on the plans and renderings. The lawn in the center of the residence, she cautioned, may not be able to tolerate standing water. She suggested that plants along the sides of the home be organized to provide better privacy. Vice Chair Blakemore questioned the water efficiency worksheet, noting that lawns cannot be medium water use and on a drip system. She suggested removing the lawn under the olives, which would help the olives fare better and reduce irrigation needs, and that they implement outdoor lighting.

**ACTION:** Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend continuance to a future meeting with direction to consider revisions to the project based on ARB input.

**VOTE:** 5-0

**OTHER BUSINESS:** None

**CONSENT CALENDAR:**

3) Action Minutes of the Architectural Review Board Meeting of July 27, 2023

Boardmember Discussion: Boardmember O’Connor requested his comments concerning the Cardenas Residence project be amended to include his suggested changes to zoning language related to how maximum allowed building coverage is calculated.

**ACTION:** Motion by Boardmember Blakemore, seconded by Boardmember Johnson, to approve the Minutes as amended by Boardmember O’Connor.

**VOTE:** 4-0 (Johnson abstain)

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:** None

**MATTERS PRESENTED BY BOARDMEMBERS/STAFF:** None

**ADJOURNMENT**

Chair Stein adjourned the meeting at 8:56 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, August 31, 2023. Boardmembers Little and O'Connor indicated they may be absent; all other Boardmembers indicated they expected to be present.

---

Chair, Architectural Review Board

**ATTEST:**

---

Secretary, Architectural Review Board



## ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Chair Stein.

### ROLL CALL

**Boardmembers present:** Brad Stein, Chair  
Amy Blakemore, Vice Chair  
Richard Johnson  
Richard Little

**Boardmembers absent:** Patrick O'Connor

**OTHERS PRESENT:** Approximately 40 members of the public were in attendance.

**PUBLIC COMMENT:** None

### PROJECT REVIEW

- 1) Projects: 5030 Carpinteria Avenue, LLC, Project 23-2236-CDP/ARB  
Address: 5030 Carpinteria Avenue  
Applicant: Jon-Ryan Schlobohm  
Planner: Marysol Smith

Request of Jon-Ryan Schlobohm, applicant, to consider Project 23-2236-CDP/ARB for preliminary review of an exterior remodel of an existing commercial multi-tenant building, including various building and site improvements. Proposed interior work is limited to a partial reorganization of the floor plan and other suite improvements. The property is a 12,632 square foot parcel zoned Central Business District (CB) and shown as APNs 004-041-007 and -008, addressed as 5030 Carpinteria Avenue.

Recusals: None

Ex Parte Communications Disclosure: None

Staff Comments: Marysol Smith briefly presented the scope of the project, which includes primarily exterior changes, deferring a detailed description to the Applicant. The project meets all zoning requirements. She described items for ARB consideration, including preservation and enhancement of the downtown area, exterior colors and materials, landscaping, and lighting.

Applicant Comments: Jon-Ryan Schlobohm, agent, introduced the project by saying the project's main goal is to enhance the building and bring more activity to downtown Carpinteria. Mr. Schlobohm showed the Board some additional potential design features not included on the submitted plans. He noted the air conditioning unit would be moved to the top of the building with screening.

Public Comment: One Public Comment letter was submitted on August 31, 2023 by Patrick O'Connor as a private citizen. A copy of the letter is on file with the Community Development Department. Mr. O'Connor wrote that he is generally supportive of the project and would support preliminary approval. He asked for clarification regarding the elevations and plan drawings, if the interior improvements included any structural modifications, and if the Downtown "T" Committee had been consulted

regarding the renovation. He suggested that the vertical brick feature on the building's front should be removed, and noted that the awning and pathway are nice improvements.

An anonymous speaker asked if the plans shown were the first set of plans drawn for the project, which Chair Stein confirmed they were. The speaker said they liked the design.

Boardmember Discussion:

Chair Stein asked why galvanized metal had not been chosen as a material on the western face. Mr. Schlobohm responded that wood and brick was chosen to maintain the nostalgic, old-town character. He recommended that a high-quality wood be used for the wooden features.

Boardmember Little asked for clarification on the intention for the sidewalk between the parking lot and building. Mr. Schlobohm said that the sidewalk would run the entire length of that side, and the parking lot would be "pinched in" four feet to accommodate that sidewalk, which would provide pedestrian access to two tenant spaces. Nick Bobroff also noted that the parking spaces will be re-angled as well. Boardmember Little also asked if there was a plan to brighten the skylights in the existing hallway, and Mr. Schlobohm said there was not a plan to change the skylights, but that the hallway could be painted a lighter color.

Boardmember Johnson commented that the open trellises above the storefronts would not protect the entrances, to which Mr. Schlobohm noted the intent was to let light through. He suggested that the of the trellis members not be so small so as to minimize the potential for boards warping over time, and said that he liked the wall planters and exterior lighting. He also asked if there would be a gutter on the Carpinteria Avenue overhang, and Mr. Schlobohm confirmed there would be.

Vice Chair Blakemore said she really likes the wall sconce planters, but would be hard to maintain and the heat might kill plants in them— in-ground planting may be better. She said in the future, it would be good to include landscaping to screen the trash enclosure. She also reminded the applicant to use an agave sub-species that is less "pokey". Overall, Vice Chair Blakemore really liked the proposal.

**ACTION:** Motion by Boardmember Stein, seconded by Boardmember Blakemore, to recommend preliminary/final approval of the project with comments.

**VOTE:** 4-0

- 2) Project: Klentner Mixed-Use Development, Project 23-2221-DP/CDP  
Address: 4745 Carpinteria Avenue  
Applicant: Michael Stroh, DMHA Architects, for Justin Klentner  
Planner: Nick Bobroff

Request of Michael Stroh, DMHA Architects, agent/architect for Justin Klentner, to consider project 23-2221-DP/CDP for preliminary review of a new commercial / residential mixed-use development. The contemplated proposal calls for removing all existing site improvements and constructing a three-story mixed-use building comprised of 4,202 square feet of commercial space, 24 apartment units (2 one-bedroom units and 22 two-bedroom units), and a 53-space ground level parking garage. Total project square footage would be approximately 56,999 square feet and reach a maximum height of approximately 36 feet. The project seeks to utilize state

density bonus provisions in exchange for setting aside a percentage of the apartment units for low-income affordable housing. The property is identified as APN 003-251-021, and addressed as 4745 Carpinteria Avenue (presently occupied by “Sun Coast Rentals”).

Ex Parte Communications Disclosure: None.

Staff Comments: Nick Bobroff presented the project. He gave a general project description, and presented images and renderings provided by the architect. Images of the story poles, viewed from all angles, were also displayed. Mr. Bobroff explained the lot’s overlapping zoning and land use designations, which include commercial and residential. He also clarified how the proposed project uses State Density Bonus law to add 6 additional units, bringing the unit total to 24, up from the 18 that would be allowed per zoning. The density bonus also reduces parking requirements, and grants concessions for height and lot coverage. He reminded the Board that the City is required to harmonize the Coastal Act with Density Bonus and other State housing directives. The proposed project aligns with goals for infill development and mixed-use to add housing units in the City’s downtown.

Mr. Bobroff explained this project was previously seen by the ARB, Planning Commission and City Council in December 2022 at an early conceptual level, and had a formal ARB conceptual review in May 2023. He presented a recap of previous ARB suggestions for the project, including softening the architecture toward a more residential feel. Images were displayed to highlight how the applicant changed the design from the conceptual review to the present preliminary review.

Applicant Comments: Michael Stroh and Ryan Mills of DMHA Architecture, and Katie Klein of Parryi Landscape introduced themselves to the Board. Mr. Stroh explained the changes made in response to the December 2022 early conceptual review, notably in regards to massing on 9th Street and Franklin Creek. He also explained the changes made since the May 2023 conceptual review, which further align the design with nearby buildings and add animation to the elevations. Mr. Stroh and Mr. Mills reviewed the 3D renderings of the streetscapes with the Board in detail, emphasizing their efforts to minimize the buildings’ bulk as seen from the street. Ms. Klein then reviewed the landscape architecture for the creekside buffer area and smaller green spaces within the building complex, noting that green areas and trees were implemented wherever possible.

Justin Klentner, project applicant, noted that he was not against undergrounding utility poles and wires. However, he sees the project as a “give and take” scenario where Carpinteria needs the housing units, and not everything desired can be completed at once. He noted that he has lived in Carpinteria for a long time, and understands the importance of infill development and improving the area for both current residents and residents of the proposed project. Answering a question from Boardmember Little, Mr. Klentner explained that there is not enough right-of-way width on 9<sup>th</sup> Street to create head-in parking, but that parallel parking spots, sidewalk infill and improved landscaping could be implemented. He noted that the project has not truly “maximized” the size and density of the project per State law and that the project could be larger, but that he chose the proposed size and density in accordance with local style and character. He also said he is open to further working on the design to make it more “Carp Cottage” style.

Public Comment:

Glenn Butelo, a resident of Arbor Trailer Park, expressed concerns with the project's impact on parking.

Beth Anderson, a resident of Arbor Trailer Park, was primarily concerned with gas barbeques on decks and the rooftop patio. The architects noted that gas barbeques are prohibited by State law on patios and balconies.

John Gonzalez, tenant at neighboring 4749 Carpinteria Ave for 42 years, expressed concerns with the noise and traffic flow at the proposed Carpinteria Ave driveway entrance. He also wondered about trash collection traffic, and the ability of vehicles to safely enter and exit his driveway that abuts the project property line.

Carol Kernahan, a resident of Arbor Trailer Park, was unhappy with the proposed balconies, which would look into her bedroom window and block the view of the sunrise. She requested information on State density bonus law, and questioned why density bonus allowances would be "pushed" in a small town. Ms. Kernahan inquired why the third floor unit roofs are peaked. She hoped that Carpinteria Avenue's transition toward a Linden Ave-like design does not eliminate housing. She noted that she appreciates the large setbacks of the Village Gardens buildings across Carpinteria Ave, another three story multifamily development.

Chuy Curez expressed agreement with prior comments on the project's height.

Karen Aragaki, a nearby resident, was concerned with parking availability on nearby streets and feels the City needs to take charge of the ongoing parking issue. She preferred the original "donut" configuration of the project (common open space provided in the interior of the site), and was concerned with privacy issues caused by the balconies.

Joseph Viens liked the project and the creekside greenbelt. He was concerned with street safety and how tourists will impact traffic and safety in the area, especially with the proposed project's commercial spaces. He felt that Carpinteria Avenue cannot support the tourist traffic, and that street parking issues will increase.

Kathleen Lord expressed that neighborhood compatibility is missing in this project. She noted that having balconies looking into neighbors' windows is not being neighborly.

Catherine Decker, at 4755 Carpinteria Ave, expressed concerns that the project's Carpinteria Avenue garage door will open and close at night and be very loud.

Carlena McKnerney felt the project is too big and too tall, and would prefer the residential be comprised of one bedroom apartments and studios.

Public Comment letters were submitted by five people and are summarized below. Copies of the letters are on file with the Community Development Department. All were submitted on August 31, 2023.

Patrick O'Connor digitally submitted comments on the project as a private citizen. He wrote that he supports the project and the housing it provides, but would not recommend preliminary approval with

its current design. He feels the applicant has appropriately addressed feedback for size and bulk of the third story and along 9<sup>th</sup> Street, although the proposed intensity and density of the project is concerning. The mixed zoning of the parcel, he noted, introduces complications, but over 80% of the parcel is zoned CPD and yet the majority of the project will be residential. He felt that the lot coverage and open space calculations were taking advantage of the less strict requirements for commercial space and was not attuned to the primarily residential use of the proposed project. He wrote that he understands the limitations placed on the City by State density bonus law, but that the project's "scale, intensity, and neighborhood effects warrant a more nuanced view." He stated he does not support the exceedance of PRD lot coverage requirements using density bonus law. He recommended a reduction of lot coverage and increased open space along the 9<sup>th</sup> Street side.

Connie Thompson expressed disapproval for the project proposed at over two stories.

Van Latham wrote that after seeing the story poles, the project feels too massive for the site, and that the scale should match the "small town nature of Carpinteria."

Steve McMahon wrote that the project has the right idea of minimizing traffic and being close to services, but that it has "too much profit built in" and should be "tapered down" where adjacent to other properties. McMahon added that the City should engage the developer in a transportation mitigation measure such as shuttles or e-bike charging stations.

Carol Kernahan submitted a list of questions and comments for the Board, including questions about the number of parking spaces designated for commercial versus residential, truck loading spaces, the types of businesses that will be allowed in the commercial spaces, and the enforcement of the 25 MPH speed limit on 9<sup>th</sup> Street.

#### Boardmember Discussion:

Chair Stein asked about the percentage of the lot zoned specifically for residential, which Mr. Bobroff answered was approximately 13%. Chair Stein opined that in the CPD zone, although mixed-use is permitted, the City is not obligated to approve a residential-commercial mixed use project. He asked if the utility poles and wires would be removed and undergrounded, and the applicant said they were not currently proposed to be removed. Chair Stein also expressed his dislike for larger housing projects that take advantage of state law, citing the small-town identity of Carpinteria. He felt that the project is not suited to Carpinteria, and that its main goal is to make a profit, rather than to fit in the neighborhood. He said the design is not neighborhood-compatible in style and size, and that it should be reduced in all respects. He also noted that the construction period for the project would further impact parking in the area.

Boardmember Little wondered about the impact of two bedroom versus one bedroom units on parking demand. He commented that the design does not feel very "beachy," and wondered if the roof pitch or second story massing could be changed to improve 9<sup>th</sup> Street residents' view of the mountains.

Boardmember Johnson asked if the public would have access to the proposed Creekside path on private property, and Mr. Bobroff clarified that discussion is happening between the County, Public Works, and the applicant to design a trail along the creek, potentially in both the flood control area and private property. Boardmember Johnson asked if Fire and Emergency access were ok, and Mr. Klentner confirmed that the design allows fire trucks and crew to appropriately access the site. Boardmember Johnson felt that the project cannot be adequately represented by story poles, and that a

three-story building cannot fit the “Carp cottage scale” no matter the design. He suggested the third story plate be reduced by one foot. He praised the “serrated” and angled units and liked the interior courtyard, although the second story residents will not receive much direct sunlight. He suggested that more variation be introduced in the east and west sides of the project, perhaps by stepping in some portions, as “cookie cutter” designs do not fit Carpinteria style. Material or color variation could also help introduce variation. He further suggested the Carpinteria Ave staircase be made more grand and inviting. He expressed appreciation for the applicants in taking on a larger project with affordable housing.

Vice Chair Blakemore inquired if the actual amount of landscaping would match the landscape plans or the architectural drawings, and the applicant confirmed it would match the landscape plans. Vice Chair Blakemore questioned the parking garage layout and maneuverability within the garage. She agreed that the design feels too “cookie cutter” for Carpinteria, but applauded the landscape architecture. She felt that the project is too “aggressive” and “maxed out” for the available space. She noted that the designated low-income unit above the 9<sup>th</sup> Street garage door and below the rooftop deck is poorly situated, and would be impacted by activities both above and below the unit.

**ACTION:** Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend preliminary approval of the project with comments.

**VOTE:** 2-2\* (Blakemore and Stein opposed).

\*At the applicant’s request, the split 2-2 motion was left in place to allow the applicant to decide whether to proceed to the Planning Commission without a recommendation from the ARB or to return to the ARB at a later date with revised plans.

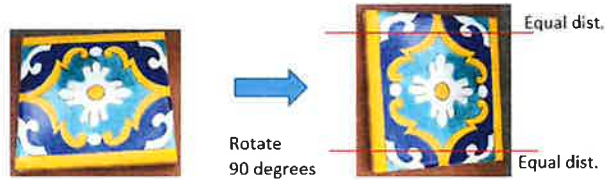
**OTHER BUSINESS:** None

**CONSENT CALENDAR:** None

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:** None

**MATTERS PRESENTED BY BOARDMEMBERS/STAFF:** None

- Dow Building Staircase Rebuild Tile Selection: In April of this year, the Architectural Review Board reviewed and approved the tile design to be used as part of the staircase reconstruction project at the Dow Building at 4916 Carpinteria Avenue (Building Permit No. 13744). In the field, it was discovered that the tile size purchased is too large for the dimensions of the new staircase and would either have to be cut (changing the design of the tile) or new tile would have to be purchased. The applicant requested guidance from the Board on how to best solve the problem. The Board agreed with staff that the best option would be to rotate the purchased tile by 90 degrees and cut each tile symmetrically (on the sides without the yellow stripe) to fit the designated space. The resulting visible tile design after installation should be symmetrical.



- Pacific Shores Exterior Siding Update (4840 Sandyland):** Pacific Shores, a five-unit two-building complex, is requesting to comprehensively update siding, trim and building colors to replace existing deteriorating siding. They propose to update the building colors to a dark grey with accents in a soft white color. The siding would be upgraded to board and batt on top of the belly band and smooth lap siding on the bottom. The Board expressed support for the exterior improvements. They recommended the gutters, along the trim boards, also be updated to white to match the trim. Boardmember Little suggested that if the rooftop-mounted satellite dishes are no longer utilized, they be removed.

## ADJOURNMENT

Chair Stein adjourned the meeting at 8:14 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, September 14, 2023.

---

Chair, Architectural Review Board

**ATTEST:**

---

Secretary, Architectural Review Board



## **ACTION MINUTES**

The meeting was called to order at 5:31 p.m. by Vice Chair Blakemore.

### **ROLL CALL**

**Boardmembers present:**

Amy Blakemore, Vice Chair  
Richard Johnson  
Richard Little  
Patrick O'Connor

**Boardmembers absent:** Brad Stein, Chair

**OTHERS PRESENT:** Approximately 15 members of the public were in attendance.

### **PUBLIC COMMENT:**

Sue Skenderian asked about the plan for parking at 700 Linden. Nick Bobroff responded that 20 spaces will be provided behind the building along Cactus Lane and that the project also has parking credits in Lot 3.

A public comment letter from J.J. Gobbell concerning the proposed mixed-use project at 4745 Carpinteria Avenue was received ahead of the meeting. The letter generally expressed opposition to the project related to scale, density and intensity. A copy of the letter is on file with the Community Development Department.

### **PROJECT REVIEW**

- 1) Projects: Mayer Residence Remodel & Additions, Project 22-2183-CUP/CDP/ARB  
Address: 5557 Calle Arena  
Applicant: Ted Meeder, architect, for Tyler and Jessica Mayer  
Planner: Syndi Souter

Request of Ted Meeder, architect, for Tyler and Jessica Mayer, to consider Project 22-2183-CUP/CDP/ARB for preliminary review of a proposal to partially demolish an existing 2,233 square-foot single-family residence and construct a new 2,631 square-foot two-story single-family residence with an attached 378 square-foot two-car garage, for a total size of 3,009 square feet. The height would reach a maximum of 25.5-feet above finished grade. The proposal also includes new landscaping, hardscape, and fencing. The property is a 7,620 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-011, addressed as 5557 Calle Arena.

### **Ex Parte Communications Disclosure:**

Boardmember O'Connor disclosed that he had discussed the Concha Loma Design Guidelines with Gail Marshall ahead of the meeting.

### **Staff Comments:**

Syndi Souter described the proposed scope of work. She explained that the existing residence is legal nonconforming on the front and eastern side setback, and the applicants propose to reconstruct the new residence in the same nonconforming dimensions with a Conditional Use Permit approved by

Planning Commission. Staff was concerned about the overall height and prominence of the proposed second floor addition, noting the proposed height of the residence is 25 feet, and photos of the project's story poles illustrated the height relative to the story poles and residences on neighboring properties. Boardmember Johnson asked about exterior colors, and Ms. Souter responded that the primary exterior color would be beige stucco, with dark grey metal roofing and dark grey trim. Boardmember O'Connor asked for clarification on the residence's legal nonconformity in the setbacks.

Applicant Comments: Ted Meeder, architect, described how he made every effort to place the second story as far back as possible and "bury" some of the front exterior stucco wall into the ground floor level roof. Given the scope of the remodel, he felt the 8'11" plate height of the first floor was a "minimum," to help keep overall height down. None of the proposed walls extend to two stories. Turf was chosen for landscaping because the clients have young children. Mr. Meeder described the proposed open picket fence that aligns with Concha Loma design guidelines. He noted that the landscape plan will continue to be refined. He explained that all bedrooms in the proposed residence would be utilized by immediate family members, and there are no "luxury" rooms being proposed, such as guest rooms or offices—maintaining the current legal nonconforming setbacks would allow space needed for the family. Boardmember Johnson asked the applicant to clarify the height of the second story windows.

Public Comment:

Gail Marshall expressed that the proposed design fits well into the neighborhood, except for the second story. She explained that neighbors had conducted a survey of Concha Loma residents regarding two story homes, and most expressed interest in maintaining the number of single-story homes. She felt that the increase of two-story residences will turn the neighborhood into "Anytown, USA" and erase the area's unique character.

Sue Skenderian expressed that the precedent has been set by a previous project for allowing two story residences in Concha Loma, and that the neighborhood's "feeling" is gone. She hopes that this project and future ones will put a lot of thought into the way second stories are designed. She expressed that the proposed design for this project is unoffensive and looks nice, although the blank space between the peak of the second story and the second story front windows seems to "thrust" the house upward.

Robert Mayer, who grew up in the neighborhood, expressed support for the design of the project, citing the family's need for space.

Lorie Stout submitted a comment letter ahead of the meeting that described the house as being too tall for the neighborhood and asked that the height be limited to better fit the neighborhood. A copy of the letter is on file with the Community Development Department.

Boardmember Discussion:

Boardmember O'Connor commented that the power lines in front of the residence are "crazy," and asked if there was a plan for the neighborhood to underground them. He expressed his dislike for the precedent of second story residences in Concha Loma, and for allowing nonconforming setbacks to continue. Boardmember O'Connor wondered about the privacy of the residents, given that the second story windows are quite exposed. He commented that the proposed residence would remain closer to the street than the neighboring proposed two-story residence (Pfaff, Project 23-2209). He qualified his

may vote by noting he was against the project on the principle of nonconforming setbacks, not the project design specifically.

Boardmember Little commented on the higher plates on the second story, given that there were already concerns about the massing and height. He suggested the plates be dropped to 7.5 feet, which would make the height less intimidating from the street, and lower than nearby existing and proposed two story homes. He noted the stucco felt bland, and suggested that hardy shingles or planks could be added to the front side to dress up the appearance. He liked the design of the rear side.

Boardmember Johnson appreciated the “wedding cake” placement of the second story, but suggested the applicant explore ways to make it appear less like a second story stacked on top. He felt the four square windows on the front were “monotonous” and could be made more charming. By shifting the eave over the front door up, he suggested, more of the blank second story mass could be covered, and the mass of the first versus second story would feel more balanced. He also suggested a hip roof on the second story instead of the proposed gable, and lowering the second story plate height. He said that siding or wainscot could add more interest to the front of the residence. He expressed no issue with the side setback’s legal nonconformance, and liked the proposed sandy color and light fixtures. He commented that the architecture should identify a style of home, such as contemporary or craftsman, and lean into it with appropriate details and finishes.

Vice Chair Blakemore agreed with others that the second story seems to be “floating” on top of the first story, and suggested the architecture “settle” it into the overall home more. She expressed no issue with the setbacks, and felt ok with the turf because the family’s children would use it frequently. She suggested hedges be planted on the sides to provide a small buffer between houses, and that the overall landscape design select one style and apply it to all plants chosen. She also suggested the queen palms be swapped for king palms, which self-clean.

Mr. Meeder responded to the suggestions on roofing. He explained that the four-foot roof overhang on the back second story patio was to prevent the patio from being counted as covered patio floor area. He also noted that the proposed placement of the second story was chosen because it is in a structurally ideal place.

**ACTION:** Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend continuance to a future meeting and for the applicant to return with a more refined design.

**VOTE:** 3-1 (O’Connor opposed)

**OTHER BUSINESS:** None

**CONSENT CALENDAR:** None

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:** None

## **ADJOURNMENT**

Chair Stein adjourned the meeting at 6:26 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, September 28, 2023. All Boardmembers present indicated they expect to be in attendance.

---

Chair, Architectural Review Board

**ATTEST:**

---

Secretary, Architectural Review Board



# NOVEMBER

| Sun       | Monday                                                                                                                                                                       | Tuesday                                                                                                                                                                                                      | Wednesday                                                                                                                                      | Thursday                                                                                                                                                                                                                          | Friday                                                                                                                                                                | Sat.                                                             |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
|           | <b>LR:</b> Lobby Meeting Room<br><b>SR:</b> Side Conference Room<br><b>CC:</b> Council Chamber<br><b>CC-TV:</b> Council Chamber Televised<br><b>CM:</b> Council Meeting Room |                                                                                                                                                                                                              | <b>1</b><br>11am Brian Banks <b>LR</b><br>3pm Carp. Ave. Project <b>LR</b><br>3:30pm HDL <b>CM</b><br>5:30pm Fire District <b>CC-TV</b>        | <b>2</b><br>8:30am All Staff Meeting <b>CC</b><br>9:45am GAAP Update <b>CM</b><br>10am 2024 Public Agency<br>Legislative Roundup <b>CC</b><br>2pm PW Staff Meeting <b>CC</b><br>2pm All CDD Staff Mtg. <b>CM</b>                  | <b>3</b>                                                                                                                                                              | <b>4</b>                                                         |
| <b>5</b>  | <b>6</b><br>10am Admin Service Meeting <b>CM</b><br>3pm Budget Kick-Off Meeting <b>CM</b><br>5:30pm Planning Com. <b>CC-TV</b>                                               | <b>7</b><br>10am Supervisors Meeting <b>CM</b><br>1:30pm PW/Admin EP Meeting <b>CM</b><br>2:30pm Weekly CDD Staff Mtg. <b>CM</b><br>4pm Biweekly HR/Admin <b>CM</b>                                          | <b>8</b><br>10am CJPIA Meeting <b>CM</b><br>3pm Linden Plaza <b>LR</b><br>3pm Daves Retirement <b>CM</b><br>5:30pm Water District <b>CC-TV</b> | <b>9</b><br>10am CJPIA Meeting <b>CM</b><br>11am Inter-Dep. Coordination <b>CC</b><br>2pm PW Staff Meeting <b>CC</b><br>2:30pm Code Compliance Mtg. <b>CM</b><br>3pm Capital Improv. Training <b>CM</b>                           | <b>10</b><br><br><b>CITY HALL<br/>CLOSED IN<br/>OBSERVANCE OF<br/>VETERANS DAY</b> | <b>11</b><br>9am-1pm<br>ABOP<br>PW Yard<br>9am Carp<br>beautiful |
| <b>12</b> | <b>13</b><br>10am Admin Service Meeting <b>CM</b><br>3:30Pm Council Closed Session <b>CM</b><br>5:30pm City Council Meeting <b>CC-TV</b>                                     | <b>14</b><br>10am Supervisors Meeting <b>CM</b><br>1:30pm PW/Admin EP Meeting <b>CM</b><br>2:30pm Weekly CDD Staff Mtg. <b>CM</b><br>4:30 SD Closed Session <b>SR</b><br>5:30pm School District <b>CC-TV</b> | <b>15</b><br>10:30am IDAG <b>CC</b>                                                                                                            | <b>16</b><br>8:30am DTBAB <b>SR</b><br>12pm Employee Luncheon <b>CC</b><br>2pm PW Staff Meeting <b>CC</b><br>2:30pm Code Compliance Mtg. <b>CM</b><br>5:30 Tree Advisory Board <b>SR</b><br>5:30pm Architectural Review <b>CC</b> | <b>17</b>                                                                                                                                                             | <b>18</b>                                                        |
| <b>19</b> | <b>20</b><br>10am Admin Service Meeting <b>CM</b><br>5:30pm General Plan <b>CANCELED</b>                                                                                     | <b>21</b><br>10am Supervisors Meeting <b>CC</b><br>1:30pm PW/Admin EP Meeting <b>CM</b><br>2:30pm Weekly CDD Staff Mtg. <b>CM</b><br>4pm Biweekly HR/Admin <b>CM</b>                                         | <b>22</b>                                                                                                                                      | <b>23</b><br><br><b>CITY HALL CLOSED IN OBSERVANCE OF<br/>THANKSGIVING</b>                                                                   | <b>24</b><br><br><b>CITY HALL CLOSED<br/>IN OBSERVANCE OF<br/>THANKSGIVING</b>   | <b>25</b><br>9am-1pm<br>ABOP<br>PW Yard                          |
| <b>26</b> | <b>27</b><br>10am Admin Service Meeting <b>CM</b><br>5:30pm City Council Meeting <b>CC-TV</b>                                                                                | <b>28</b><br>10am Supervisors Meeting <b>CC</b><br>1:30pm PW/Admin EP Meeting <b>CM</b><br>2:30pm Weekly CDD Staff Mtg. <b>CM</b><br>4:30 SD Closed Session <b>SR</b><br>5:30pm School District <b>CC-TV</b> | <b>29</b><br>5:30pm Water District <b>CC-TV</b>                                                                                                | <b>30</b><br>2pm PW Staff Meeting <b>CC</b><br>2:30pm Code Compliance Mtg. <b>CM</b><br>3:30pm Finance/Budget Committee <b>CM</b><br>5:30pm Architectural Review <b>CC</b>                                                        | <b>31</b>                                                                                                                                                             |                                                                  |



City of Carpinteria  
Planning Activity Summary

October 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 10/31/2023*

| Project #                  | Owner / Applicant                      | Address     | Street             | Project Description                                                                 | Activity                                                                                                          | Planner    | Status | Code Violation |
|----------------------------|----------------------------------------|-------------|--------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------|--------|----------------|
| 23-2260-CDP/ADU            | Sohil Karimy                           | 5491        | El Carro Lane      | Convert existing 2-car garage to an ADU.                                            | Submitted 10/11/2023. Under review.                                                                               | Marysol    | 1      |                |
| 23-2259-CDP/ADU            | Robert Burlison                        | 5035        | Seventh Street     | New 325sf detached ADU                                                              | Submitted 10/11/2023. Under review.                                                                               | Syndi      | 1      | Yes            |
| 23-2258-CDP                | Robert Burlison                        | 5035        | Seventh Street     | New storage shed with electrical                                                    | Submitted 10/11/2023. Under review.                                                                               | Syndi      | 1      | Yes            |
| 23-2257-DPR                | Carp Business Park                     | 4185 & 4195 | Carpinteria Aveune | Landscape Improvements                                                              | Submitted 10/09/2023. Under Review                                                                                | Brian      | 1      |                |
| 23-2256-CDP/ADU            | Todd Mathers                           | 5353        | Eighth Street      | Convert (e) 615sf rec room to an attached ADU                                       | Submitted 10/3/2023. Under review.                                                                                | Syndi      | 1      |                |
| 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. 2nd Incomplete 8/18/2023. Resubmittal 10/12/2023. | Syndi      | 1      |                |
| 22-2175-DP/CDP             | Tim Finnigan / Saticoy Development LLC | 4253        | Carpinteria Ave    | Construct 3 new units                                                               | Submitted 8/8/22. Incomplete 9/7/22. Resubmittal 10/11/2023.                                                      | Syndi      | 1      |                |
| 23-2254-DP/CUP/CDP/ARB     | 499 Linden Managers LLC                | 499 & 399   | Linden Avenue      | New 36-room two-story hotel with roof deck and new 83-space parking lot             | Submitted 9/13/2023. Incomplete 10/13/2023.                                                                       | Brian      | 2      |                |
| 23-2248-CUPR               | St. Joseph Catholic Church             | 1532        | Linden Avenue      | CUP revision to allow for an elementary school                                      | Submitted 8/30/2022. Incomplete 9/28/2023.                                                                        | Marysol    | 2      |                |
| 23-2247-CDP                | Laurie Stout                           | 5556        | Calle Arena        | 288 sf accessory building                                                           | Submitted 8/30/2022. Incomplete 9/25/2023.                                                                        | Marysol    | 2      |                |
| 23-2246-ARB/CDP            | Carrie Kirchner                        | 1505        | Casitas Pass Road  | Remodel/addition                                                                    | Submitted 8/18/2023. Incomplete 9/14/2023.                                                                        | Marysol    | 2      |                |
| 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. Incomplete 9/1/2023.                                                                          | Syndi      | 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.                                                                        | Brian      | 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.                                                                        | Brian      | 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.                                                                        | Brian      | 2      |                |
| 23-2231-ORD/LCPA           | City of Carpinteria                    |             | citywide           | ADU Ordinance amendments to address changes to state law.                           | Initiated by CC 08/28/23.                                                                                         | Nick/Megan | 2      |                |
| 23-2223-CUP                | Marco Diez                             | 1031        | Cindy Lane         | Car storage and personal storage                                                    | Submitted 5/19/2023. Incomplete 6/15/2023. Resubmittal. Incomplete 10/5/2023.                                     | Marysol    | 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      |                |
| 23-2200-CUP/CDP            | Patrick O'Connor                       | 5395        | Eighth Street      | New driveway & garage remodel.                                                      | Submitted 1/18/23. Incomplete 2/17/23.                                                                            | Brian      | 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 |
| 20-2047-DP/CDP      | Chevron                        | 5663        | Carpinteria Ave                   | Seal rookery overlook improvements                                                                                                       | Submitted 3/26/2020. Under review. Incomplete 4/23/2020. Awaiting resubmittal.                                                                                                                                    | Syndi   | 2 |     |
| 20-2033-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 |     |
| 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 | Yes |
| 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. Resubmittal 9/22/2023. Complete 10/17/2023. Tentatively scheduled for ARB on 12/14/2023.                                                                               | Syndi   | 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 |     |

|                 |                               |      |                          |                                                                                                         |                                                                                                                                                                                                                                                                                                |           |   |     |
|-----------------|-------------------------------|------|--------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---|-----|
| 22-2183-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. 2nd Incomplete 6/23/2023. Resubmittal 7/27/2023. 3rd Incomplete 8/15/2023. Resubmittal 8/25/2023. Complete 8/28/2023. To ARB on 9/14/2023. Awaiting revised plans. | 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 |     |
| 23-2255-CDP/ADU | Jason Jacquet                 | 4917 | Sawyer Avenue            | New 480sf detached ADU                                                                                  | Submitted 9/15/2023. Director approval 10/13/2023.                                                                                                                                                                                                                                             | Syndi     | 4 |     |
| 23-2250-CDP/ADU | Brandon & Julia Wheatley      | 1150 | Vallecito Road           | Convert (e) 556sf master suite to an attached ADU                                                       | Submitted 9/6/2023. Director approval 10/4/2023.                                                                                                                                                                                                                                               | Syndi     | 4 |     |
| 23-2249-CDP/ADU | Duana Dickman                 | 1397 | Vallecito Place          | Convert (e) 554sf detached garage/studio to an ADU                                                      | Submitted 8/30/2023. Incomplete 9/29/2023. Resubmitted 10/11/2023. Director approval 10/19/2023.                                                                                                                                                                                               | Syndi     | 4 | Yes |
| 23-2244-TUP     | Howard School                 | 5050 | El Carro Lane            | Permit renewal                                                                                          | Submitted 8/11/2023. Approved 9/8/2023.                                                                                                                                                                                                                                                        | Marysol   | 4 |     |
| 23-2242-CDP/ADU | Forrest Carter                | 842  | Walnut Avenue            | New 686sf detached ADU                                                                                  | Submitted 8/2/2023. Incomplete 8/30/2023. Resubmittal 9/12/2023. Director approved 9/25/2023.                                                                                                                                                                                                  | Syndi     | 4 |     |
| 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. Approved 9/14/2023. Building Permit issued.                                                                                                                                                                                         | Marysol   | 4 |     |
| 23-2240-TUP     | Reality Church                | 5315 | Foothill Road            | Temporary use permit request                                                                            | Submitted 7/25/2023. Complete 8/30/2023. Approved 9/6/2023.                                                                                                                                                                                                                                    | Marysol   | 4 |     |
| 23-2238-SIGN    | SuperSprings International    | 5251 | 6th Street               | New signage                                                                                             | Submitted 7/21/2023. Incomplete. Resubmitted 8/22/2023. Under review. Approved 9/21/2023.                                                                                                                                                                                                      | Marysol   | 4 |     |
| 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   | 4 |     |
| 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. P/F ARB 10/26/2023.                                                                                                                                                                                            | Marysol   | 4 |     |
| 23-2224-SIGN    | Seek Health/ Mckenzie Cervini | 1110 | Eugenia Place, Sutie 200 | new sign for chiropractic office                                                                        | Submitted 5/30/2023. Incomplete. Approved 9/27/2023.                                                                                                                                                                                                                                           | Marysol   | 4 |     |
| 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. Approved 10/2023.                                                                                                                                                                                              | 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 |     |

|                 |                                 |      |                                     |                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |            |   |     |
|-----------------|---------------------------------|------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---|-----|
| 22-2185-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 |     |
| 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 | Yes |
| 21-2111-LCPA    | City of Carpinteria             |      | City wide                           | Density Bonus Program                                                                                           | In progress. Public Draft in preparation.                                                                                                                                                                                                                                                                                                                                                                                      | Nick/Mindy | 4 |     |
| 19-1986-LCPA    | City of Carpinteria             |      | Citywide                            | Development Design and Housing Regulation Changes                                                               | See 21-2112 for Downtown Overlay.                                                                                                                                                                                                                                                                                                                                                                                              | Nick/Mindy | 4 |     |
| 23-2261-TUP     | City of Carpinteria             |      | Monte Vista Park                    | Off Leash dog park pilot program                                                                                | Submitted 10/13/23. To PC for TUP approval 11/6/2023.                                                                                                                                                                                                                                                                                                                                                                          | Megan      | 5 |     |
| 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. 2nd Incomplete 9/19/2023. Resubmittal 9/28/2023. Complete 9/29/2023. Scheduled for PC on 11/6/2023.                                                                                                                                                                                                                                                          | Syndi      | 5 |     |
| 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. Cont'd to Prelim ARB 10/26/23. Prelim ARB Approval 10/26/23. Awaiting submittal of final incomplete item.                                                                                                                                                                                | Brian      | 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. Approved by 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 |     |
| 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. | Brian     | 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. To CC 10/09/23.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Nick/John | 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 |  |
| 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. Approved by PC on 9/5/2023. VM recorded 9/15/2023. Tentatively scheduled for ARB on 11/16/2023.                                                                                                                                                                                                                                                                                                                                                                   | Syndi      | 9 |  |
| 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. PM to City Surveyor for review 10/12/2023. BP#14159 submitted 10/19/2023. Tentatively scheduled for final ARB on 12/14/2023. | Syndi      | 9 |  |
| 17-1883-DP/CDP/TPM     | Michael Haber       | 4716 | Seventh St    | remodel (E) SFD, construct carport, construct 2 (N) 2-story residential units, subdivide property for condominium purposes. | Submitted 6/22/17. Incomplete 7/20. Resubmitted 10/2/17. Incomplete 11/1/17. Resubmitted 1/11/18, under review. Prelim ARB approval 3/15/18. PC approved 6/4/18. FLAN sent to CCC 06/21/18. Submitted for Final ARB 11/20/20. 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.                                                                                                                                                                                                                                                                                                                                                                                        | Brian | 9  |  |
| 19-1980-ARB      | Stengel              | 5420 | Cameo                  | Remodel SFD & 1st floor addition                                | Submitted 4/19/19. Comments back to applicant 5/13/19. Complete 5/22/19. Prelim ARB approval 6/13/19. Director approved 7/30/19. Final ARB approval 9/26/19. Applicant submitted Time Extension Request granted 12/11/20.                                                                                                                                                                                                                                                                                                                                                                                                                     | Nick  | 10 |  |
| 14-1719-CUP/CDP  | City of Carpinteria  |      | Carpinteria Ave Bridge | Replace Carpinteria Ave Bridge over Carpinteria Creek           | NOP & Scoping Document released 7/3/14. Scoping Hearing 7/22/14. Project overview to CC 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 |  |
| 23-2245-CDP/ADU  | Donna & Fred Lemere  | 1359 | La Mesa Plaza          | New 480sf detached ADU                                          | Submitted 8/18/2023. Incomplete 9/15/2023. Resubmittal 9/20/2023. Director approved 9/25/2023. BP#14145 submitted 10/4/2023.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Syndi | 12 |  |
| 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 |  |

|                    |                           |      |                   |                                                                                   |                                                                                                                                                                                                                                                                                                |         |    |     |
|--------------------|---------------------------|------|-------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----|-----|
| 23-2227-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. BP#14108 submitted 8/29/2023.                                                                                                                                                                                                                | Syndi   | 12 | Yes |
| 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 |     |
| 23-2220-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. Resubmittal 8/28/2023. Approved 9/20/2023. BP#14143 submitted 9/27/2023.                                                                                                                                                                            | 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 |     |
| 22-2191-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. Building Permit Application Submitted.                                  | Marysol | 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 |     |
| 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. BP#14153 submitted 10/16/2023.                             | Syndi   | 12 |     |

|                 |                                       |      |                    |                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                |         |    |     |
|-----------------|---------------------------------------|------|--------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----|-----|
| 18-1903-DP/CDP  | Procore                               | 6303 | Carpinteria Ave    | Renovation of exterior building facade, landscape and driveway/parking lot | Submitted 1/16/18. Incomplete 02/14/2018. Resubmitted 08/15/2018. Incomplete 9/14/2018. Concept ARB review 10/11/18. Continued Conceptual ARB review 11/15/2018. Complete 01/11/2018. Prelim ARB 02/13/2019. PC 07/01/2019. Final ARB 9/12/2019. In plan check, pending resubmittal. 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 |     |
| 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 |     |
| 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 issued 9/12/2023.                                                                                                                                                                                                                                                                                                                    | Syndi   | 14 |     |
| 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. Final planning inspection 10/12/2023.                                                                                                                                                                                                                                   | Syndi   | 14 | Yes |
| 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. Director approval 4/18/2023. BP#13970 issued 5/26/2023.                                                                                                                                                                                                                                                                                                                   | Syndi   | 14 |     |
| 23-2213-CDP/ADU | John & Koreen Pagano                  | 1286 | Casitas Pass Road  | Convert 489sf detached family room to an ADU                               | Submitted 3/15/2023. Director approval 3/31/2023. BP#14021 issued 9/1/2023.                                                                                                                                                                                                                                                                                                                    | 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 |  |
| 22-2195-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 issued 9/29/2023.                                  | 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 |  |
| 22-2152-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. Construction completed; demobilization underway 9/29/23.              | 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 |
| 21-2122-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. Soft opening 6/30/23. Railing Installation underway 9/16/23.             | Nick    | 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. Revision under review 09/29/23.                                                                                                                                                                                                                                                                                                         | 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<br>Fernandes  | 1330 | Vallecito Place    | New entry porch, exterior<br>updates, & interior remodel                                                                         | Submitted 1/8/2021. Incomplete 2/5/2021.<br>Resubmittal 2/19/2021. Complete 3/18/2021.<br>To ARB for prelim/final 3/25/2021. Director<br>approval 11/10/2021. 1-year TEX approved<br>7/28/2022; now expires 11/10/2023.<br>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<br>9/15/2020. Building Permit issued 1/2021.<br>Under construction, pending landscaping re-<br>installation.                                                                                                                                                                                                      | Marysol | 14 |  |
| 20-2061-ARB/CDP | Brandon and Julia<br>Wheatley | 1150 | Vallecito Road     | Master bedroom addition                                                                                                          | Submitted 7/31/2020. Under review.<br>Incomplete 8/25/2020. Incomplete<br>10/9/2020. Prelim/Final 10/29/2020 ARB.<br>Incomplete 11/16/2020. Complete<br>01/14/2021. Director Approval 2/2/2021. BP<br>issued. Under construction. Revision 1<br>issued.                                                                                                  | Marysol | 14 |  |
| 20-2056-ARB     | Rod Herman                    | 1423 | Camino Trillado    | Exterior updates, new porch<br>overhang, new curbs and 3'<br>garden wall, new hardscape<br>and landscaping.                      | Submitted 7/2/2020. Complete 7/30/2020. To<br>ARB for prelim/final 9/17/2020. Director<br>approved 9/23/2020. BP#13204 issued<br>4/26/2021. Under construction.                                                                                                                                                                                          | Syndi   | 14 |  |
| 20-2042-ARB     | Scouras Family Trust          | 1493 | Trenora Street     | SFD remodel, 89.5 sf addition<br>to 1st floor, 451 sf addition to<br>2nd floor                                                   | Submitted 3/5/2020. Incomplete 3/31/2020.<br>Resubmitted 5/21/2020. Complete<br>6/18/2020. Prelim ARB on 7/16/2020.<br>Resubmittal 8/27/2020. In-progress ARB on<br>10/29/2020. Approval letters sent<br>11/25/2020. Final ARB on 7/1/2021.<br>BP#13339 issued 11/3/21. Under<br>construction.                                                           | Syndi   | 14 |  |
| 19-2029-DPR/CDP | Carpinteria Arts Center       | 855  | Linden Avenue      | Courtyard improvements: new<br>hardscape, landscaping, a<br>living wall, storage, utility sink,<br>fencing, and trash enclosures | Submitted 12/20/2019. Complete<br>01/16/2020. Prelim ARB 2/27/2020.<br>Approvals pending. BP submitted<br>10/23/2020. BP issued.                                                                                                                                                                                                                         | Marysol | 14 |  |
| 19-2021-ARB     | Marsha Ota                    | 5273 | Cambridge Lane     | Remodel and addition of 460<br>sq. ft.                                                                                           | Submitted 11/7/2019. Complete 12/18/19. To<br>CDD Director for action. Approved by CDD<br>2/24/2020. BP#12889 issued 8/3/2020.<br>Under construction.                                                                                                                                                                                                    | Syndi   | 14 |  |
| 19-2016-DP/CDP  | City of Carpinteria           | 5775 | Carpinteria Avenue | New skate park and amenities                                                                                                     | Submitted 10/22/2019. Complete<br>11/20/2019. Prelim review at ARB on<br>1/30/2020. Approved at PC on 6/1/2020.<br>Final ARB on 3/31/2022. BP#13622<br>submitted 4/27/2022, in plan-check. Demo<br>permit issued 5/17/2022. PW Grading permit<br>issued 5/25/2022. BP #13622 issued<br>9/26/2022. Under construction. Awaiting<br>items to final permit. | 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. | Brian   | 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 |  |
| 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 |  |
| 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 |  |
| 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. 2nd Incomplete 9/15/2022. Application withdrawn 10/23/2023.                                                                                                                                                        | Syndi   | X |  |
| 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. Corrected docs to City Surveyor for recording 10/13/2023. VM recorded 10/17/2023.                                                                             | Syndi   | X |  |
| 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. Application closed out.                                                                                                                                                                            | Nick    | X |  |
| 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. Withdrawn. | Marysol | x |  |
| Last updated       |                        |             |                   |                                                                                   | 11/2/2023 12:06                                                                                                                                                                                                                                                                       |         |   |  |



# BUILDING PERMIT REPORT

10/01/2023 - 10/31/2023



| Permit # | Issued Date | Parcel #    | Site Address            | Owner Name                         | Project Description                                                                                                                                                                                                                           | Valuation | Status | Permit Date | Code Compliance Violation | Fire Permit Required |
|----------|-------------|-------------|-------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|-------------|---------------------------|----------------------|
| 14164    | 10/31/2023  | 003-542-013 | 1334 Sterling Ave.      | ZANDALASINI, LOUIS J               | Service Panel Upgrade from 100 amp to 200 amp in same location.                                                                                                                                                                               | 7,000     | Issued | 10/31/2023  |                           |                      |
| 14152    | 10/30/2023  | 001-400-042 | 5489 Granada Way        | VENCES, JUAN MAYA                  | Installation of a flush roof mounted PV system with 5.135 KW 13 panels, 1 inverter and 1 battery.                                                                                                                                             | 20,000    | Issued | 10/12/2023  |                           |                      |
| 14131    | 10/17/2023  | 001-070-059 | 1039 Casitas Pass Road  | The Towbes Group                   | Sign installation: one blade sign. (Illuminated wall sign deferred to a separate permit)                                                                                                                                                      | 1,000     | Issued | 9/20/2023   |                           |                      |
| 14129    | 10/30/2023  | 004-015-057 | 1255-3 Franciscan Court | VASSALLO, GERARD L                 | Install an EV charge point for home charger in garage.                                                                                                                                                                                        | 1,000     | Issued | 9/14/2023   |                           |                      |
| 14128    | 10/3/2023   | 003-313-011 | 5065 8th Street         | HICKEY BROS LAND CO INC            | Demo of kitchen due to water damage.                                                                                                                                                                                                          | 21,000    | Issued | 9/13/2023   |                           |                      |
| 14127    | 10/3/2023   | 003-313-011 | 5061 8th Street         | HICKEY BROS LAND CO INC            | Demo of kitchen due to water damage.                                                                                                                                                                                                          | 9,000     | Issued | 9/13/2023   |                           |                      |
| 14102    | 10/2/2023   | 004-010-008 | 1485 Manzanita          | GOYTIA, SONIA 2018 REVOCABLE TRUST | Convert (e) 450sf garage into a 1-bdrm Junior Accessory Dwelling Unit. Project to include full kitchen, sink, refrigerator, stove and stackable washer/dryer, full bath with shower, W/C and vanity, raised 12" planter bed in front of unit. | 40,000    | Issued | 8/18/2023   |                           |                      |
| 13977    | 10/4/2023   | 001-190-025 | 6395 Cindy Lane         | BROUDY CINDY LANE, LLC             | 27,300 s.f. of interior tenant improvement alteration to existing 28,886 s. f. 1-story R&D uilding B. There is no change to use/occupancy.                                                                                                    | 1,812,500 | Issued | 5/4/2023    |                           |                      |

|       |           |             |                         |                            |                                                                                                                                                                      |         |        |           |  |  |
|-------|-----------|-------------|-------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|-----------|--|--|
| 13865 | 10/4/2023 | 003-162-005 | 1159 Church Lane        | GONZALES, MARK             | Demo (e) drainage culvert, fill, and construct (n) retaining wall with 6' tall wooden fence above; ~90 linear feet. BP expired 8/13/2023 and re-issued on 10/4/2023. | 8,500   | Issued | 1/20/2023 |  |  |
| 13863 | 10/5/2023 | 004-036-024 | 4558 Carpinteria Avenue | CARPINTORIA MOTOR INN, INC | New "collocated" rooftop cell site facility, including antennas/RRUs and cabinets behind new rooftop screening. The project has been approved in Planning.           | 175,000 | Issued | 1/13/2023 |  |  |
|       |           |             |                         |                            |                                                                                                                                                                      |         |        |           |  |  |

Total Records: 10

11/2/2023